



HARRIS COUNTY HOUSING FINANCE CORPORATION
c/o HARRIS COUNTY COMMUNITY SERVICES DEPARTMENT
8410 LANTERN POINT DR., HOUSTON, TEXAS 77054

Agenda

Harris County Housing Finance Corporation Board Meeting
Harris County Community Services Department, 8410 Lantern Point Dr. Houston, TX 77054
April 17, 2024, at 10:00 am in Auditorium

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 March 20, 2024, 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, and approval of update to budget for the current year.
5. Presentation and approval of 2023 Audited Financial Statements.

PRESENTATION

6. Executive Director Comments.

MEMORANDUM OF UNDERSTANDING

7. **Lost Oaks GP/ARPA Inducement Resolution.** Discussion and possible approval of a resolution inducing the Lost Oaks Apartments transaction (78 units, New Construction, Pct. 1), including authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and authorizing the formation of HCHFC Lost Oaks Landowner, LLC and its application for American Rescue Plan Act (ARPA) and other financing; and other matters in connection therewith.
8. **Manson Place GP/ARPA Inducement Resolution.** Discussion and possible approval of a resolution inducing the Manson Place Apartments transaction (76 units, New Construction, Pct. 1), authorizing the formation of HCHFC Manson Place Landowner, LLC and its application for American Rescue Plan Act (ARPA) and other financing; and other matters in connection therewith.
9. **Meridian at Cullen GP/ARPA Inducement Resolution.** Discussion and possible approval of a resolution inducing the Meridian at Cullen Apartments transaction (336 units, New Construction, Pct. 1); and authorizing the formation of HCHFC Meridian at Cullen Landowner, LLC and its application for American Rescue Plan Act (ARPA) and other financing; and other matters in connection therewith.
10. **The Upland GP/ARPA Inducement Resolution.** Discussion and possible approval of a resolution inducing The Upland Apartments transaction (120 units, New Construction, Pct. 4), including authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits (LIHTC); and authorizing the formation of HCHFC Upland Landowner, LLC and its application for American Rescue Plan Act (ARPA) and other financing; and other matters in connection therewith.

11. **Solano GP Inducement Resolution.** Discussion and possible approval of a resolution inducing Solano Apartments transaction (262 units, acquisition and rehabilitation, Pct. 2)., including authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and authorizing the formation of HCHFC Solano Landowner, LLC and other financing; and other matters in connection therewith.

RESOLUTIONS

12. **OST Lofts Apartments transaction:** Discussion and possible approval of a resolution approving and authorizing the execution of Memorandum of Understanding, and related matters, (130 units, acquisition, Pct. 2).
13. **Meadowbrook Plaza Apartments transaction.** Discussion and possible approval of a resolution approving and authorizing the execution of a Memorandum of Understanding and related matters, (220 units, acquisition and rehab, Pct. 2).

FINAL APPROVAL

14. **Knowles Rowland Final Approval.** Discussion and possible approval of a resolution authorizing the Knowles Rowland transaction including the execution of all documentation necessary to carry out the transaction; and authorizing the financing for such transaction; and other matters in connection therewith, (31 units, New Construction, Pct. 1).
15. **Hays Street Final Approval.** Discussion and possible approval of a resolution involving American Rescue Plan Act (ARPA), authorizing the acquisition of land for the Hays Street affordable housing development project involving Houston Land Bank seller, and HCHFC as owner in a Single Asset Entity and subsequent site development with an HFC procured master developer (1406 and 1500 Hays, Pct. 2)., including the execution of all documentation necessary to carry out the transaction; and authorizing the financing for such transaction; and other matters in connection therewith.

OTHER MATTERS

16. Discussion and possible action regarding Memorandum of Understanding for Kirkwood Crossing.
17. Such other matters as may come before the Board.
18. Adjournment

4/12/24

Rene Martinez, Executive Director
Harris County Housing Finance Corporation