

RESOLUTION NO. 19-01

**RESOLUTION APPROVING THE SUBMISSION TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT (HUD) OF THE HARRIS COUNTY
HOUSING AUTHORITY (HCHA) 5-YEAR AND ANNUAL PHA (PUBLIC
HOUSING AUTHORITY) PLANS FOR THE PHA FISCAL YEAR BEGINNING
APRIL 1, 2019**

WHEREAS, HCHA held a Resident Advisory Board meeting on October 26, 2018; and

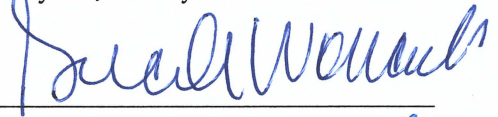
WHEREAS, the Board of Commissioners conducted a Public Hearing on January 16, 2019,
for the HCHA 5-Year and Annual PHA Plans for the PHA fiscal year beginning April 1, 2019; and

WHEREAS, HCHA staff recommends the approval of the 5-Year and Annual PHA Plans;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Harris
County Housing Authority authorizes the submission to HUD of the HCHA 5-Year and Annual
PHA Plans for the PHA fiscal year beginning April 1, 2019.

PASSED, by the Board of Commissioners this 16th day of January 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-02

RESOLUTION BY HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING AND RATIFYING HCHA CYPRESSWOOD ESTATES, LLC (THE "COMPANY") TO ENTER INTO A 223(f) HUD LOAN AND ITS LOAN DOCUMENTATION FOR CYPRESSWOOD ESTATES (THE "PROJECT"); APPROVING AND RATIFYING THE APPOINTMENT OF THE MANAGERS OF THE COMPANY; AND AUTHORIZING HCHA REDEVELOPMENT AUTHORITY, INC. AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE COMPANY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas non-profit corporation (the "Corporation") and instrumentality of the Harris County Housing Authority (the "Authority"), is the sole Member of HCHA Cypresswood Estates, LLC, a Texas limited liability company (the "Company"); and

WHEREAS, the Company has acquired a leasehold interest in a tract of land in Harris County, Texas, upon which a multifamily apartment community has been constructed, commonly known as Cypresswood Estates (the "Project"); and

WHEREAS, the Authority desires for the Company to enter into a loan from AGM Financial Services, Inc., a Maryland corporation (the "Lender"), to be insured by the U.S. Secretary of Housing & Urban Development ("HUD") for financing for the Project, FHA Project No.: 114-11474, pursuant to Section 223(f) of the National Housing Act of up to the sum of Four Million Six Hundred Thirty Thousand and no/100 Dollars (\$4,630,000.00) (the "Loan") from the Lender in order to refinance the Project; and

WHEREAS, in connection with the contemplated Loan transaction, the Company is required to enter into various documents that will evidence the Loan, including, but not limited to, a Note (Multistate), a Multifamily Deed of Trust, Assignment of Leases and Rents and Security Agreement, Regulatory Agreement For Multi-family Projects, UCC financing statements, and any and all other proposed documents evidencing, creating, or governing the Loan or to be executed in connection therewith as may be required by the Lender and/or by HUD in connection with the Loan (all of such loan and security documents are hereinafter collectively referred to as the "Loan Documents"); and

WHEREAS, the Authority and the Corporation desire to approve and ratify the appointment of Horace Allison and Paul Curry as the Managers of the Company; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that, subject to consultation by and between outside counsel for the Authority, the Chairman of the Authority, and Vice Chairman of the Authority, the Authority, Company, and Horace Allison (the "Executing Officer"), the Executive Director of the Authority and Manager of the Company, are authorized to take the actions described below in connection with the transactions contemplated by these Resolutions; and

BE IT FURTHER RESOLVED, that the Authority, and the Company are authorized to execute and deliver the Loan Documents and to enter into the Loan; and

BE IT FURTHER RESOLVED, that the Company is authorized to obtain the Loan from the Lender and to execute and deliver the Loan Documents; and that the Executing Officer is hereby authorized acting alone, for and on behalf of, and in the name of the Company and of the Authority to cause the Company and the Authority to execute and deliver the Loan Documents and such other documents and instruments in connection therewith as may be necessary or desirable, including, but not limited to, any documents and agreements required in connection with the assignment or participation of the Loan with HUD, with such changes and modifications thereto as shall be approved by executing the same, such execution and delivery to be conclusive evidence of such approvals; and

BE IT FURTHER RESOLVED, that the Executing Officer is authorized, acting alone to do or perform or cause to be done or performed, in the name of and on behalf of the Authority, the Company, and the Corporation, or otherwise, to execute and deliver such other notices, requests, demands, directions, consents, approvals, orders, undertakings, amendments, further assurances, or other instruments of communication as may be necessary or appropriate in order to cause the Company to carry into effect the intent of the foregoing Resolutions; and

BE IT FURTHER RESOLVED, that all actions taken by the Executing Officer to carry out the intent of the foregoing Resolutions, and his execution and delivery of such instruments and documents as he believes are necessary for that purpose, are hereby approved, ratified, and confirmed in all respects; and

BE IT FURTHER RESOLVED that the execution and delivery by the Executing Officer of any of the aforesaid agreements, documents, and instruments authorized in the foregoing Resolutions and the taking by the Executing Officer of any acts in any way related to the transactions contemplated by the foregoing Resolutions and such agreements, documents, and instruments, shall be conclusive evidence of his approval thereof and of his authority to execute and deliver such agreements, documents, and instruments and to take and perform such acts in the name and on behalf of the Corporation, and the Company, as the case may be; and

BE IT FURTHER RESOLVED that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, the Corporation, and the Company, to execute all of the Loan Documents and any other documents and agreements executed in connection with the transactions contemplated hereby; and

BE IT FURTHER RESOLVED that the Executing Officer is authorized (i) to negotiate definitive terms (not inconsistent with the terms described above) of the Loan Documents, and (ii) to take such other actions for the Corporation and the Company, as applicable, as the Executing Officer considers appropriate toward completion of the transactions contemplated by these Resolutions or performance of the obligations of the Corporation and the Company, as applicable, under the Loan Documents and any other documents and agreements executed in connection with the transactions contemplated hereby; and

BE IT FURTHER RESOLVED, that the individuals named below are hereby approved and ratified as the current Managers of the Company:

Horace Allison, and

Paul Curry; and

BE IT FURTHER RESOLVED, that, the terms for Managers each being concurrent with their service as a manager of the Company, or as an employee of the Authority, each Manager shall serve in his capacity until a successor is duly qualified and appointed by the Authority; and

BE IT FURTHER RESOLVED, that these Managers are empowered to carry out the day-to-day business of the Company in accordance with the Regulations of the Company, as amended; and

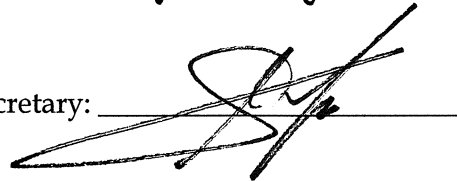
BE IT FURTHER RESOLVED, that to the extent any of the actions authorized by these Resolutions have already been taken by, or on behalf of, the Authority, the Corporation and/or the Company, such actions are hereby ratified and confirmed as the valid actions of the Authority, the Corporation, and/or the Company, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Corporation or the Company are authorized to take such other actions as the Authority shall consider necessary or appropriate toward completion of the transactions contemplated by these Resolutions;

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PASSED by the Board of Commissioners this 20th day of February 2019.

