



**Harris County Housing Finance Corporation**  
**Board of Directors Meeting and HCHFC Foundation Agenda**  
**Bracewell Houston Office Conference Room, Suite 2300**  
**711 Louisiana, Houston, TX 77002**  
**Hybrid Meeting available by TEAMS (Instructions below)**  
**March 25, 2026, 8:30 AM**

**Microsoft Teams meeting**

**Join:** <https://teams.microsoft.com/meet/2363624949419?p=Nr6SWGGSAMoaLCNksK>

Meeting ID: 236 362 494 941 9

Passcode: 8Xh6YB2A

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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 February 18, 2026, Regular Board Meeting.....7
- 4) Approval of Treasurer’s Report and certain bills and expenses.
- 5) Transmittal of Monthly Financials and Discussion
- 6) Executive Director’s Report, including discussion of recent activities, upcoming events, including Meadowbrook Plaza ribbon cutting March 26, conferences, project funding activities, including Hardy Yards, Connect Hillcroft, Duo West Champions and 9% LIHTC projects, projected revenues and new development. ....13
- 7) Consideration and possible approval of Partnership Inducement Resolution for **Connect Hillcroft** multifamily development in partnership with **Brinshore Development** for project to be located at 6420 Hillcroft Drive. (New construction, 90 units, Pct 4). Discussion of proposed TIRZ commitment to fund improvements over multiple years, Harris County RDA funding and authorization for negotiation and execution of Memorandum of Understanding and other action.....34
- 8) Consideration and possible approval of Partnership Inducement Resolution relating to partnership with affiliates of **Ascendant Capital Partners LP and Culver Investment Partners LLC for Duo West Champions Apartments** located at 12330 and 12331 North Gessner Road. (Acquisition, 710 units, Pct 3.), authorization of formation of GP LLP and Landowner LLC, negotiation and execution of Memorandum of Understanding and related actions therewith.....43
- 9) Consideration and possible approval of Partnership Inducement Resolution relating to **Cedar Brook Village Apartments**, located at 7401 Little York. (New construction, 96 units 9% LIHTC, Pct 1), authorization of negotiation and execution of Memorandum of Understanding with **Elmington Financial** and related actions therewith.

- 10) Consideration and possible approval of Partnership Inducement Resolution relating to **Ashbourne Apartments**, located at 9677 Kirkwood. (New construction, 72 units 9% LIHTC, Pct. 4), authorization of negotiation and execution of Memorandum of Understanding with **Elmington Financial** and related actions therewith.
- 11) Consideration and approval of a grant of \$1.5 million from **Harris County RDA to fund Harris County CLT** single family activity.
- 12) Discussion of **Harris County Housing Trust Fund**.
- 13) Consideration and possible approval of Memorandum of Understanding with **METRO for Burnett Transit Center Hardy Yards Transit Oriented Development** (800 Burnett, Pct. 2)..... **74**
- 14) Discussion and approval of a renewed 381 Agreement with Harris County for \$782,670.25 for reimbursement of post-closing costs on ARPA related projects for the period 5/9/2026 through 5/8/2027. Authorize Executive Director to sign agreement consistent Board approval, including authority to sign if reimbursement period is reduced to be less than 12 months..... **79**
- 15) Discussion and approval of **Third Amendment to Subrecipient Agreement** extending project completion date for **Palladium Houston at Ella Blvd.** to August 1, 2025. Authorize approval and execution of the Agreement. (New construction, 146 units Pct.1) ..... **98**

HCHFC Prior Action	December 13,2023	Original Approval
HCHFC Prior Action	November 18,2024	First Amendment
HCHFC Prior Action	November 13,2025	Second Amendment

- 16) Consideration and possible approval of a resolution authorizing a **Second Amendment of Subrecipient Agreement for Saddle Creek Apartments**, 15960 Kuykendahl Rd. (New construction, 72 units, Pct 3.) to extend completion date deadline to April 15, 2026..... **104**

HCHFC Prior Action	July 17,2024	Final Approval Resolution
HCHFC Prior Action	November 12, 2025	First Amendment

- 17) Consideration and possible approval of a resolution authorizing the **First Amendment to Subrecipient Agreement for the Villa Eterna Sonrisa Felix Z Fraga Apartments**, 300 Tidwell. (New construction, 99 units, Pct 2.) extending completion date deadline to March 31, 2026, and making conforming changes with respect to the change in ARPA eligibility category and TAMFAP guidelines retention procedures..... **111**

HCHFC Prior Action	July 17, 2024	Final Approval Resolution
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- 18) Consideration and possible approval of a resolution authorizing a **First Amendment to Subrecipient Agreement for the Frumencio Reyes Jr Plaza Apartments** 1430 Upland, (New construction, 120 units, Pct 4,) to extend completion date deadline to June 30, 2026, and make conforming changes with respect to the change in ARPA eligibility category and TAMFAP guidelines retention procedures..... **138**

HCHFC Prior Action	June 20, 2024	Final Approval Resolution
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## GENERAL COUNSEL MATTERS

- 19) Discussion of HCHFC Foundation.** Review of HCHFC Foundation and need for an initial meeting to approve formation and approval of the Foundation Board. Discussion of legal requirements for organizational meeting, deposit of \$100,000 to defray organizational, engage Bracewell as special counsel and other expenses and actions to be requested. Approval of HFC for convening meeting of HCHFC Foundation and appointment of members. **166**

## DISCUSSION OF MULTIFAMILY HOUSING LEASEHOLD FINANCING PROGRAM (Executive Session)

- 20)** Discussion of Multifamily Acquisitions Leasehold Financing Strategy terms and possible action.

## OTHER MATTERS

- 21)** Such other matters as may come before the Board.
- 22)** Adjournment of Board meeting, commence meeting of HCHFC Foundation.

Rene Martinez  
3/18/26

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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.

### **HCHFC Foundation Agenda (Initial meeting)**

1. Call meeting to order and establish quorum.
2. Approve Articles of Incorporation and Bylaws, approve formation of the foundation and acceptance of all action previously taken to do so.
3. Election of officers.
4. Approve acceptance of initial contribution from Harris County HFC.
5. Appoint Bracewell as special counsel to accomplish organizational and required IRS filing.
6. Authorize the required action and filings for the HCHFC Foundation.
7. Other Matters
8. Adjourn