



MEETING NOTICE AND AGENDA

**THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (SETH)
REGULAR BOARD OF DIRECTORS MEETING
OCTOBER 22, 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, October 22, 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 **September 24, 2026** Board of Directors Meeting Minutes
- V. President's Remarks & Welcome
 - A. Welcome & Introduction of Guests
 - B. Notice: Personnel Committee Meeting
 - 1. Tuesday, November 10, 2026 – 2027 Budget
 - C. Next Board of Directors Meeting – **Thursday, December 3, 2026**
 - D. SETH Holiday Luncheon – Thursday, December 3, 2026
- VI. Single Family Remarks
 - Current Programs
 - A. 5 Star Texas Advantage
 - B. MyHome Plus
 - C. Buyers Select by SETH
 - D. Mortgage Credit Certificate (MCC)
 - E. Presentation, Discussion and Possible Approval of the Servicing Agreement by and between The Southeast Texas Housing Finance Corporation (as Sponsor) and The Money Source, Inc. (as Servicer) as SETH's intent to appoint The Money Source, Inc., as master servicer of SETH's 5 Star Texas Advantage Program and to authorize execution and delivery of the Agreement and related documents.

- VII. Chief Financial Officer Remarks
 - A. Next Audit & Finance Committee Meetings
 - 1. Thursday, November 5, 2026 – 3Q26
 - 2. Thursday, November 19, 2026 – 2027 Budget
- VIII. Multifamily Updates
 - A. October 2026 Multifamily Occupancy Report
- IX. Presentation, Discussion and Possible Approval of a Resolution evidencing the Corporation's intent to issue and sell its tax-exempt obligations in the aggregate principal amount not to exceed \$55,000,000 as it pertains to a multifamily development in the City of Clute, Brazoria County, Texas, and containing other provisions relating to the subject; and authorizing an application for private activity bonds and containing other provisions relating thereto.
- X. Presentation, Discussion and Possible Approval of the Memorandum of Understanding (MOU) between The Southeast Texas Housing Finance Corporation and Artisan American Holding, LLC, and to authorize execution and delivery thereof in connection with the Heritage Park Apartments, Sealy, Texas.
- XI. Presentation, Discussion and Possible Approval of SETH's intent to convey land to SETH Heritage Park GP, LLC, and to make one or more loans to SETH Heritage Park, LP.
- XII. Executive Director's Updates
 - A. Matagorda Appraisal District
 - B. Open Records Request
 - C. December 3rd Board Meeting & Holiday Luncheon
 - D. TALHFA 2026 Annual Conference – October 27-29, 2026, Westin Memorial City, 945 Gessner Rd., Houston, TX
 - 1. Conference Packet Handout:
 - a. FYI - Hotel Confirmation – **Arrival Date is Monday, October 26, 2026**
 - b. FYI - Hotel Sales Tax Exemption Form
 - c. TALHFA Conference Schedule
 - d. Chapman Hilltop Reception @ Haywire, 947 Gessner Rd., Ste. A-100 on Tuesday, October 27, 2026; SETH attendees + guest are pre-registered to attend if available
- XIII. 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