Chairman: 

Secretary: 

**MANAGER'S CERTIFICATE
(RESOLUTIONS AND INCUMBENCY)
OF
HCHA CYPRESSWOOD ESTATES, LLC**

The undersigned, Horace Allison, a Manager of HCHA Cypresswood Estates, LLC, a Texas limited liability company (the "Borrower"), hereby certifies that:

(1) I am now the Manager of the Borrower, appointed by the sole member, and shall act with such authority of the Borrower until I am replaced by the sole member.

(2) The sole member of the Borrower is HCHA Redevelopment Authority, Inc., a Texas non-profit public facility corporation (the "Corporation").

(3) The officers of the Corporation and their respective offices are as follows:

<u>Name:</u>	<u>Office:</u>
Gerald Womack	President
Roberto Gonzalez	Vice President
Horace Allison	Secretary/Executive Director

The terms for officers of the Corporation are each concurrent with their service as a board member or employee of the Harris County Housing Authority.

(4) The Directors of the Corporation are as follows:

Name:
Gerald Womack
Roberto Gonzalez
Joe Ellis
Joe Villarreal
Kerry Wright
Horace Allison
Paul Curry

The terms for Director are each concurrent with their service as a board member or employee of the Harris County Housing Authority.

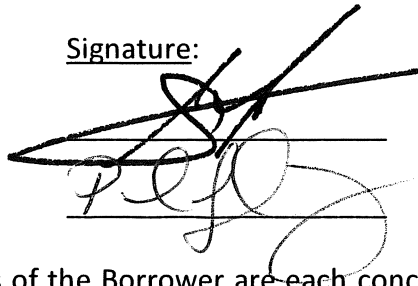
(5) The Managers of the Borrower and their specimen signatures are as follows:

Name:

Horace Allison

Paul Curry

Signature:



The terms for Managers of the Borrower are each concurrent with their service as a board member or employee of the Harris County Housing Authority.

(6) The resolutions (the "Resolutions") attached hereto as Exhibit "G" are true and correct copies of the Resolutions duly adopted by the Borrower, in compliance with its Amended and Restated Regulations, as amended, and its Articles of Organization, as amended, and all applicable laws, by unanimous consent.

(7) That the Resolutions have not been amended, altered, or rescinded and are now in full force and effect on the date hereof.

(8) A true copy of the Bylaws for the Corporation, which is the sole Member of the Borrower, is attached hereto as Exhibit "A"; and true copies of the Certified Certificate of Formation for the Corporation and the Certificate of Correction for the Corporation each filed with the Secretary of State of Texas are attached hereto as Exhibit "B".

(9) That the Corporation is duly qualified to do business in the State of Texas and is in good standing in such state, as evidenced by the Certificate of Fact from the Texas Secretary of State as well as an indication of good standing from the Texas Comptroller, both attached hereto as Exhibit "C".

(10) That there is no provision of the Bylaws or Certificate of Formation of the Corporation limiting the powers of the sole Member of the borrower to pass or consent to the Resolutions and that the Resolutions are in conformity with the provisions of the Corporation's Bylaws and Certificate of Formation, as corrected.

(11) That no proceedings are pending for the forfeiture of the Corporation or for its dissolution, voluntary, or involuntary.

(12) The Corporation's Bylaws and Certificate of Formation, as corrected, are true and accurate, have not been amended, and remain in force.

(13) True copies of the Amended and Restated Regulations for the Borrower, the Assignment of Membership Interests and Other Rights of the Borrower, and the Amendment to

the Amended and Restated Regulations for the Borrower are each attached hereto as Exhibit "D"; and of the Certified Articles of Organization for the Borrower, and the two Certified Articles of Amendments for the Borrower, each filed with the State of Texas, attached hereto as Exhibit "E".

(14) That the Borrower is duly organized and validly existing under the laws of the State of Texas; that all franchise and other taxes required to maintain the corporate existence of the Borrower have been paid when due and that no such taxes are delinquent, as evidenced by the Certificate of Fact from the Texas Secretary of State as well as an indication of good standing from the Texas Comptroller, both attached hereto as Exhibit "F".

(15) That there is no provision of the Amended and Restated Regulations, as amended, or the Articles of Organization, as amended, of the Borrower limiting the powers of the sole Member to pass or consent to the Resolutions and that the Resolutions are in conformity with the provisions of the Corporation's Bylaws and Certificate of Formation.

(16) That no proceedings are pending for the forfeiture of the Borrower or for its dissolution, voluntary or involuntary.

(17) The Amended and Restated Regulations, the Assignment of Membership Interests and Other Rights, the Amendment to the Amended and Restated Regulations, the Articles of Organization, and the two Certified Articles of Amendments for the Borrower are true and accurate, have not been amended, and remain in force.

(18) That the Secretary of Housing and Urban Development ("HUD") is hereby authorized to rely on this certificate on and as of the date of the delivery of the Loan Documents (as such terms are hereafter defined in the Resolutions attached hereto as Exhibit "G") for the financing of the Project, FHA Project No.: 114-11474, and this certificate and the matters herein certified shall be deemed for all purposes to be true, accurate, and correct on and as of that date, and on and as of the date of delivery of the Loan Documents, unless an authorized officer of the Borrower notifies HUD in writing to the contrary prior to either of such dates.

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IN WITNESS WHEREOF I have hereunto affixed my name as of the 20th day of February,
2019.

HCHA CYPRESSWOOD ESTATES, LLC,
a Texas limited liability company

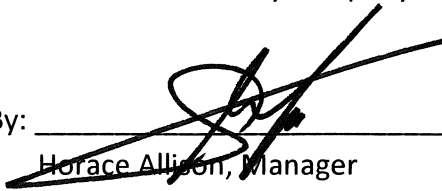
By:  _____
Horace Allison, Manager

EXHIBIT "A"

Copy of the Bylaws for the Corporation

EXHIBIT "B"

The Certified Certificate of Formation for the Corporation

and

Certified Certificate of Correction for the Corporation

EXHIBIT "C"

The Certificate of Fact and indication of good standing for the Corporation

EXHIBIT "D"

Copy of the Amended and Restated Regulations for the Borrower,
The Assignment of Membership Interests and Other Rights of the Borrower,
and
The Amendment to the Amended and Restated Regulations of the Borrower

EXHIBIT "E"

The Certified Articles of Organization for the Borrower,

and

Two Certified Articles of Amendments for the Borrower

EXHIBIT "F"

The Certificate of Fact and indication of good standing for the Borrower

EXHIBIT "G"

The Resolutions

RESOLUTION NO. 19-03

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION
OF A CONTRACT FOR APARTMENT FURNITURE
FOR THE VILLAS AT EASTWOOD**

WHEREAS, the Harris County Housing Authority (HCHA), issued an Invitation for Bids (IFB) #18-03 on December 16, 2018, soliciting bids from furniture companies to provide apartment furniture for The Villas at Eastwood; and

WHEREAS, the IFB was advertised in the local newspaper on December 16, 2018, December 23, 2018, and posted on HCHA's website; and

WHEREAS, responses to IFB #18-03 were due on January 22, 2019; and

WHEREAS, HCHA received three responses to IFB #18-03 from the following companies:

CORT Furniture
Hilton Furniture and Mattress
Hallmark Office Products; and

WHEREAS, HCHA staff has reviewed all bids received in response to IFB#18-03; and

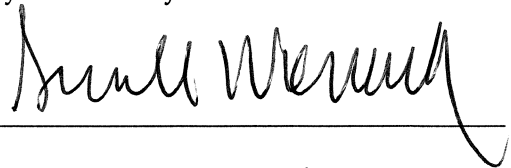
WHEREAS, the unit prices established in Hilton Furniture and Mattress' bid will be utilized for contract adjustment(s) if required; and

WHEREAS, Hilton Furniture submitted the most responsive and responsible bid that represents the best value to HCHA, considering price and other factors set forth in the IFB #18-03.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a contract with Hilton Furniture and Mattress to provide apartment furniture for The Villas at Eastwood in the amount of **two hundred fifty-six thousand eight hundred eighty dollars and sixty-four cents (\$256,880.64)**.

