



**Harris County Housing Finance Corporation
Board of Directors Meeting Agenda
711 Louisiana, Bracewell, Conference Room 22nd floor
March 19, 2025, 2:30PM – 5PM**

The following items will be brought before the Board of Directors for consideration and/or approval. PAGE

- 1) Call the meeting to order and verify that a Quorum is present.
- 2) Public Comments.
- 3) Approval of minutes from February 26, 2025, Regular Board Meeting. 3
- 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. 6
- 5) Executive Director Report39
- 6) **Adjourn HFCHFC Board mtg. temporarily and convene CLT Board of Directors meeting to discuss two items (1. Approval of Minutes, 2. Resolution Authorizing then Harris County Community Land Trust Management Corporation to join the Management Structure of HTG Rushmore, LLC through the acquisition of a 40% interest in its Managing Member, the HCHFC Rushmore GP, LLC.)**99

Rushmore Prior HCHFC Action (if any):	6/20/24	Partnership Inducement
	8/14/24	Approval of MOU
	11/24/24	Closing

- 7) **Reconvene HCHFC Board Meeting. Consider Resolution Approving and Authorizing the Execution of a Memorandum of Understanding for the Enclave at Crosby Transaction; and Other Matters in Connection Therewith. (Enclave at Crosby, 358 units, Pct. 3).** 101

Prior HCHFC Action (if any):	Date: 10/16/24	Bond Inducement
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- 8) **Resolution Approving and Authorizing the Execution of a Memorandum of Understanding for the Enclave at Katy Transaction; and Other Matters in Connection Therewith. (Enclave at Katy, 358 units, Pct. 4)** 103

Prior HCHFC Action (if any):	Date: 10/16/24	Bond Inducement
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- 9) **Resolution Approving and Authorizing the Execution of a Memorandum of Understanding for the Hays Street Apartments Transaction; and Other Matters in Connection Therewith. (Hays St., 110 units, Pct. 2).** 105

Prior HCHFC Action (if any):	4/17/24	Approval of Resolution authorizing acquisition of 1400 and 1506 Hays. \$7,300,000 U.S. Treasury ARPA
	6/20/24	Acquisition closing
	7/15/24 – RFP, and 10/9/24 Board approval	RFP Released by HFC, and Board approval of Master Developer
	Date: 10/16/24	Bond Inducement

OTHER MATTERS

10) Such other matters as may come before the Board.

11) Adjournment of Board meeting.

BOARD WORKSHOP

A. Strategic Planning Activities: Oct. 9th. Ranking High-Level Goals & Strategies, and next steps. Review strategies tied to High-level Goals (separate attachment)

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

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.

B. Discussion, updates related to General Counsel matters (Randy Keenan – Co. Attorney’s Office) review of entity bylaws and organization documents. 109

Rene Martinez 3/12/25

Rene Martinez, Executive Director