



**HARRIS COUNTY HOUSING FINANCE CORPORATION**  
c/o HARRIS COUNTY HOUSING & COMMUNITY DEVELOPMENT  
1111 Fannin, 9<sup>th</sup> 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**  
**September 18, 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 August 20, 2024, Board Meetings.
4. Appointment of the Chair of the Harris County Community Land Trust Management Corporation (Chad Khan) to fill the unexpired January 2021 four-year term of the former Chair (Jason McLemore), pursuant to the Bylaws of the HCCLT Management Corporation. **Comment:** The HCCLT Board voted to appoint Mr. Khan on August 22, 2024.
5. 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
6. Executive Director Report.
7. Presentation, discussion by MyHart Communication and potential action on HCHFC Rebranding concepts (HFC Logo, and other topics).

**RESOLUTION**

8. **HFC Multifamily Rules Revisions.** Resolution Approving Revised Harris Housing Finance Corporation Rules for Financing Multi-Family Rental Residential Developments.

**FINAL APPROVAL**

9. 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 20<sup>th</sup> 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. 18<sup>th</sup>.

**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 15<sup>th</sup>, 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. 29<sup>th</sup> 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. 9-11<sup>th</sup>, 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 18<sup>th</sup>. after HCHFC Board approval of Bond Inducement applications, meet 180-day closing (July -Aug 2025).

10. **Lost Oaks Approval Resolution.** Discussion and possible action on a Resolution Authorizing the Lost Oaks 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, 78 units, new construction**)
11. **EMLI Mesa Gardens GP Approval Resolution** Discussion and possible action on a Resolution Authorizing the EMLI at Mesa Gardens Transaction, Including the Execution of All Documentation Necessary to Carry Out the Transaction; Authorizing the Formation of HCHFC Mesa Gardens Landowner, LLC and the Purchase and Lease of the Land for the Transaction; and Authorizing the Acquisition of All the Membership Interest of HCHFC Mesa Gardens GP, LLC, and Its Admission as the General Partner of EMLI Houston Mesa TC I, LP; and Authorizing HCHFC to Serve as General Contractor for the Project; and Other Matters in Connection Therewith (**Pct 1, 300 units, new construction**).

#### **OTHER MATTERS**

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

Rene Martinez 9/13/24

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Rene Martinez, Executive Director  
Harris County Housing Finance Corporation