PASSED, by the Board of Commissioners this 20th day of February 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-04

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
MEMORANDUM OF UNDERSTANDING WITH DEVELOPERS OF
AFFORDABLE MULTI-FAMILY HOUSING**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Proposals (RFP) #18-10 on December 16, 2018, soliciting proposals from qualified not-for-profit or for-profit housing developers seeking to apply for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds in partnership with HCHA to develop affordable housing; and

WHEREAS, the RFP was advertised in the local newspaper on December 16, 2018, December 23, 2018, and posted on HCHA's website; and

WHEREAS, responses to RFP #18-10 were due January 29, 2019; and

WHEREAS, HCHA received four responses to RFP #18-10 from the following companies:

Volunteers of America National Services,
Hettig-Kahn Holdings, Inc.,
Kilday Operating, LLC,
Sphinx Development Corporation; and

WHEREAS, HCHA staff has reviewed, evaluated, and ranked the responses to the RFP; and

WHEREAS, HCHA staff found all responders' qualifications, experience, and proposals complied with the submission requirements of the RFP; and

WHEREAS, Volunteer of America National Services ranked number one, Hettig Kahn Holdings, Inc. ranked number two, Kilday Operating, LLC ranked number three, and Sphinx Development Corporation ranked number four; and

WHEREAS, Volunteers of America National Services, Hettig-Kahn Holdings, Inc., and Kilday Operating, LLC submitted proposals that represent value to HCHA, considering price and other factors set forth in the RFP; and

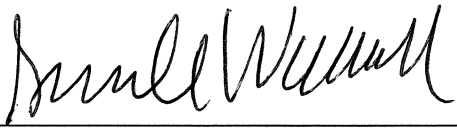
WHEREAS, Hettig-Kahn Holdings, Inc. has subsequently withdrawn its proposal.

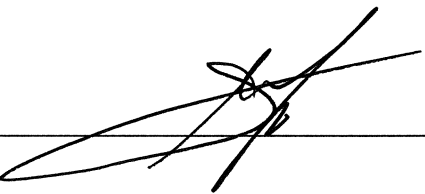
NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a memorandum of understanding with Volunteers of America National Services, and Kilday Operating, LLC for the development of affordable multi-family housing, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the

execution of any document, or taking of any action to be conclusive evidence of the necessity thereof.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 20th day of February 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-05

**RESOLUTION AUTHORIZING THE RENEWAL OF AN INTERLOCAL AGREEMENT FOR
THE PROVISION OF INSURANCE COVERAGE**

WHEREAS, Chapter 791 of the Texas Local Government Code authorizes government entities like Harris County Housing Authority (HCHA) to enter into Risk Pool Interlocal Agreements for the provision of insurance coverage; and

WHEREAS, on April 1, 2014, HCHA entered into an Interlocal Agreement with the members of the Texas Municipal League Insurance Risk Pool (TMLIRP) for the provision of insurance coverage; and

WHEREAS, the current Interlocal Agreement with TMLIRP expires on April 1, 2019; and

WHEREAS, HCHA's Procurement Policy requires the Board of Commissioners' approval on all further renewals of the Interlocal Agreement due to aggregation of the premiums paid to TMLIRP since April 1, 2014.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute the renewal of an Interlocal Agreement with TMLIRP for an additional one-year term.

PASSED, by the Board of Commissioners this 20th day of February 2019.

Chairman: _____



Secretary: _____



RESOLUTION 19-06

RESOLUTION AUTHORIZING THE OPERATING SYSTEM SOFTWARE UPGRADE AND RENEWAL OF THE SOFTWARE SUPPORT CONTRACT WITH MRI SOFTWARE, LLC

WHEREAS, Harris County Housing Authority (HCHA) desires to upgrade the Housing Pro software operating system and renew the software support contracts required to manage its Housing Choice Voucher (HCV), Moderate Rehabilitation, Jackson Hinds (Single Room Occupancy), Project Based Voucher, and Veteran Affairs Supportive Housing (VASH) Programs; and

WHEREAS, on or before December 2003, HCHA entered into a contract with Happy Software, Inc. for the operating software and software support; and

WHEREAS, in March 2009 HCHA upgraded to Housing Pro 8; and

WHEREAS, to take advantage of improvements and features in the software operating system and to efficiently implement HCV program changes, HCHA desires to upgrade to Housing Pro 9.1; and

WHEREAS, the current software support contract with Happy Software, Inc. expires on February 28, 2019; and

WHEREAS, Happy Software, Inc. will no longer provide technical support for Housing Pro 8 by year's end; and

WHEREAS, MRI Software, LLC acquired Happy Software, Inc.; and

WHEREAS, HCHA's Procurement Policy requires the Board of Commissioners' approval of all further renewals due to aggregation of funds paid to Happy Software, Inc., now operating as MRI Software, LLC.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute the operating system software upgrade and renewal of the software support contracts with MRI Software, LLC for a one-year term in an amount not to exceed **forty-two thousand six hundred eighty four dollars (\$42,684.00)**.

PASSED, by the Board of Commissioners on this 20th day of February 2019.

Chairman:  _____

Secretary:  _____

RESOLUTION NO. 19-07

RESOLUTION AUTHORIZING A TRANSFER FROM THE CENTRAL OFFICE COST
CENTER TO THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, Harris County Housing Authority (HCHA) would like to transfer funds from the Central Office Cost Center (COCC) bank account to the Housing Choice Voucher (HCV) Section 8 and Veterans Affairs Supportive Housing (VASH) Bank Account in the event of a Government Shutdown; and,

WHEREAS, this transfer would cover operational expenses and salaries for up to one month for the HCV Program; and,

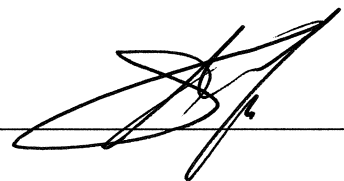
WHEREAS, this transfer will be paid back to the COCC once the Federal Government reopens and if administrative fees are reimbursed retroactively; and,

WHEREAS, HCHA would not transfer funds to the Mod Rehab and Jackson Hinds SRO programs to cover monthly expenses as there are sufficient funds in reserves to cover expenses.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to transfer **one hundred thirty-nine thousand five hundred ninety dollars and ninety-four cents (\$139,590.94)** from the COCC bank account to the HCV Section 8 and VASH bank account to cover monthly expenses for one month for the calendar year of 2019.

PASSED, by the Board of Commissioners this 20th day of February 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-09

**RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2020 (FY 2020) ENDING
MARCH 31, 2020**

WHEREAS, the staff of Harris County Housing Authority (HCHA) drafted a budget for the fiscal year beginning April 1, 2019 and ending March 31, 2020; and

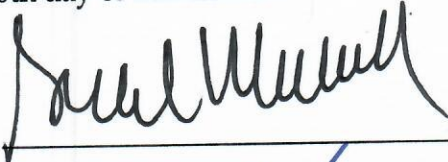
WHEREAS, all of HCHA's Lines of Business are projected to have positive cash flows for FY 2020; and

WHEREAS, the Board of Commissioners of HCHA has reviewed the proposed budget and has found that the anticipated revenues as reflected in the proposed budget are sufficient to meet all proposed expenses for HCHA.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority hereby adopts the attached Budget for the FY 2020 ending March 31, 2020 and authorizes the execution and submission of the PHA Board Resolution - approving the operating Budget HUD Form 52574.

