



Harris County Housing Finance Corporation
Board of Directors Meeting Minutes
8410 Lantern Point, Houston, TX 77054
February 18, 2025, at 10:00 am

Board Members:

Present: President, Jason McLemore, Vice President Bryan Sanchez, Secretary, Thao Costis, Director Mercedes Sanchez, Director Francisco Castillo, Director Christa Stoneham, Director, Mel Hamous and Director, Adrian Ozuna. **Not Present:** Treasurer, Hon. Dwight Jefferson.

Others Present:

Rene Martinez, Steven Harris, Sheerah Walker, Rhea Swinson, Rupa Sen, Amanda Rocha, Craig Atkins,, Nereida Cruz, John Boyd, Candace West, Jen Allison, Kim Alexander, Hafsa Mounuddin, Faizan Siddiqui and Cana Cen representing Harris County Housing & Community Development Department (HCHCD), Randy Keenan and Gina Boul, representing Harris County Attorney's Office, Joshua Karar and Gary Machak representing Stifel, Andy Prihoda, representing Bracewell, and Becky Myers, representing MyHart Communications, Shawn Mosheim and Oscar Paul, representing National Community Renaissance CORE, Emerson Schultz, representing Resolution Companies, Nathan Kelly, representing Blazer, Zach Cavender, representing Penrose, and Kate Ranachan, representing Pct.4.

The following items came before the Board of Directors for consideration and/or approval.

1. **Call the meeting to order; roll call and verify that a Quorum is present.**
President McLemore called the meeting to order at 10:00 AM and confirmed the presence of a quorum.
2. **Public Comments.** There were no public comments.
3. **Approval of the minutes of January 21, 2025, Regular Board Meeting.** Motion to approve the regular Board Meeting Minutes for 1/21/26 meeting was made by Director Ozuna, Director Hamous seconded but asked that a correction be made to item 11 correcting Treasurer Jefferson, w.as not yea but nay: the motion carried unanimously.
4. **Transmittal of Monthly Financials and Discussion.** Mr. Atkins presented the balance sheet with bills paid and construction payments issued. The board packet included a detailed listing of payments and supporting documents for review.
5. **Approval of Treasurer's Report and certain bills and expenses.** Mr. Atkins presented the Financial Reports, including the Balance Sheet and Income Statement. Motion to approve the Financials and Treasurers report was made by Director Castillo and seconded by Vice President Sanchez: Motion passed unanimously.
6. **Executive Director Report.** Mr. Martinez provided his report including Houston Harris County Housing Affordability Strategy that is underway and is a one-year process. He included the Ground Lease Apartment Acquisition and Financing Structure. It summarizes the direct acquisition leasehold financing strategy. Mr. Martinez also gave dates about upcoming ribbon cuttings for Cresent Palms on 2/27 and Meadowbrook Plaza on 3/26. He also spoke on the HCHFC Ph. 2 Hardy Yard ARPA development RFR recommendation. Three firms were reviewed, and there was a tie on second place.

7. **Discussion and action approving selection of developer for Hardy Yards #2 and now called Hardy Yards Landing.** After review and discussion, a motion to approve the Budget for 2026 was made by Director Castillo and seconded by Director Ozuna: motion carried unanimously.
8. **Discussion and possible action on an Inducement Resolution declaring intent to issue bonds or notes to provide financing for Multi-family residential rental development for persons of low and moderate income (Hardy Yards Landing)** Motion was made Director Castillo and seconded by Director Ozuna: Motion passed unanimously.
9. **Request for approval of funding for a \$500 loan for Blazer Construction (Developer) Hartwood at Barker Cypress.** Mr. Kelley representing Blazer Construction explained how the project gets scored, the location of the project, and answered questions from the Board before requesting the \$500 loan. Motion to approve the loan was made by Vice President Sanchez and seconded by Secretary Costis; Motion carried unanimously.
10. **Request for approval of funding for a \$500 loan for Blazor Construction (Developer) for the Hartwood at Cypresswood.** Mr. Kelly representing Blazer Construction, requested a \$500 loan for this project. Motion was made to approve the loan by Secretary Costis and seconded by Director Hamous: Motion carried unanimously.
11. **Request for approval of funding for a \$500 loan for the Resolution Companies (Developer) The Grove at Deerbrook, at Deerbrook Park Blvd and Orchard Ridge Ln.** Mr. Schultz, of Resolutions Companies, spoke about the project and how right across from this project they had a project that was done 10 years ago and that there was a public meeting on the 20th. Mr. Schultz requested a loan of \$500 for this project. Motion approving funding was made by Vice President Sanchez and seconded by Director Stoneham: Motion passed unanimously.
12. **Request for approval of funding for a \$500 loan for the National CORE (Developer) Aldine Station, Aldine Mail at Fall Meadow Ln.** Mr. Paul, representing National Core, requested a loan for \$500. Motion approving loan was made by Director Castillo and seconded by Director Sanchez: Motion passed unanimously.
13. **Review and consideration of Resolution of Approval of Amendment 4 to the Subrecipient Agreement for Knowles Roland Consideration and approval of amendment to the subrecipient agreement to provide final extension of the project from February 28 to May 21, 2026.** Mr. Keenan asks for a time extension to complete the project with no additional money. Motion to approve was made by Director Ozuna and seconded by Director Stoneham. Motion passed unanimously.
14. **Review and consideration of approval of Amendment to the 381 agreements between Harris County and the HFC. Mr. Keenan explained that the court had already approved this amendment and now the Board needs to approve.** Motion to approve was made Secretary Costis and seconded by Director Hamous. Motion passed unanimously.
15. **Discussion of Multifamily Acquisitions and leasehold financing analysis. Review of potential framework for financing and description of feedback from discussions. The matter was discussed in Executive Session, no action requested or taken.**

OTHER MATTERS

16. **Such other matters as may come before the Board.** No other matters came before the Board.

17. **Adjournment:** President McLemore requested to start Executive Meeting began 11:35am. President McLemore ended the Executive meeting and moved to adjourn meeting at 12:15pm.

Secretary

APPROVED:
