



**Harris County Housing Finance Corporation
Board Meeting and Workshop Agenda
Bracewell Houston Ofc Board Room
711 Louisiana St., Suite 2300. Houston Tx 77002
December 11, 2024-11:30 am- 5:00pm (Lunch to be Provided)**

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

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| 1. Call the meeting to order and verify that a Quorum is present. | <u>PAGE</u> |
| 2. Public Comments. | |
| 3. Approval of minutes from the November 18, 2024, 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. (To Be Provided as Separate Attachment) | |
| 5. Presentation, discussion, and potential action on Lextree (recommendation from County Attorney’s Office). Consider and approve Resolution authorizing Executive Director entering contract for management software to manage multiple projects and collaborate with the County Attorney’s Office on file tracking, reporting dates, organize files and track deadlines. (Annual fee \$4,800), could potentially be shared with HCRDA.) | 6 |
| (Refer to Attachment) | |
| 6. Approval of \$7,500 Legal Fees Retainer for review of Kingsland Apartments land transfer. Consideration and approval of outside counsel fees (Sidley Austin LLP) for review by attorneys for lender to allow transfer of Kingsland Park Apartments to Harris County HFC. Comment: This will be funded through Treasury ARPA Trust Fund. | |

OTHER MATTERS

7. Such other matters as may come before the Board.
8. Adjournment of Board meeting, commence workshop.

WORKSHOP DISCUSSION

- Organization:** review of Articles of Formation and Bylaws, proposed changes.
- Financial:** Discussion of Annual Budget (January – December period). Expenditures, Planning Strategic Investments, Administrative Services Contract. Proposal for January 2025 Board meeting.
- Recap September 26th Strategic Planning Workshop and Oct. 9th. Board meeting -- adopted Mission Statement, High-Level Goals, Discussion of Draft Strategies, and next steps. (Refer to Attachment)**

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)
- 5) Become the leading local Housing Finance Corporation in the country.
- 6) Be an affordable housing partner of choice.

 **Project Investment Strategies Discussion (Examples) – Staff, Stifel, Bracewell:**

1. Scale-up housing investments to reach x # of single and multi-family units per year within 5-years (LIHTC, Non-LIHTC/Affordable/Workforce units) – Strategies.
2. Single Family Investments to promote countywide homeownership?
3. Support Long-term Harris County-Houston Housing Plan annual and developing a 10-year target.

10. Defining success in 2025? Discussion

11. Board Dinner 6pm (The Grotto, George R Brown).

Rene Martínez 12/4/24

Rene Martinez, Executive Director