



**Harris County Housing Finance Corporation  
Board of Directors Meeting Agenda  
8410 Lantern Point, Houston, TX 77054  
February 18, 2026, 10:00 AM**

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.
- 2) Public Comments.
- 3) Approval of Minutes from January 21, 2026, Regular Board Meeting.....**6**
- 4) Transmittal of Monthly Financials and Discussion.....**10**
- 5) Approval of Treasurer’s Report and certain bills and expenses.....**20**.
- 6) Executive Director Report, including discussion of recent activities, update on Connect Hillcroft financing structure and other projects, results and upcoming activities.....**36**
- 7) Discussion and action approving selection of developer for Hardy Yards #2, now called Hardy Yards Landing. The HFC staff and advisors have reviewed proposals submitted for consideration, provided ranking of proposals and submitted a recommendation for Board Approval.....**40**.
- 8) Discussion and possible action on an Inducement Resolution declaring intent to issue bonds or notes to provide financing for Multi-family residential rental development for persons of low and moderate income (Hardy Yards Landing); 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.....**42**
- 9) Request for approval of funding for a \$500 loan for Blazer Construction (Developer) Hartwood at Barker Cypress 9% Affordable Housing Tax Credit Project located at Barker Cypress & Groeschke Road to be submitted to Texas Department of Housing & Community Affairs. (126 units, Pct.4).....**50**
- 10) Request for approval of funding for a \$500 loan for the Blazer Construction (Developer) for the Hartwood at Cypresswood. 9% Affordable Housing Tax Credit Project to be submitted to Texas Department of Housing & Community Affairs. (126 units, Pct 3).....**53**
- 11) Request for approval of funding for a \$500 loan for the Resolution Companies (Developer) The Grove at Deerbrook, at Deerbrook Park Blvd and Orchard Ridge Ln., 9% Affordable Housing Tax Credit Project to be submitted to Texas Department of Housing & Community Affairs. (108 units, Pct.3).....**64**
- 12) Request for approval of funding for a \$500 loan for the National CORE (Developer) Aldine Station, Aldine Mail Route at Fall Meadow Ln, 9% Affordable Housing Tax Credit Project to be submitted to Texas Department of Housing & Community Affairs. (78 units, Pct. 2).....**72**

- 13) Review and consideration of Resolution of Approval of Amendment 4 to the Subrecipient Agreement for Knowles Roland. Consideration and approval of amendment to the subrecipient agreement to provide final extension of the project from February 28 to May 21, 2026.....74
- 14) Review and consideration of approval of Amendment to the 381 agreement between Harris County and the HFC. We are amending the agreement to more accurately describe which items may be included for reimbursement by the County. This item is concurrently being submitted to Harris County Commissioners Court for Approval and execution.....78.
- 15) Discussion of Multifamily Acquisitions and leasehold financing analysis. Review of potential framework for financing and description of feedback from discussions. **(To be discussed in Exeutive Session).**

OTHER MATTERS

- 16) Such other matters as may come before the Board.
- 17) Adjournment of HCHFC Board Meeting.

*Rene Martinez*  
2/11/26

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Rene Martinez, Executive Director

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.