PASSED, by the Board of Commissioners this 20th day of March 2019.

Chairman: _____



Secretary: _____



Attachment: FY2020 Budget

RESOLUTION NO. 19-10

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO
NEGOTIATE AND EXECUTE A RELOCATION SERVICES AGREEMENT**

WHEREAS, Wald Relocation Services, Ltd. (Wald) is a preferred vendor and currently provides relocation services to the Harris County Hospital District dba Harris Health System (Harris Health) procured through the Harris County Purchasing Agent under Job No. 14/0221; and

WHEREAS, Harris County Housing Authority (HCHA) and Harris County previously entered into an Interlocal Agreement under which HCHA may use the Harris County Purchasing Agent's procurement processes and vendors; and

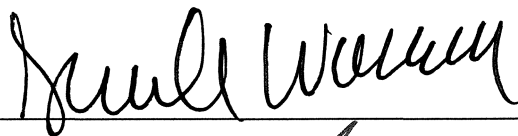
WHEREAS, based on its review of Harris County's Request for Proposal -- Job No. 14/0021 and Wald's Response, approved by Harris Health's Board of Managers on October 30, 2014, HCHA has determined that Wald's proposal represents the best overall value to HCHA, considering price and other factors; and

WHEREAS, because Wald's proposal represents the best overall value to HCHA, considering price and other factors, HCHA selected Wald, and Wald has agreed to provide, relocation services for HCHA under substantially similar terms as Job No. 14/0221.

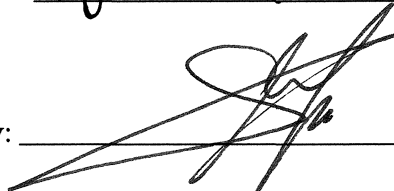
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and enter into a Relocation Services Agreement with Wald for the relocation of office equipment, furniture, materials, files, and various other items located at 8933 Interchange, Houston, TX 77054 to the new facility located at 1933 Hussion St., Houston, TX 77003 in an amount not to exceed **thirty-seven thousand, six hundred forty-five dollars (\$37,645.00)**.

PASSED, by the Board of Commissioners this 20th day of March 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-11

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO
NEGOTIATE AND EXECUTE A RELOCATION SERVICES AGREEMENT**

WHEREAS, Wald Relocation Services, Ltd. (Wald) is a preferred vendor and currently provides relocation services to the Harris County Hospital District dba Harris Health System (Harris Health) procured through the Harris County Purchasing Agent under Job No. 14/0221; and

WHEREAS, Harris County Housing Authority (HCHA) and Harris County previously entered into an Interlocal Agreement under which HCHA may use the Harris County Purchasing Agent's procurement processes and vendors; and

WHEREAS, based on its review of Harris County's Request for Proposal -- Job No. 14/0021 and Wald's Response, approved by Harris Health's Board of Managers on October 30, 2014, HCHA has determined that Wald's proposal represents the best overall value to HCHA, considering price and other factors; and

WHEREAS, because Wald's proposal represents the best overall value to HCHA, considering price and other factors, HCHA selected Wald, and Wald has agreed to provide, relocation services for HCHA under substantially similar terms as Job No. 14/0221.

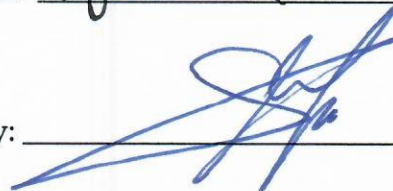
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and enter into a Relocation Services Agreement with Wald for the relocation of office equipment, furniture, materials, files, and various other items located at 8933 Interchange, Houston, TX 77054 to the new facility located at 1933 Hussion St., Houston, TX 77003 in an amount not to exceed **thirty-seven thousand, six hundred forty-five dollars (\$37,645.00)**.

PASSED, by the Board of Commissioners this 20th day of March 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-12

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER
INTO AN INTERLOCAL AGREEMENT WITH HARRIS COUNTY
FOR THE PROVISION OF LEGAL SERVICES**

WHEREAS, the Harris County Attorney's Office (HCAO) is responsible for providing legal services to multiple departments and agencies within Harris County; and

WHEREAS, Harris County Housing Authority (HCHA) is authorized to contract for legal services from HCAO pursuant to Section 392.040(b) of the Texas Local Government Code and Chapter 791 of the Texas Government Code; and

WHEREAS, since May 18, 2015, HCHA and Harris County have executed multiple Interlocal Agreements under which HCAO provides legal services to HCHA; and

WHEREAS, the current Interlocal Agreement expires on May 31, 2019; and

WHEREAS, HCHA desires to continue receiving legal services from HCAO; and

WHEREAS, HCAO desires to continue providing legal services to HCHA.

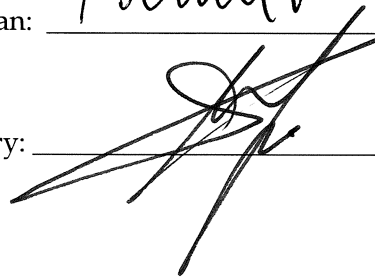
NOW, THEREFORE BE IT RESOLVED, that the Chief Executive Officer is hereby authorized to negotiate and execute a new Interlocal Agreement with Harris County for legal services provided by HCAO with substantially the same terms as appear in Exhibit A.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-13

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO USE AFFORDABLE HOUSING FUNDS TO FUND THE ACQUISITION OF REAL PROPERTY FOR THE EXPANSION OF THE VILLAS AT EASTWOOD PROJECT

WHEREAS, on November 14, 2018, the Harris County Housing Authority (HCHA) Board of Commissioners passed Resolution No. 18-55 authorizing the Chief Executive Officer (CEO) to negotiate an agreement for the acquisition of 1901 Hussion, Houston, Texas 77003 (real property) for the purpose of expanding the 200-unit affordable housing project The Villas at Eastwood (formerly known as Fenix Estates) (Project); and

WHEREAS, on February 12, 2019, HCHA entered into an Interlocal Agreement with Harris County (County) under which the County agreed to reimburse HCHA utilizing Community Development Block Grant (CDBG) funds to acquire and improve the real property; and

WHEREAS, HCHA's General Counsel anticipates that the appointment of Special Commissioners to assess the value of the real property and make an award to the landowner is imminent; and

WHEREAS, HCHA is currently discussing the option of borrowing money from qualified lenders to fund the acquisition of the real property; and

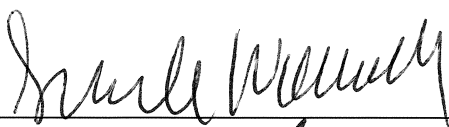
WHEREAS, HCHA has not reached any agreement with any qualified lender to fund the acquisition of the real property.

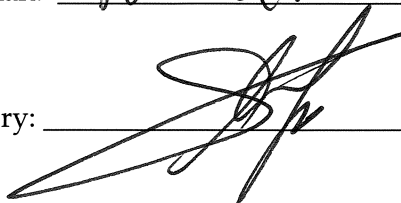
NOW, THEREFORE BE IT RESOLVED, that, after reaching an agreement on price with the landowner or the 133rd District Court of Harris County appoints Special Commissioners to assess the value of the real property and make an award to the landowner, the CEO is hereby authorized to fund the acquisition of the real property with monies from HCHA's Affordable Housing Program.

BE IT FURTHER RESOLVED, that the CEO may only fund the acquisition of the real property with monies from HCHA's Affordable Housing Program if HCHA has not secured a bridge loan from a qualified lender for the acquisition of the real property.

