HARRIS COUNTY HOUSING FINANCE CORPORATION

Harris County Housing Finance Corporation
Board of Directors Meeting Minutes
711 Louisiana, Houston, TX 77002
September 24, 2025, at 9:00 am

Board Members:
Present: President, Jason McLemore, Vice President Bryan Sanchez, Treasurer, Hon. Dwight Jefferson, Director, Adrian Ozuna, and Director, Mel Hamous, and Director Christa Stoneham. Not Present: Director, Mercedes Sanchez, Director, Fransico Castillo, Secretary, Thao Costis.

Others Present:
Rene Martinez, Steven Harris, Rhea Swinson, Tory Gunsolley, Amanda Rocha, Paola Martinez, Candace West, Craig Atkins, Bianca Urbina, Tom Waggoner, and Nerieda Cruz, representing Harris County Housing & Community Development Department (HCHCD), Randy Keenan and Gina Boul, representing Harris County Attorney's Office, Janae Garland, representing, Pct. 1, Joshua Karar representing Stifel, Andy Prihoda, representing Bracewell, and Becky Myers, representing MyHart Communications.

The following items came before the Board of Directors for consideration and/or approval.

1. **Call the meeting to order; took roll call and verified that a Quorum is present.**
   President McLemore called the meeting to order at 9:00 AM and confirmed the presence of a quorum.

2. **Public Comments.** There were no public comments**.**

3. **Approval of the minutes of September 24, 2025, Regular Board Meeting.** Motion to approve the regular Board Meeting Minutes was made by Director Ozuna and seconded by Vice President B. Sanchez; the motion carried unanimously.

4. **Approval of Treasurer's Report and certain bills and expenses.** Include Request for authorization to pay for Cesar Chavez Foundation Tidwell RFR #11 for 1,273,982.98 Motion to approve all bills and expenses including RFR, was made by Treasurer Jefferson, and seconded by Director Ozuna; the motion carried unanimously.

5. **Transmittal of Monthly Financials and Discussion.** Ms. Urbina presented the Financial Reports, they included the Balance Sheet, Income Statement having $15.8 million of that being $730,000. Being cash. $4.5 million for ACH Loan Pay HCHFC Investments.

6. **Executive Director Report.** Mr. Martinez provided his report and stated a Ribbon Cutting for Palladium Ella will occur on Thursday September 25th. Ella is the first HCHFC GP project after the initial ARPA project – Kingsland Park. President McLemore wants to do a site visit. Mr. Martinez shared with the Board that Ella is 100% leased up that occurred in 2-months. Vice President B. Sanchez asked about the cost of units to build tax credit development on a per unit basis. He also stated we should build a knowledge base. President McLemore requested this information on the next meeting. Mr. Martinez also spoke on Hardy Yard ARPA development. He stated it is a mixed-use concept with 25-30,000 square feet of Commercial. HFC President McLemore commented on TALHFA Conference and discussion on HB 21. He states the Bill should be cleaned up and how poorly it was written. He's looking for HFC to speak up. Director Ozuna says we

should talk about it now and not when in Session. Mr. Prihoda suggested going to ribbon cuttings to speak with leaders and try to make an impact with Commissioners.

REVIEW Of REVENUE ESTIMATES & 2026 PROJECTIONS- STIFEL/HCHFC

7. **Review of Revenue Estimates & 2025 Projections- Stifel/HCHFC** Mr. Martinez spoke about the Stifel Projected Cashflow in his Executive Report and Mr. Karar from Stifel summarized the report. He went on to discuss current estimates and status and 2026 projections by category and timing by quarter. Liquidity Balance Sheet and where we'll land. President McLemore asked to have Section Tabs placed back into the reports. Mr. Martinez commented on the point taken. Mr. Atkins spoke on what resources we have: $15.8M on hand and $3M in escrow funds. Estimated more liquidity in its County fund for construction loan payments which allows flexibility. He added that it's a nice benefit, so we don't have to use our cash flow.

Mr. Karar spoke on Ella being the first General Partnership transaction for Harris County being exempt from property taxes. It allows us to be able to build a lot of housing and a new role for the HFC that creates an opportunity to finance the development. Further, July is a busy month and a number of Bond closings. We have site control and a lot more will be closing in November. There will be heavy 4th quarter activity with small dollars. Mr. Martinez spoke of the Pipeline of what we are working on. He stated that for Haverstock we will have 700 units, and will receive $1 million in Bond fees

CONSIDERATION OF MEMORANDUM OF UNDERSTANDING

8. Presentation and consideration of Resolution Approving and Authorizing the Execution of a Memorandum of Understanding for Serenity Palms and Other Matters in connection therewith. (145 units, New Construction, Pct 1**.)** No Action taken; Matter tabled.

