

CERTIFICATE OF POSTING OF NOTICE
COUNTY OF BURNET - STATE OF TEXAS
PUBLIC NOTICE OF THE MONTHLY MEETING OF
THE BOARD OF COMMISSIONERS AND BOARDS OF DIRECTORS OF THE

**TEXAS HOUSING
FOUNDATION,
A Texas Regional Housing
Authority and its
instrumentalities:**

THF Housing Development Corporation	THF Park Ridge Holdings, LLC	THF Casa Brendan GP, LLC	THF Riverside Townhomes GP, LLC	THF Covington Acres GP, LLC
THF Housing Management Corporation	THF San Gabriel Holdings, LLC	THF Casa GP, LLC	THF Sherman	THF Sherman Farms GP, LLC
THF Housing Facility Corporation	THF Townepark Fredericksburg Holdings, LLC	THF Chisholm Trail GP, LLC	Leased Hsng Assc GP III, LLC	THF Sweetwater Station GP, LLC
THF Housing Finance Corporation	THF Townepark Kingsland Holdings, LLC	THF Chisolm Trail LP, LLC	THF Stone Hollow GP, LLC	THF Chandler Place GP, LLC
THF Housing Opportunity Corporation	THF Vistas Holdings, LLC	THF Crystal Falls Preservation GP, LLC	THF RD Master, LLC	THF Townepark Fredericksburg GP, LLC
THF Highland Lakes Housing Corporation	THF Brady GP, LLC	THF Hillside Village GP, LLC	THF RD Manager, LLC	THF Creek View GP, LLC
THF Public Facility Corporation	THF Cedar Creek, LLC	THF Little Elm Leased Housing Assoc GP II, LLC	THF Albany Village, LLC	THF Park Ridge GP, LLC
Community Resource Centers of Texas, Inc.	THF Cedar Creek MM, LLC	THF Little Elm Leased Housing Assoc GP III, LLC	THF Bastrop Oak Grove, LLC	THF San Gabriel Crossing GP, LLC
THF Housing Partner, Inc.	THF Costa Esmeralda, LLC	THF Midland Leased Housing Assoc GP I, LLC	THF Bay City Village, LLC	THF Vistas GP, LLC
THF Development Company, LLC	THF Creek View, LLC	THF Midland Leased Housing Assoc GP II, LLC	THF Burk Village, LLC	THF Townepark Kingsland GP, LLC
THF Sole Holdings Corporation	THF Gateway Northwest, LLC	THF Nuestro Hogar GP, LLC	THF Castroville Village, LLC	
THF Brush Country Cottages, LLC	THF Hill Country Villas GP, LLC	THF Oaks on Clark GP, LLC	THF Electra Village, LLC	
THF Chandler Place Holdings, LLC	THF Lamesa FAM, LLC	THF Oaks on Lamar GP, LLC	THF Elgin Meadowpark, LLC	
THF Creek View Holdings, LLC	THF Marble Falls Oak Creek, LLC	THF Palladium Midland GP, LLC	THF Evant Tom Sawyer, LLC	
THF Highland Oaks Holdings, LLC	THF Oak Grove GP, LLC	THF Park at Kirkstall GP, LLC	THF Hondo Brian Place, LLC	
THF Kingsland Trails Holdings, LLC	THF Oasis Cove, LLC	THF Park Meadows GP, LLC	THF Hondo Gardens, LLC	
	THF Sage Brush GP, LLC	THF Park Meadows GP II, LLC	THF Lampasas Gardens, LLC	
	THF Saltgrass Landing GP, LLC	THF Pathway on Woodrow GP, LLC	THF Lantana Apartments, LLC	
		THF River Trails Apartments GP, LLC	THF Pflugerville Meadows, LLC	
			THF Round Rock Oak Grove, LLC	
			THF River Point GP, LLC	

A meeting of the Board of Commissioners of the **Texas Housing Foundation**, a Texas regional housing authority, and the Boards of Directors of its posted instrumentality business entities, will be held at **10:00 a.m., June 23, 2026, located at 1110 Broadway, Marble Falls, Texas**, at which time the following matters will be discussed for action by the respective governing Boards:

A. AGENDA

1. Call to order, roll call and determination of quorum
 - **Texas Housing Foundation**
 - **THF Housing Development Corporation**
 - **THF Housing Management Corporation**
2. **Invocation**

