



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, 8410 Lantern Point Dr. Houston, TX 77054
June 20, 2024, at 10 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 May 15, 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. Approval of minutes from the May 15, 2024, Board Meeting.
5. Executive Director Comments.
6. Discussion and Approval of alteration to current payment process policy unique to grant funded housing developments and authorization for the HCHFC Administrative Financial Officer to sign checks up to \$1,000,000 to assure construction invoices can be timely paid. Approval for Executive Director to execute related agreements.
7. Presentation by Texas Department of Housing and Community Affairs (TDHCA) Scott Fletcher-Director of Bond Finance regarding HCHFC and TDHCA Single Family Mortgage Partnership Program. Overview, Status of Programs and Future Opportunities.
8. **Single Family Volume Cap Resolution.** Resolution Authorizing the filing of an Application for Reservation Authorizing the filing of an Application for Reservation of \$64,819,515 allocation request with the Texas Bond Review Board with respect to Qualified Mortgage Bonds, and containing other Provisions related to the Subject.
9. **Assignment of Volume Cap Resolution.** Discussion and possible approval of Resolution Approving Delegation of Bond Authority and Assignment of Private Activity Bond Authority to Texas Department of Housing and Community Affairs, Authorizing the Execution and Delivery of an Assignment Agreement and Containing Other provisions Relating to the Subject.
10. **Hardy Yards Approval Resolution.** Discussion and possible approval of Resolution authorizing the negotiation and execution of a Purchase and Sale Agreement for the Hardy Yards transaction; and other matters in connection therewith (**Pct 2, Land Acquisition only**).

INDUCEMENTS

11. **Rushmore GP ARPA Inducement Resolution.** Discussion and possible approval of Resolution inducing Rushmore Apartments transaction, 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 Rushmore Landowner, LLC and its application for American Rescue Plan Act (ARPA) and other financing; and other matters in connection therewith (**Pct 4, 101 units, new construction**)
12. **Villas at Spring Crossing Bond Inducement Resolution.** Discussion and possible approval of 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 (Villas at Spring Crossing); 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 3, 228 units, new construction**)

13. **Villas at Spring Crossing GP Inducement Resolution.** Discussion and possible approval of Resolution Relating to the Villas at Spring Crossing Transaction, 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 Spring Crossing Landowner, LLC; and Other Matters in Connection Therewith (**Pct 3, 228 units, new construction**)
14. **Summit at Bennington GP Inducement Resolution.** Discussion and possible approval of Resolution inducing Summit at Bennington transaction, 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 Bennington Landowner, LLC; and Other Matters in Connection Therewith (**Pct 1, 248 units, Acquisition/Rehab**).

MEMORANDUM OF UNDERSTANDING

15. **Solano MOU Approval Resolution.** Discussion and possible approval of Resolution approving and authorizing the execution of a Memorandum of Understanding for the Solano Apartments transaction; and other matters in connection therewith (**Pct 2, 262 units, Acquisition/Rehab**)

FINAL APPROVAL

16. **Manson Place Approval Resolution.** Discussion and possible approval of Resolution Authorizing the Manson Place 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 (**Pct 1, 76 units, new construction**)
17. **OST Lofts Approval Resolution.** Discussion and possible approval Resolution Authorizing the OST Lofts 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 (**Pct 2, 130 units, new construction**)
18. **Meadowbrook Plaza Bond Approval.** Discussion and possible approval of Resolution Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Meadowbrook Plaza) Series 2024; Approving the Form and Substance of and Authorizing the Execution and Delivery of Documents and Instruments Pertaining Thereto; and Containing Other Provisions Relating to the Subject (**Pct 2, 220 units, Acquisition/Rehab**)
19. **Meadowbrook Plaza GP Approval Resolution.** Discussion and possible approval of Resolution Authorizing the Meadowbrook Plaza 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 (**Pct 2, 220 units, Acquisition/Rehab**)
20. **Upland Approval Resolution.** Discussion and possible approval of Resolution Authorizing the Upland Apartments 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 (**Pct 4, 120 units, new construction**)

OTHER MATTERS

21. Such other matters as may come before the Board.
22. Adjournment

Rene Martinez, Executive Director
Harris County Housing Finance Corporation