



MEETING NOTICE AND AGENDA

**THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (SETH)
REGULAR BOARD OF DIRECTORS MEETING
SEPTEMBER 24, 2026 AT 10:00 AM
11111 SOUTH SAM HOUSTON PARKWAY EAST, HOUSTON, TX 77089**

A regular meeting of the Board of Directors of SETH will be held at **10:00 am on Thursday, September 24, 2026** at **11111 South Sam Houston Parkway East, Houston, TX 77089**. The meeting will be conducted pursuant to the provisions of the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended. The presiding officer of the Board of Directors will be physically present, and it is the intent to have such presiding officer present at **11111 South Sam Houston Parkway East, Houston, TX 77089**. The meeting is open to the public. Individuals may attend in-person at **11111 South Sam Houston Parkway East, Houston, TX 77089**.

AGENDA

- I. Call to Order
 - Roll Call
 - Certification of Quorum
- II. Invocation
- III. Pledges
- IV. Approval of Minutes
 - A. Review and Approval of the **August 27, 2026** Board of Directors Meeting Minutes
- V. President's Remarks & Welcome
 - A. Welcome & Introduction of Guests
 - B. Next Board of Directors Meeting – Thursday, October 22, 2026
- VI. SETH Officers and Management Committee
 - A. Consider a Motion to accept the recommendations of the SETH Nominating Committee as it pertains to the SETH Officers of 2026-2027.
 - B. Consider a Motion to elect 3 Directors to serve on the Management Committee.
[Ballots distributed at meeting]
- VII. Single Family Remarks
 - Current Programs
 - A. 5 Star Texas Advantage
 - B. MyHome Plus
 - C. Buyers Select by SETH
 - D. Mortgage Credit Certificate (MCC)

- VIII. Chief Financial Officer Remarks
- A. Next Audit & Finance Committee Meetings
1. Thursday, November 5, 2026 – 3Q26
 2. Thursday, November 19, 2026 – 2027 Budget
- IX. Multifamily Updates
- A. September 2026 Multifamily Occupancy Report
- B. Presentation, Discussion and Possible Approval of a Resolution evidencing the Corporation's intent to issue and sell its tax-exempt obligation in the aggregate principal amount not to exceed \$10,000,000 as it pertains to Huntsville Village, Huntsville, Walker County, and containing other provisions relating to the subject.
- X. Presentation, Discussion and Possible Approval to authorize certain SETH Personnel to take certain actions required by Freddie Mac in its HFA Advantage Cashflow Program.
- XI. Presentation, Discussion and Possible Approval of the Fourth Amendment to the Addendum to the Seller and Servicing Agreement between Land Home Financial Services and The Southeast Texas Housing Finance Corporation.
- XII. Presentation, Discussion and Possible Approval of the Amendment to the Addendum to the Seller and Servicing Agreement as in pertains to the Buyer's Select Program serviced by Gateway First Bank.
- XIII. Executive Director's Updates
- A. First Responders Grant 2026 Allocation
- B. Heritage Park Sealy
- C. HB21 Audits
- D. Matagorda County Appraisal District
- E. Presentation, Discussion and Possible Approval of a Motion to make an additional conference donation to the Texas Association of Local Housing Agencies (TALHFA), in an amount not to exceed \$6500, for the Keynote Speaker.
1. Reminder of the 2026 TALHFA Conference, October 27 - 29th, Westin Memorial City, Houston, TX
 2. Hotel Check-In: Monday, October 26th; to avoid a one day no-show charge, please contact Candace Spencer if you anticipate arriving after Monday, October 26th.
- XIV. Consider a Motion of Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session ****may be held**** if the discussion of any of the above agenda items concerns one of the following: (1) deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing [Tex. Govt. Code §551.074]; (2) seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to SETH under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]; (3); deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of SETH in negotiations with a third person [Tex. Govt. Code §551.072]; and/or (4) deliberating the deployment, or specific occasions for implementation, of security personnel or devices [Tex. Govt. Code §551.076]. **OPEN SESSION** If there is an executive session, the Board will reconvene in open session. Except as specifically authorized by applicable law, the Board may not take any actions in executive session.

Website Posting Location: www.sethfc.com; About Us; Board Meeting Agendas