BE IT FURTHER RESOLVED, that should it be necessary to fund the acquisition of the real property with monies from the Affordable Housing Program, immediately after receiving the CDBG reimbursement from Harris County, the CEO shall deposit such funds into the Affordable Housing Program account.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-14

**RESOLUTION APPROVING THE SUBMISSION OF THE SECTION EIGHT
MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires housing authorities to submit an annual Section Eight Management Assessment Program (SEMAP) certification report; and

WHEREAS, based on HUD's performance indicators, Harris County Housing Authority's (HCHA) annual SEMAP certification reports reflect that HCHA is a "High Performer" with a score of 93%; and

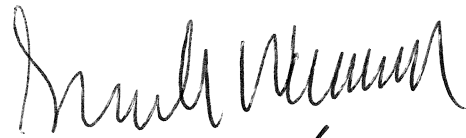
WHEREAS, this report is due to HUD sixty (60) days after the close of the HCHA's fiscal year; and

WHEREAS, staff members have prepared and reviewed a draft of the SEMAP report and recommend its submission.

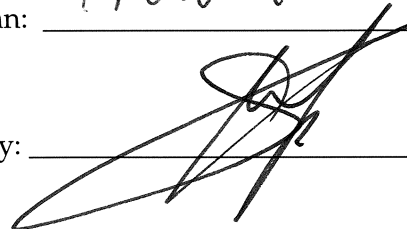
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority approves the submission of the 2019 SEMAP certification report to HUD.

PASSED, by the Board of Commissioners of the Harris County Housing Authority this 17th day of April 2019.

Chairman: _____



Secretary: _____



Attachment: SEMAP summary

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Harris County Housing Authority	03/31/2019	04/22/2019

Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☒ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☒ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☒ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☒ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☒ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☒ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 982.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☒

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☒ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☒ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☒ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☒ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☒ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☒ No ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>830</u>	1-BR FMR <u>936</u>	2-BR FMR <u>1146</u>	3-BR FMR <u>1565</u>	4-BR FMR <u>1982</u>
PS <u>830</u>	PS <u>936</u>	PS <u>1146</u>	PS <u>1565</u>	PS <u>1982</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☒

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes ☒ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☒ No ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes ☒ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>913</u>	1-BR FMR <u>1030</u>	2-BR FMR <u>1261</u>	3-BR FMR <u>1722</u>	4-BR FMR <u>2180</u>
PS <u>913</u>	PS <u>1030</u>	PS <u>1261</u>	PS <u>1722</u>	PS <u>2180</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>996</u>	1-BR FMR <u>1123</u>	2-BR FMR <u>1375</u>	3-BR FMR <u>1878</u>	4-BR FMR <u>2378</u>
PS <u>996</u>	PS <u>1123</u>	PS <u>1375</u>	PS <u>1878</u>	PS <u>2378</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response Yes ☐ No ☐

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes ☒ No ☐ If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) 04/22/2019

PHA Name Harris County Housing Authority

Principal Operating Area of PHA Houston, Texas
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area 10%

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) 1,763 a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- 2,487 b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- 71.00 c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes ☒ No ☐
- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☐
- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

RESOLUTION NO. 19-15

**RESOLUTION APPROVING A REVISION TO THE HARRIS COUNTY HOUSING
AUTHORITY ADMINISTRATIVE PLAN**

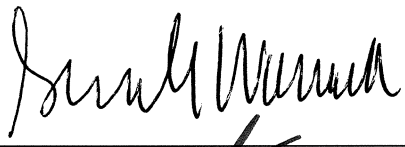
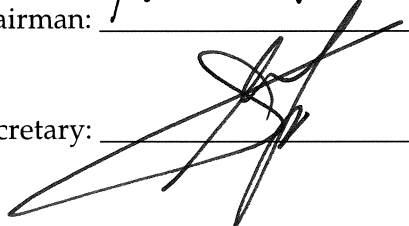
WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA Administrative Plan on January 16, 2019; and

WHEREAS, HCHA staff now recommends changes to the Administrative Plan revising **Chapter 17–Part VI. D. Selection of PBV Program Participants - Selection From Waiting List – Preferences** by deleting the third local preference for the Project-Based Voucher Program; and

WHEREAS, HCHA staff has determined that this change does not represent a substantial deviation, significant amendment, or modification of the Administrative Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby adopts the revision to HCHA's Administrative Plan.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 
Secretary: 

RESOLUTION NO. 19-16

**RESOLUTION APPROVING REVISIONS TO THE HARRIS COUNTY HOUSING
AUTHORITY 2019 ANNUAL PUBLIC HOUSING AUTHORITY PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA 2019 Annual Public Housing Authority (PHA) Plan on January 16, 2019; and

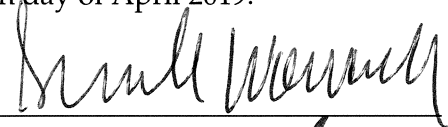
WHEREAS, HCHA now recommends revisions to the Annual PHA Plan, **Chapter 17-VI.D. Selection of PBV Program Participants – Selection From Waiting List – Preferences** by deleting the third local preference for the Project-Based Voucher Program; and

WHEREAS, HCHA staff has determined that this change does not represent a substantial deviation, significant amendment, or modification of the PHA Plan.

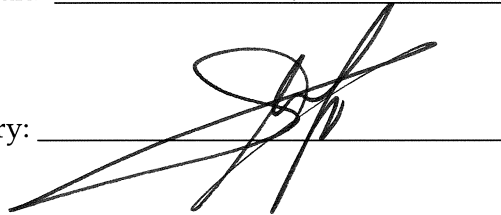
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby approves revisions to HCHA's 2019 Annual PHA Plan.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-17

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH BRINSHORE DEVELOPMENT, LLC FOR
THE DEVELOPMENT OF BLUESTEM APARTMENTS, AN AFFORDABLE MULTI-
FAMILY HOUSING DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications (“RFQ”) #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing in partnership with HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019, March 31, 2019, and posted on HCHA’s website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from the following developers sponsoring a total of five developments:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, Brinshore Development, LLC is proposing Bluestem Apartments, a180-unit affordable multi-family development, located in southwest Harris County, Texas; and

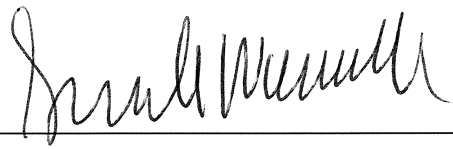
WHEREAS, HCHA staff found the responders’ qualifications, experience, and proposal complied with the requirements of the RFQ; and

WHEREAS, Brinshore Development, LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with Brinshore Development, LLC for the development of Bluestem Apartments, a180-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-18

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH BRINSHORE DEVELOPMENT, LLC FOR
THE DEVELOPMENT OF THE SPERO APARTMENTS, AN AFFORDABLE MULTI-
FAMILY HOUSING DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications ("RFQ") #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing for which an MOU has not been negotiated/executed with the HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019 and March 31, 2019 and posted on HCHA's website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from five developers sponsoring a total of five developments:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, Brinshore Development, LLC is proposing The Spero Apartments a 120-unit affordable multi-family development located in southwest Harris County, Texas; and

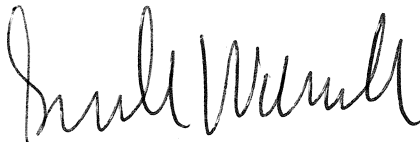
WHEREAS, HCHA staff found the responders' qualifications, experience, and proposal complied with the requirements of the RFQ; and

WHEREAS, Brinshore Development, LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with Brinshore Development, LLC for the development of The Spero Apartments a 120-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-19