3. **Citizens Comments.** This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizens Comments is limited to a proposal to place it on the agenda for a later meeting.
4. **Consent Agenda**
 - a. Discussion and approval of the minutes of Texas Housing Foundation's Board meeting held on May 21, 2026
 - b. Discussion and approval of the minutes of THF Housing Development Corporation's Board meeting held on May 21, 2026
 - c. Discussion and approval of the minutes of THF Housing Management Corporation's Board meeting held on May 21, 2026
5. Report from President & Chief Executive Officer
6. Report from General Counsel
7. Report from Director of Development
8. Report from Director of Housing Advocacy
9. Report from Director of Asset Management
10. Report from Controller
11. Report from Finance Committee
12. **Executive Session- Close Open Session and convene Executive Session pursuant to §551.074 of the Open Meetings Act (discussion of personnel matters), as codified in the Texas Gov't Code, the Board of Commissioners of the Texas Housing Foundation will meet in Executive Session to discuss the following matters:**
 - Discuss personnel matters
13. Reconvene to Open Session for action items discussed in Executive Session
14. Discussion and possible approval of Resolution No. 2026-0601 authorizing a cooperation agreement among Texas Housing Foundation, the City of San Marcos, and the San Marcos Housing Authority.
15. Discussion and possible approval of Resolution No. 2026-0602 authorizing a cooperation agreement among Texas Housing Foundation, the Town of Little Elm, Texas.
16. Discussion and possible approval of Resolution No. 2026-0603 authorizing a budget amendment to the 2026 operating budget of THF and its instrumentality entities.

B. SUMMATION AND ADJOURNMENT

The Administrative Office of the Texas Housing Foundation is wheelchair accessible and accessible parking is available. Requests for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the Office Administrator at (830) 693- 8100 for information or assistance.

I, Dominic Audino, the undersigned General Counsel of the Texas Housing Foundation, do certify this Notice of Meeting of the Board of Commissioners of the Texas Housing Foundation was posted by June 16, 2026, before 10:00 a.m. on the Texas Secretary of State's website, on the glass front door of the Texas Housing Foundation Administrative Office and filed with the County Clerks of Bastrop, Blanco, Burnet, Hays, Llano and Williamson Counties to be posted in a place convenient and readily accessible to the general public at all times and remained posted continuously for at least three business days immediately preceding the day of the meeting.



Dominic Audino, General Counsel

TEXAS HOUSING FOUNDATION
A Texas Regional Housing Authority
Resolution No. 2026-0603

**Approving An Amendment to The 2026 Operating Budget For The Texas Housing
Foundation And Its Wholly-Controlled Instrumentalities**

1. Premises

- a. Operating budgets for the budget year beginning January 1, 2026, have been prepared and approved for the operation of the Texas Housing Foundation (the "Housing Foundation") as a nonprofit public entity and regional housing authority and for its instrumentality business entities (the "Instrumentalities") in their various capacities.
- b. The operating budget prepared by the staff of the Housing Foundation represents a twelve-month period beginning January 1, 2026 and ending December 31, 2026.
- c. It is the intent of the operating budgets prepared by the staff of the Housing Foundation and its instrumentalities to sufficiently estimate or project revenues and expenses so that each operates with a net surplus of funds;
- d. Other actions are necessary to implement the operation of the various entities in accordance with the operating budgets.

2. Resolutions of the Board of Commissioners and the Boards of Directors

- a. **The 2026 Operating Budget Amendment Approved.** The consolidated 2026 Operating Budget for the Texas Housing Foundation and its instrumentalities for the calendar year ending December 31, 2026, was previously approved by the Board of Commissioners of the Texas Housing Foundation and by the Boards of Directors for each respective instrumentality. The portion of the budget being amended is attached to and incorporated in this Resolution as identified in **Exhibit A** hereto.
- b. **General Authority.** The President & CEO Allison Smith is authorized to take any and all actions that are or may become reasonably desirable or necessary to implement the operation of the Texas Housing Foundation and its instrumentalities in accordance with the 2026 Operating Budget, as amended, in the best interests of the Housing Foundation and its instrumentalities.
- c. **Officer and Commissioner and Director Incumbency and Authority.** The incumbent officers and commissioners of the Housing Foundation and officers and directors its instrumentalities are:

Chair, commissioner, and director:	Susan Hamm
Vice chair, commissioner, and director:	Johnny White
Secretary, commissioner, and director:	Griff Morris
Commissioner:	Phil Woods
Commissioner:	John Moman
Commissioner:	Dave Edwards
Resident commissioner:	Nancy Jackson
President/Chief Executive Officer	Allison Smith
General Counsel	Dominic Audino
Director of Development	Jonathan Coreas

The action on behalf of the and in the interests of the Housing Foundation and the Instrumentalities or the execution of any documents, as authorized in this Resolution, may be made by any officer, singly or jointly.

Dated June 23, 2026

C H A I R

Susan Hamm, Chair

Attest:

Griff Morris, Secretary



Texas Housing Foundation Summary - 2026 Operating Budget Amendments

Resolution No.	Year Ending 12/31/2026	Budget Amendments 2026-0603	Year Ending 12/31/2026
	2026 Budget	BA 2026.01	2026 Amended Budget
140 - THF Housing Management Corporation	(2,232,700.47)	0.00	(2,232,700.47)
157 - Texas Housing Foundation	(274,265.00)	0.00	(274,265.00)
165 - THF Public Facility Corporation	90,297.00	0.00	90,297.00
170 - THF Housing Development Corporation	571,581.00	0.00	571,581.00
171 - THE Sole Holdings Corporation	96,631.00	0.00	96,631.00
174 - THF Development Company, LLC	0.00	0.00	0.00
175 - THF Housing Opportunity Corporation	140,660.00	0.00	140,660.00
112 - THF Highland Lakes Housing Corporation	100.00	0.00	100.00
141 - Community Resource Centers of Texas	(147,202.54)	0.00	(147,202.54)
Net Income (Loss)	(1,754,899.01)	0.00	(1,754,899.01)

