



HARRIS COUNTY HOUSING FINANCE CORPORATION
c/o HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT
1111 Fannin, 9th FL., HOUSTON, TEXAS 77002

Agenda

Harris County Housing Finance Corporation Board Meeting
Harris County Housing and Community Development- Auditorium
8410 Lantern Point Dr. Houston, TX 77054
October 9, 2024, at 10 am

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 the September 26, 2024, Special Board Meeting.
4. Approval and discussion of payment of certain bills and expenses and Financial Report, and possible action with respect thereto: Financial Reports include the Treasurer's Report, Balance Sheet, Income Statement, HCHFC Investments, and annual Budget vs. Year-to-date actuals. ARPA Construction Reimbursements Reconciliation Report for the period.
5. Consideration and approval of Request for Reimbursement #4 for Hartwood at Spring Shadows in an amount of \$2,087,630.
6. Executive Director Report.
7. Recap of Board of Directors Retreat, discussion, consideration, and approval of HCHFC Mission, and High-Level Goals:

Mission: *The Harris County Housing Finance Corporation's Mission is to expand and preserve affordable housing in Harris County.*

Draft High-Level Goals:

- 1) Within the next 5-years induce a pipeline of 10,000 units per year at 120% AMI and below.
 - 2) Build a robust diversified revenue stream.
 - 3) Develop and implement a 5-year plan with measurable annual objectives.
 - 4) Become the leading local Housing Finance Corporation in the country.
 - 5) Be an affordable housing partner of choice.
8. Presentation, discussion by MyHart Communication and potential action on HCHFC Rebranding concepts (HFC Logo, and other topics).

RESOLUTION

9. **HFC Multifamily Private Activity Bonds Project Inducements:** Developer Presentations, Discussion and possible action on a resolution declaring intent to issue bonds or notes to provide financing for the following multi-family residential developments for persons of low and moderate income:

Background: Multiple development interests have met with the HCHFC for Bond Inducement support coupled with 4% LIHTC, and projects seeking other related support. The Inducement for Private Activity Bonds (PABs), with an application due to the Texas Bond Review Board Lottery by Oct. 18th, requires completion of an Application, including a \$15,000 HCHFC application fee. The HCHFC will receive a 1.0% Issuer fee and 0.1% to 0.25% annual fee if a project receives a bond allocation. Two (2) projects are under consideration for the Oct 9th Board meeting and the remainder of projects will be presented at the October 16th. Board Meeting.

- A) **Haverstock Hills East Bond Inducement (//Fairstead - Presentation)** Discussion and Possible Action on Resolution Declaring Intent to Issue Bonds or Notes to Provide Financing for a Multi-family Residential Rental

Development for Persons of Low and Moderate Income (Haverstock Hills East); Prescribing Certain Terms and Conditions of Such Bonds or Notes; Authorizing the Filing of an Application for Allocation of Private Activity Bonds With the Texas Bond Review Board; Authorizing a Public Hearing to Be Held in Connection With the Issuance of Such Bonds or Notes; and Containing Other Provisions Relating to the Subject (**Pct 1, 432 units, acquisition/rehabilitation**).

- B) Haverstock Hills West Bond Inducement (//Fairstead - Presentation)** Discussion and Possible Action on Resolution Declaring Intent to Issue Bonds or Notes to Provide Financing for a Multi-family Residential Rental Development for Persons of Low and Moderate Income (Haverstock Hills West); Prescribing Certain Terms and Conditions of Such Bonds or Notes; Authorizing the Filing of an Application for Allocation of Private Activity Bonds With the Texas Bond Review Board; Authorizing a Public Hearing to Be Held in Connection With the Issuance of Such Bonds or Notes; and Containing Other Provisions Relating to the Subject (**Pct 1, 268 units, acquisition/rehabilitation**).

FINAL APPROVAL

10. Discussion and possible action Approving the Committee Recommendation to select a Master Developer (Amtex/Amcal) for the Hay St mixed-income affordable rental housing development utilizing a 4% LIHTC and Private Activity Bond financing structure, groundlease and Partnership structure with the development partner under a Single Asset Entity with the Harris County Housing Finance Corporation.

Background: At the August 20th Board meeting, I provided an update to a Hays St. Master Developer Request for Proposal solicitation by the HCHFC for a Master Developer to partner with the HCHFC to develop the site with mixed-income affordable rental income housing, with targeted HFC Board approval on Sept. 18th.

Timeline:

- 1) The “Hays” project has been approved by Treasury ARPA SteerCo since 2022 based on former County involvement with the Houston Land Bank. The HCHFC subsequently acquired the 3.2-acre site with Treasury ARPA funds.
- 2) HCHFC published a Master Developer RFP on July 15th, as approved by the County outside Treasury ARPA Attorney. The RFP is based on past solicitation precedent by the Austin HFC. The outside Treasury ARPA attorney was also involved with Austin HFC.
- 3) RFP submittals due Aug. 29th by 2pm. 10-proposals received.
- 4) Five proposal reviewers selected (3-HFC), and (2-Stifel, HCHFC Financial Advisor) and confidentiality forms signed consistent with the County Federal Procurement Manual.
- 5) Virtual interviews with the 10-respondents held Sept. 9-11th, with scoring consistent with the published RFP criteria.
- 6) Committee review of the scores and interviews and a selection made based on the top score and related developer track record, development and financial capacity; Stifel’s analysis of financial statements, capacity to undertake a 4% LIHTC and Private Activity Bond project and serve as a project Guarantor.
- 7) Submit 2025 PAB application to the Texas Bond Review Board Lottery by Oct 18th. after HCHFC Board approval of Bond Inducement applications, meet 180-day closing (July -Aug 2025).

OTHER MATTERS

11. Such other matters as may come before the Board.
12. Adjournment

Rene Martinez 10/4/24

Rene Martinez, Executive Director
Harris County Housing Finance Corporation