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH LDG MULTIFAMILY, LLC FOR THE
DEVELOPMENT OF THE HOLLOWS, AN AFFORDABLE MULTI-FAMILY HOUSING
DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications ("RFQ") #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing in partnership with HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019, March 31, 2019, and posted on HCHA's website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from the following developers sponsoring a total of five developments:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, LDG Multifamily, LLC is proposing The Hollows, a 192-unit affordable multi-family development, located in eastern Harris County, Texas; and

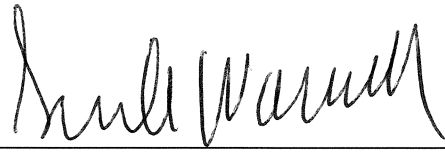
WHEREAS, HCHA staff found the responders' qualifications, experience, and proposal complied with the requirements of the RFQ; and

WHEREAS, LDG Multifamily, LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with LDG Multifamily, LLC for the development of The Hollows, a 192-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-20

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH LDG MULTIFAMILY, LLC FOR THE
DEVELOPMENT OF DANCY ESTATES, AN AFFORDABLE MULTI-FAMILY HOUSING
DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications ("RFQ") #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing in partnership with HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019, March 31, 2019, and posted on HCHA's website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from the following developers sponsoring a total of five developments:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, LDG Multifamily, LLC is proposing Dancy Estates a 240-unit affordable multi-family development located in southwest Harris County, Texas; and

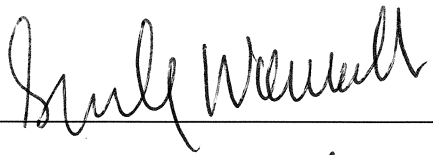
WHEREAS, HCHA staff found the responders' qualifications, experience, and proposal complied with the requirements of the RFQ; and

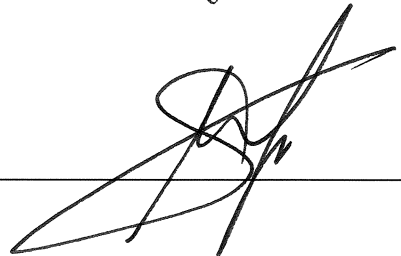
WHEREAS, LDG Multifamily, LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with LDG Multifamily, LLC for the development of Dancy Estates a 240-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-21

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH AMTEX MULTI-HOUSING, LLC FOR
THE DEVELOPMENT OF RICHCREST APARTMENTS, AN AFFORDABLE MULTI-
FAMILY HOUSING DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications (“RFQ”) #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing in partnership with the HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019 and March 31, 2019, and posted on HCHA’s website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from the following developers sponsoring a total of five developments from:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, AMTEX Multi-Housing, LLC is proposing Richcrest Apartments, a 288-unit affordable multi-family development, located in northern Harris County, Texas; and

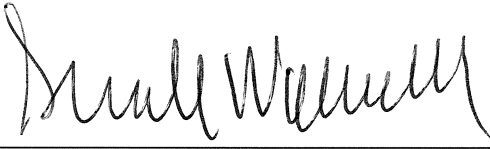
WHEREAS, HCHA staff found the responders’ qualifications, experience, and proposal complied with the requirements of the RFQ; and

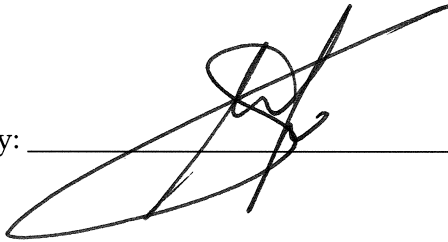
WHEREAS, AMTEX Multi-Housing LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with AMTEX Multi-Housing, LLC for the development of Richcrest Apartments, a 288-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-22

**RESOLUTION APPROVING THE REIMBURSEMENT OF TRAVEL EXPENSES FOR
HORACE ALLISON**

WHEREAS, Horace Allison, Chief Executive Officer (CEO), of the Harris County Housing Authority (HCHA) attended and participated in the Affordable Housing Innovation Summit hosted by the Dallas Housing Authority on, Monday, March 4, 2019 through Tuesday, March 5, 2019, in Dallas, Texas; and

WHEREAS, Horace Allison, CEO of HCHA attended the financial closing to refinance the permanent loan for Cypresswood Estates on Wednesday, March 6, 2019 at the offices of the U. S. Department of Housing and Urban Development located in Dallas, Texas; and

WHEREAS, Horace Allison, CEO of HCHA, requests reimbursement for travel (hotel and parking) expenses in the amount of \$362.98.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Harris County Housing Authority approves the reimbursement of travel expenses for Horace Allison, CEO of HCHA, in the amount of \$362.98.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-12

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER
INTO AN INTERLOCAL AGREEMENT WITH HARRIS COUNTY
FOR THE PROVISION OF LEGAL SERVICES**

WHEREAS, the Harris County Attorney's Office (HCAO) is responsible for providing legal services to multiple departments and agencies within Harris County; and

WHEREAS, Harris County Housing Authority (HCHA) is authorized to contract for legal services from HCAO pursuant to Section 392.040(b) of the Texas Local Government Code and Chapter 791 of the Texas Government Code; and

WHEREAS, since May 18, 2015, HCHA and Harris County have executed multiple Interlocal Agreements under which HCAO provides legal services to HCHA; and

WHEREAS, the current Interlocal Agreement expires on May 31, 2019; and

WHEREAS, HCHA desires to continue receiving legal services from HCAO; and

WHEREAS, HCAO desires to continue providing legal services to HCHA.

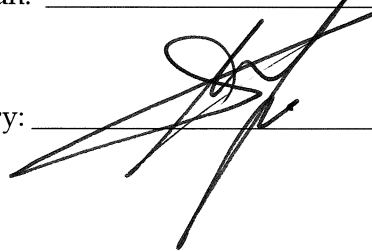
NOW, THEREFORE BE IT RESOLVED, that the Chief Executive Officer is hereby authorized to negotiate and execute a new Interlocal Agreement with Harris County for legal services provided by HCAO with substantially the same terms as appear in Exhibit A.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-13

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO USE
AFFORDABLE HOUSING FUNDS TO FUND THE ACQUISITION OF REAL
PROPERTY FOR THE EXPANSION OF THE VILLAS AT EASTWOOD PROJECT**

WHEREAS, on November 14, 2018, the Harris County Housing Authority (HCHA) Board of Commissioners passed Resolution No. 18-55 authorizing the Chief Executive Officer (CEO) to negotiate an agreement for the acquisition of 1901 Hussion, Houston, Texas 77003 (real property) for the purpose of expanding the 200-unit affordable housing project The Villas at Eastwood (formerly known as Fenix Estates) (Project); and

WHEREAS, on February 12, 2019, HCHA entered into an Interlocal Agreement with Harris County (County) under which the County agreed to reimburse HCHA utilizing Community Development Block Grant (CDBG) funds to acquire and improve the real property; and

WHEREAS, HCHA's General Counsel anticipates that the appointment of Special Commissioners to assess the value of the real property and make an award to the landowner is imminent; and

WHEREAS, HCHA is currently discussing the option of borrowing money from qualified lenders to fund the acquisition of the real property; and

WHEREAS, HCHA has not reached any agreement with any qualified lender to fund the acquisition of the real property.

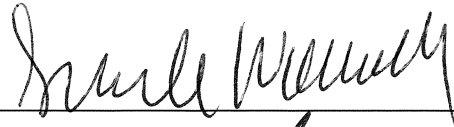
NOW, THEREFORE BE IT RESOLVED, that, after reaching an agreement on price with the landowner or the 133rd District Court of Harris County appoints Special Commissioners to assess the value of the real property and make an award to the landowner, the CEO is hereby authorized to fund the acquisition of the real property with monies from HCHA's Affordable Housing Program.

