

Harris County Housing Finance Corporation

Board of Directors Meeting Agenda

8410 Lantern Point, Houston, TX 77054

November 12, 2025, 10:00 AM

Page number

The following items will be brought before the Board of Directors for consideration and/or approval.

- 1) Call the meeting to order and verify that a Quorum is present.**
- 2) Public Comments.**
- 3) Approval of Minutes from October 15, 2025, Regular Board Meeting.....5**
- 4) Transmittal of Monthly Financials and Discussion**
- 5) Approval of Treasurer's Report and certain bills and expenses.**
- 6) Adoption of HCHFC Investment Policy, including HCCLT.**
- 7) Executive Director Report, including discussion of recent activities, upcoming events and Bond Review Board allocations and carryforward.....14**

MULTIFAMILY HOUSING MATTERS

- 8) Final resolutions for Haverstock Hills East and Haverstock Hills West, to be located, respectively, at 5619 Aldine Bender Road, and 5609 Aldine Bender Road, Houston, Tx 77032 (700 total units, acquisition/rehab, Pct. 1).....20**
 - a. Consider and adopt a resolution authorizing the issuance, sale and delivery of the Harris County Housing Finance Corporation ("HFC") Multifamily Housing Governmental Note (Haverstock Hills East) Series 2025, with the proceeds of such bonds (the "East Financing") to be loaned to Haverstock Hills Preservation East LLC (the "East Borrower") to finance a portion of the cost of the rehabilitation of "Haverstock Hills East," a 268-unit multifamily residential development located at 5619 Aldine Bender Road, Houston, Tx 77032 (the "East Development");**
 - b. Consider and adopt a resolution approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing and rehabilitation of the East Development and containing other provisions relating to such East Development, including (i) approving the ground lease between the East Borrower and HCHFC Haverstock East Landowner, LLC (the "Ground Lessor"); (ii) authorizing Harris County Housing Finance Corporation ("HFC") to serve as general contractor for the East Development; (iii) authorizing HFC's acquisition of a membership interest in HCHFC Haverstock East GP, LLC, the general partner of the East Borrower; and (iv) authorizing financing for the East Development to include: the East Financing, equity financing by PNC Bank, National Association ("PNC), a taxable construction loan from PNC and a taxable bridge loan from PNC**
 - c. Consider and adopt a resolution authorizing the issuance, sale and delivery of the Harris County Housing Finance Corporation Multifamily Housing Governmental Note (Haverstock Hills West) Series 2025, with the proceeds of such bonds (the "West Financing") to be loaned to Haverstock Hills Preservation West LLC (the "West Borrower") to finance a portion of the cost of the rehabilitation of "Haverstock Hills West," a 432-unit multifamily residential development located at 5609 Aldine Bender Road, Houston, Tx 77032 (the "West Development"); and**

d. Consider and adopt a resolution approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing and rehabilitation of the West Development and containing other provisions relating to such West Development, including (i) approving the ground lease between the Borrower and HCHFC Haverstock West Landowner, LLC (the "Ground Lessor"); (ii) authorizing HFC to serve as general contractor for the West Development; (iii) authorizing HFC's acquisition of a membership interest in HCHFC Haverstock West GP, LLC, the general partner of the West Borrower; and (iv) authorizing financing for the West Development to include: the West Financing, equity financing by PNC Bank, National Association ("PNC"), a taxable construction loan from PNC and a taxable bridge loan from PNC.

Prior Action:

Bond Inducement Resolutions	October 11, 2024
MOU Approval Resolution	June 18, 2025

9) Final resolutions for Enclave at Katy (360 units, new construction, Pct. 4).....38

a. Consider and adopt a resolution authorizing the issuance, sale and delivery of the Harris County Housing Finance Corporation ("HFC") Multifamily Housing Revenue Note (Enclave at Katy) Series 2025, with the proceeds of such bonds (the "Financing") to be loaned to SL Katy Enclave, LP (the "Borrower") to finance a portion of the cost of the construction of "Enclave at Katy," a 268-unit multifamily residential development located at approx. 5202 Katy Hockley Road and 5138 Katy Hockley Road, Katy, Tx 77493 (the "Development"); and

b. Consider and adopt a resolution approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing and construction of the Development and containing other provisions relating to such Development, including (i) approving the ground lease between the Borrower and HCHFC Katy Enclave Landowner, LLC (the "Ground Lessor"); (ii) authorizing Harris County Housing Finance Corporation ("HFC") to serve as general contractor for the Development; (iii) authorizing HFC's acquisition of a membership interest in HCHFC Katy Enclave GP, LLC, the general partner of the Borrower; and (iv) authorizing financing for the Development to include: the Financing, equity financing by R4 EKTX Acquisition LLC, and a taxable construction loan from Allianz Life Insurance Company of North America.

Prior Action:

Bond Inducement Resolution	October 16, 2024
MOU Approval Resolution	March 19, 2025

10) Discussion and action approving First Amendment to Subrecipient Agreement for Meadowbrook Plaza to extend completion date deadline to June 30, 2026 and make conforming changes with respect to the change in ARPA eligibility category and TAMFAP guidelines retention procedures.

Prior Action:

Final Approval Resolution	June 20, 2024
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11) Discussion and action approving Second Amendment to Subrecipient Agreement for EMLI Mesa Gardens to extend the completion date deadline to October 1, 2026 and make conforming changes with respect to the change in ARPA eligibility category and TAMFAP guidelines retention procedures.

Prior Action:

Final Approval Resolution	September 18, 2024
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12) **Discussion and action approving First Amendment to Subrecipient Agreement for The Rushmore** to extend the completion date deadline to August 31, 2026 and make conforming changes with respect to the change in ARPA eligibility category and TAMFAP guidelines retention procedures.

Prior Action:

Final Approval Resolution	October 16, 2024
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13) **Discussion and action approving Amendment to Subrecipient Agreement for ARPA-financed projects** to make conforming changes with respect to the change in ARPA eligibility category and TAMFAP guidelines retention procedures.

14) **Discussion and Approval of Contract for Real Estate Advisory Services with Transwestern Real Estate Services**-Discussion and approval of agreement for real estate advisory services for Eastex acquisition.....58

DISCUSSION OF HOUSING ACQUISITION PROGRAM

15) **Discussion of Multifamily Acquisitions and financing analysis and possible action**.....90

GENERAL COUNSEL MATTERS.

(Discussion and Action: Based on recent discussion surrounding the concept of indemnification in the revised Articles and Bylaws, the Board is being asked to reconsider its prior approval of the revised Articles and Bylaws based on the proposed changes in the document versions provided.)

16) **Review and approval of revised Harris County HFC Articles and Bylaws**.....98

17) **Review and approval of revised Harris County HFC Foundation Articles and Bylaws**.....117

18) **Review and approval of revised Harris County Community Land Trust Management Corporation Articles and Bylaws**128

OTHER MATTERS

19) Such other matters as may come before the Board.

20) Adjournment of HCHFC Board meeting.

Rene Martinez
11/5/25

Rene Martinez, Executive Director