CONSIDERATION OF INVESTMENT OPPORTUNITIES

9. **Presentation and discussion on innovative financing structure.** Mr. Martinez reported that the Board should be more involved in Real Estate with the primary focus being an industry leader. Currently, we have more Multi Family housing, and we should do more Single-family housing. Conrad is an opportunity but need to assure the appropriate due diligence and decisions are undertaken.. Bryan and Rene met with the Houston Housing Authority CEO and commented on their operations and portfolio. Vice President B. Sanchez reaffirms do things well and do them right. He also gave steps to follow. Transwestern is a company that Vice President B. Sanchez has worked with, and the Board can collaborate with in developing projects. Harris County does not own any properties, therefore developing a process flow is essential and requested by President McLemore. Mr. Martinez stated that we'll come back to this at another meeting to discuss.

RESOLUTION TO AMEND SUBRECIPENT AGREEMENT FOR KNOWLES ROWLAND

10. **Discussion and possible action approving Second Amendment to Subrecipient Agreement for Knowles Rowland to extend completion date.** Mr. Martinez was requesting an extension to February 1st on behalf of Knowles Rowland. He stated that the project is 58% complete. He also explained that the Developer is having issues with City of Houston CenterPoint and Utilities . If extension was not granted, they would be in breach of contract. A motion to approve was made by Treasurer Jefferson and seconded by Director Ozuna; the motion carried unanimously.

GENERAL COUNSEL LEGAL MATTERS

11. **Discussion and action approving the transfer of the title of the underlying real estate for Kingsland Park from Harris County to "HCHFC Park, LLC," a wholly owned subsidiary of the HFC**. Mr. Keenan informed the Board that the Title for Kingland Park has never been transferred from the County that acquired the land and that 3 things need to be done, 1. Begin the transfer, 2. Assuming rights and responsibilities and 3. We will pay the closing and the cost of new

Title Policy. A Motion was made by Treasurer Jefferson and seconded by President B. Sanchez; the motion carried unanimously.

12. **Discussion and approval of HCHFC Travel, Training, Training, Training, Business Meeting Policy, updated by Senior Assistant County Attorney as requested.** Mr. Keenan explained the new policy for the Board and Staff, he stated we do not need Board approval for travel but that to get your direct management's approval for time off. He also stated we won't be needing Commissioners Court approval or involvement with travel. CC stated they did not want to see the Boards travels and have to approve them. A Motion was made by President McLemore and seconded by Director Ozuna; the motion carried unanimously.

13. **General Counsel update on Alcott Village litigation matter involving an action that pre-dates HCHFC SAE ownership and developer current involvement.** Mr. Keenan presented information on a lawsuit that we were served pre-dates HCHFC SAE ownership. He stated that there was an accident involving a tenant falling through the ceiling and the tenant included us in the lawsuit. We were eliminated from the suit as not being liable as to us not owning the property at the time of the accident. Mr. Keenan stated that the Executive Director should be able to sign on behalf of the Board for matters under 5,000. And notify the Board the following meeting. Director Ozana agrees that policy should be developed. Motion to approve was made by Director Ozana and seconded by Director Hamous; the motion carried unanimously.

14. **Discussion and approval of HCHFC Foundation (Articles of Incorporation, and Bylaws)** No material drafts have been changed. Just a vote of the bylaws 501c. Motion was made by Treasurer Jefferson, Seconded by Director Stoneham, the motion carried unanimously.

15. **Discussion and approval of amendments to the HCHFC Bylaws**. Mr. Keenan referred to Secretary Costis position on the board on how her seat comes with her position and not having to be voted in. Motion was made by Director Ozuna and seconded by Director Hamous; the motion carried unanimously.

16. **Discussion and approval of amendments to the HCCLT Bylaws**. Mr. Keenan stated that the CLT Bylaws have never been signed and also will have to be approved during an HCCLT meeting. He also stated that members of the CLT board should be residents of the CLT to be a part of the CLT Board. Motion was made by Vice President B. Sanchez and seconded by Treasure Jefferson; the motion carried unanimously.

OTHER MATTERS

17. **Such other matters may come before the Board.** No other matters came before the Board.

18. **Adjournment:** At 11:24 am.

Secretary

_____

APPROVED:

_____

Harris County Housing Finance Corporation
1111 Fannin, 9th Floor • Houston, TX 77002
www.harriscountyhfc.org