BE IT FURTHER RESOLVED, that the CEO may only fund the acquisition of the real property with monies from HCHA's Affordable Housing Program if HCHA has not secured a bridge loan from a qualified lender for the acquisition of the real property.

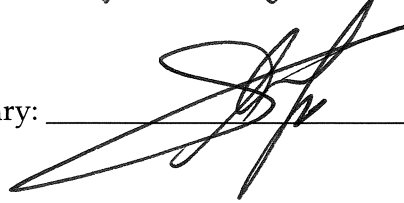
BE IT FURTHER RESOLVED, that should it be necessary to fund the acquisition of the real property with monies from the Affordable Housing Program, immediately after receiving the CDBG reimbursement from Harris County, the CEO shall deposit such funds into the Affordable Housing Program account.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____

A handwritten signature in black ink, appearing to read "Samuel W. Wainwright", written over a horizontal line.

Secretary: _____

A handwritten signature in black ink, consisting of stylized, overlapping loops, written over a horizontal line.

RESOLUTION NO. 19-14

**RESOLUTION APPROVING THE SUBMISSION OF THE SECTION EIGHT
MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires housing authorities to submit an annual Section Eight Management Assessment Program (SEMAP) certification report; and

WHEREAS, based on HUD's performance indicators, Harris County Housing Authority's (HCHA) annual SEMAP certification reports reflect that HCHA is a "High Performer" with a score of 93%; and

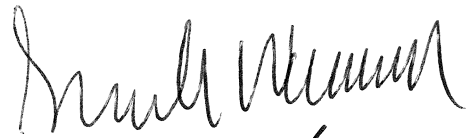
WHEREAS, this report is due to HUD sixty (60) days after the close of the HCHA's fiscal year; and

WHEREAS, staff members have prepared and reviewed a draft of the SEMAP report and recommend its submission.

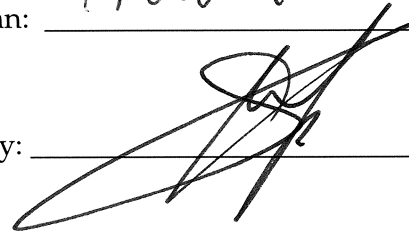
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority approves the submission of the 2019 SEMAP certification report to HUD.

PASSED, by the Board of Commissioners of the Harris County Housing Authority this 17th day of April 2019.

Chairman: _____



Secretary: _____



Attachment: SEMAP summary

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Harris County Housing Authority	03/31/2019	04/22/2019

Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☒ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☒ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☒ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☒ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☒ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☒ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☒

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☒ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☒ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☒ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☒ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☒ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☒ No ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>830</u>	1-BR FMR <u>936</u>	2-BR FMR <u>1146</u>	3-BR FMR <u>1565</u>	4-BR FMR <u>1982</u>
PS <u>830</u>	PS <u>936</u>	PS <u>1146</u>	PS <u>1565</u>	PS <u>1982</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☒

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes ☒ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☒ No ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes ☒ No ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>913</u>	1-BR FMR <u>1030</u>	2-BR FMR <u>1261</u>	3-BR FMR <u>1722</u>	4-BR FMR <u>2180</u>
PS <u>913</u>	PS <u>1030</u>	PS <u>1261</u>	PS <u>1722</u>	PS <u>2180</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

-
8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>996</u>	1-BR FMR <u>1123</u>	2-BR FMR <u>1375</u>	3-BR FMR <u>1878</u>	4-BR FMR <u>2378</u>
PS <u>996</u>	PS <u>1123</u>	PS <u>1375</u>	PS <u>1878</u>	PS <u>2378</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response Yes ☐ No ☐

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes ☒ No ☐ If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) 04/22/2019

PHA Name Harris County Housing Authority

Principal Operating Area of PHA Houston, Texas
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area 10%

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) 1,763 a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- 2,487 b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- 71.00 c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes ☒ No ☐
- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☐
- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

RESOLUTION NO. 19-15

**RESOLUTION APPROVING A REVISION TO THE HARRIS COUNTY HOUSING
AUTHORITY ADMINISTRATIVE PLAN**

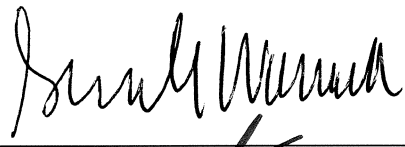
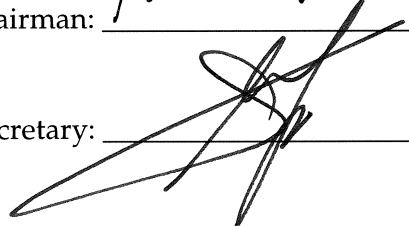
WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA Administrative Plan on January 16, 2019; and

WHEREAS, HCHA staff now recommends changes to the Administrative Plan revising **Chapter 17–Part VI. D. Selection of PBV Program Participants - Selection From Waiting List – Preferences** by deleting the third local preference for the Project-Based Voucher Program; and

WHEREAS, HCHA staff has determined that this change does not represent a substantial deviation, significant amendment, or modification of the Administrative Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby adopts the revision to HCHA's Administrative Plan.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 
Secretary: 

RESOLUTION NO. 19-16

**RESOLUTION APPROVING REVISIONS TO THE HARRIS COUNTY HOUSING
AUTHORITY 2019 ANNUAL PUBLIC HOUSING AUTHORITY PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA 2019 Annual Public Housing Authority (PHA) Plan on January 16, 2019; and

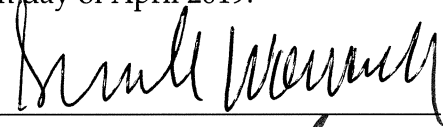
WHEREAS, HCHA now recommends revisions to the Annual PHA Plan, **Chapter 17-VI.D. Selection of PBV Program Participants – Selection From Waiting List – Preferences** by deleting the third local preference for the Project-Based Voucher Program; and

WHEREAS, HCHA staff has determined that this change does not represent a substantial deviation, significant amendment, or modification of the PHA Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby approves revisions to HCHA's 2019 Annual PHA Plan.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-17

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH BRINSHORE DEVELOPMENT, LLC FOR
THE DEVELOPMENT OF BLUESTEM APARTMENTS, AN AFFORDABLE MULTI-
FAMILY HOUSING DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications ("RFQ") #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing in partnership with HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019, March 31, 2019, and posted on HCHA's website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from the following developers sponsoring a total of five developments:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, Brinshore Development, LLC is proposing Bluestem Apartments, a 180-unit affordable multi-family development, located in southwest Harris County, Texas; and

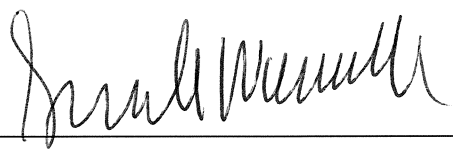
WHEREAS, HCHA staff found the responders' qualifications, experience, and proposal complied with the requirements of the RFQ; and

WHEREAS, Brinshore Development, LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with Brinshore Development, LLC for the development of Bluestem Apartments, a 180-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-18

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH BRINSHORE DEVELOPMENT, LLC FOR
THE DEVELOPMENT OF THE SPERO APARTMENTS, AN AFFORDABLE MULTI-
FAMILY HOUSING DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications ("RFQ") #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing for which an MOU has not been negotiated/executed with the HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019 and March 31, 2019 and posted on HCHA's website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from five developers sponsoring a total of five developments:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, Brinshore Development, LLC is proposing The Spero Apartments a 120-unit affordable multi-family development located in southwest Harris County, Texas; and