Location: 157--Texas Housing Foundation
157 - THF

Texas Housing Foundation
Budget Amendment - BA 2026.01



Resolution No.	Year Ending 12/31/2026	Budget Amendments 2026-0603	Year Ending 12/31/2026
	2026 Budget	BA 2026.01	2026 Amended Budget
TRANSFER-IN FROM DEVELOPMENT RESERVES	0.00	37,219.00	37,219.00
Current Net Income			
Net Operating Income (Loss)			
Income			
Financial Income			
3317 - Rental Income - Tenants	0.00	0.00	0.00
3339 - Developer Fees	0.00	0.00	0.00
3341 - Land Lease	16,220.00	0.00	16,220.00
3343 - Sale of Assets	0.00	0.00	0.00
Total Financial Income	16,220.00	0.00	16,220.00
Other Income			
3315 - Interest Income	10,615.00	0.00	10,615.00
Total Other Income	10,615.00	0.00	10,615.00
Total Income	26,835.00	0.00	26,835.00
Expenses			
Payroll & Related			
4016 - Administrative Salaries	0.00	0.00	0.00
4020 - Health Insurance	0.00	0.00	0.00
4021 - Dental Insurance	0.00	0.00	0.00
4022 - Vision Insurance	0.00	0.00	0.00
4025 - Retirement - Safe Harbor	0.00	0.00	0.00
4026 - Retirement - Matching	0.00	0.00	0.00
4027 - Life Insurance	0.00	0.00	0.00
4028 - Disability Insurance	0.00	0.00	0.00
4030 - Payroll Taxes	0.00	0.00	0.00
4032 - Worker's Compensation Insurance	0.00	0.00	0.00
4045 - Bonuses	0.00	0.00	0.00
Total Payroll & Related	0.00	0.00	0.00
Administrative Expenses			
4112 - Internet	0.00	0.00	0.00
4116 - Membership Dues	0.00	0.00	0.00
4119 - Travel	0.00	0.00	0.00
4126 - Legal Fees	0.00	0.00	0.00
4127 - Tax Prep Fees	0.00	0.00	0.00
4900 - Donations	0.00	0.00	0.00
4905 - Events	0.00	0.00	0.00
Total Administrative Expenses	0.00	0.00	0.00
Contract Costs			
4501 - Contract Costs - Landscaping	0.00	0.00	0.00
4524 - Contract Costs - Other	0.00	0.00	0.00
Total Contract Costs	0.00	0.00	0.00
Taxes & Insurance			

Location: 157--Texas Housing Foundation
157 - THF

Texas Housing Foundation
Budget Amendment - BA 2026.01



Resolution No.	Year Ending 12/31/2026	Budget Amendments 2026-0603	Year Ending 12/31/2026
	2026 Budget	BA 2026.01	2026 Amended Budget
4600 - Property Insurance	0.00	0.00	0.00
4601 - Other Insurance	0.00	0.00	0.00
Total Taxes & Insurance	0.00	0.00	0.00
Total Operating Expenses	0.00	0.00	0.00
Net Operating Income (Loss)	26,835.00	0.00	26,835.00
Non-Operating Expenses			
Debt Services			
4700 - Interest - LSCB (Johnson City CRC)	0.00	0.00	0.00
4704 - Interest - SSBT Revolving Loan	10,800.00	0.00	10,800.00
Total Debt Services	10,800.00	0.00	10,800.00
Other Non-Operating Expenses			
4903 - Contributions - Inter-Entity	0.00	0.00	0.00
4854 - Reimbursable Development Expenses	0.00	37,219.00	37,219.00
4921 - GP Advances/Loans to Other THF Entities	290,300.00	0.00	290,300.00
Total Other Non-Operating Expenses	290,300.00	37,219.00	327,519.00
Total Non-Operating Expenses	301,100.00	37,219.00	338,319.00
Net Income (Loss)	(274,265.00)	(37,219.00)	(311,484.00)
Long-Term Debt Principal Payments			
2080 - N/P - SSBT (Revolving Line of Credit)	0.00	0.00	0.00
2300 - N/P - LSCB (Johnson City CRC)	0.00	0.00	0.00
Total Long-Term Debt Principal Payments	0.00	0.00	0.00
Net Cash Flow	(274,265.00)	0.00	(274,265.00)

TAXPAYER IMPACT STATEMENT
PURSUANT TO TEXAS GOVERNMENT CODE § 551.043

This notice informs taxpayers of the potential impact of the proposed budget amendment for Fiscal Year 2026.

Because the Texas Housing Foundation, as a Texas regional housing authority and governmental body, does not levy property taxes and has no ad valorem taxing authority, any action taken regarding the adoption of the proposed budget amendment will have **no impact** on the property tax bill for any person within the geographic jurisdiction of the Texas Housing Foundation.