WHEREAS, HCHA staff found the responders' qualifications, experience, and proposal complied with the requirements of the RFQ; and

WHEREAS, Brinshore Development, LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with Brinshore Development, LLC for the development of The Spero Apartments a 120-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-19

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH LDG MULTIFAMILY, LLC FOR THE
DEVELOPMENT OF THE HOLLOWS, AN AFFORDABLE MULTI-FAMILY HOUSING
DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications (“RFQ”) #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing in partnership with HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019, March 31, 2019, and posted on HCHA’s website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from the following developers sponsoring a total of five developments:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, LDG Multifamily, LLC is proposing The Hollows, a 192-unit affordable multi-family development, located in eastern Harris County, Texas; and

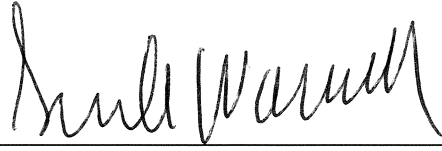
WHEREAS, HCHA staff found the responders’ qualifications, experience, and proposal complied with the requirements of the RFQ; and

WHEREAS, LDG Multifamily, LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with LDG Multifamily, LLC for the development of The Hollows, a 192-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-20

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH LDG MULTIFAMILY, LLC FOR THE
DEVELOPMENT OF DANCY ESTATES, AN AFFORDABLE MULTI-FAMILY HOUSING
DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications (“RFQ”) #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing in partnership with HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019, March 31, 2019, and posted on HCHA’s website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from the following developers sponsoring a total of five developments:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, LDG Multifamily, LLC is proposing Dancy Estates a240-unit affordable multi-family development located in southwest Harris County, Texas; and

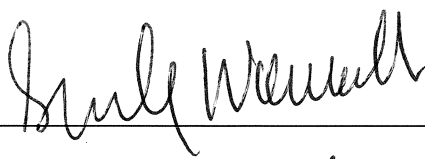
WHEREAS, HCHA staff found the responders’ qualifications, experience, and proposal complied with the requirements of the RFQ; and

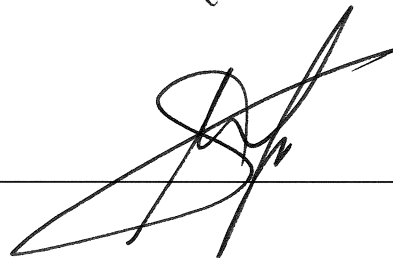
WHEREAS, LDG Multifamily, LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with LDG Multifamily, LLC for the development of Dancy Estates a 240-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman:  _____

Secretary:  _____

RESOLUTION NO. 19-21

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING WITH AMTEX MULTI-HOUSING, LLC FOR
THE DEVELOPMENT OF RICHCREST APARTMENTS, AN AFFORDABLE MULTI-
FAMILY HOUSING DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications (“RFQ”) #19-02 on March 24, 2019 soliciting qualifications and proposals from qualified not-for-profit or for-profit housing developers who submitted applications for Hurricane Harvey Community Development Block Grant Disaster Relief (CDBG-DR) Funds to Harris County Community Services Department for the development of affordable housing in partnership with the HCHA; and

WHEREAS, the RFQ was advertised in the local newspaper on March 24, 2019 and March 31, 2019, and posted on HCHA’s website; and

WHEREAS, responses to the RFQ were due April 8, 2019; and

WHEREAS, HCHA received responses from the following developers sponsoring a total of five developments from:

AMTEX Multi-Housing, LLC

LDG Development Multifamily, LLC

Brinshore Development, LLC; and

WHEREAS, AMTEX Multi-Housing, LLC is proposing Richcrest Apartments, a 288-unit affordable multi-family development, located in northern Harris County, Texas; and

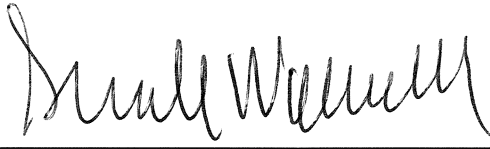
WHEREAS, HCHA staff found the responders’ qualifications, experience, and proposal complied with the requirements of the RFQ; and

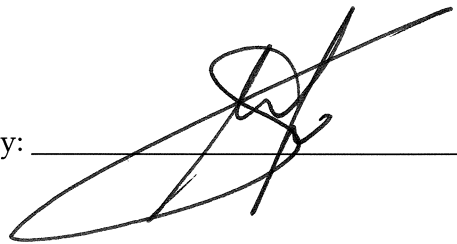
WHEREAS, AMTEX Multi-Housing LLC submitted a proposal that represents value to HCHA, considering the qualifications and other factors set forth in the RFQ.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute memorandum of understanding with AMTEX Multi-Housing, LLC for the development of Richcrest Apartments, a 288-unit affordable multi-family housing development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof as discussed in Executive Session.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-22

**RESOLUTION APPROVING THE REIMBURSEMENT OF TRAVEL EXPENSES FOR
HORACE ALLISON**

WHEREAS, Horace Allison, Chief Executive Officer (CEO), of the Harris County Housing Authority (HCHA) attended and participated in the Affordable Housing Innovation Summit hosted by the Dallas Housing Authority on, Monday, March 4, 2019 through Tuesday, March 5, 2019, in Dallas, Texas; and

WHEREAS, Horace Allison, CEO of HCHA attended the financial closing to refinance the permanent loan for Cypresswood Estates on Wednesday, March 6, 2019 at the offices of the U. S. Department of Housing and Urban Development located in Dallas, Texas; and

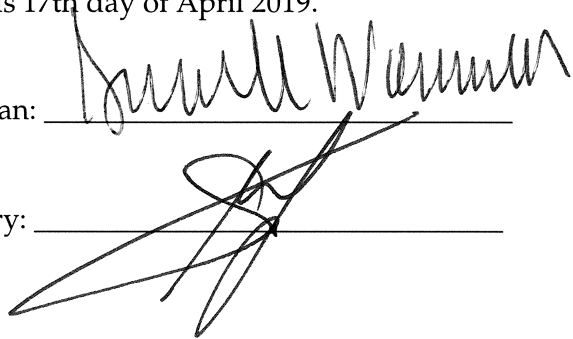
WHEREAS, Horace Allison, CEO of HCHA, requests reimbursement for travel (hotel and parking) expenses in the amount of \$362.98.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Harris County Housing Authority approves the reimbursement of travel expenses for Horace Allison, CEO of HCHA, in the amount of \$362.98.

PASSED, by the Board of Commissioners this 17th day of April 2019.

Chairman: _____

Secretary: _____

The image shows two handwritten signatures. The top signature is written over a horizontal line and appears to be "David W. Wanner". The bottom signature is also written over a horizontal line and is more stylized, possibly reading "J. R. [unclear]".

RESOLUTION NO. 19-24

**RESOLUTION RATIFYING THE EMERGENCY PURCHASE
OF INFORMATION TECHNOLOGY SERVICES**

WHEREAS, on March 15, 2017, the Harris County Housing Authority (HCHA) Board of Commissioners passed Resolution 17-12 authorizing the Chief Executive Officer (CEO) to enter into a contract for Information Technology (IT) Services with First Service Technology, LLC (FST); and

WHEREAS, since April 1, 2017, Michael Vergara and Fernando Martinez have provided IT services to HCHA on behalf of FST; and

WHEREAS, HCHA shall relocate its administrative offices from 8933 Interchange, Houston, Texas 77054 to 1933 Hussion Street, Houston, Texas 77003 on or before September 1, 2019; and

WHEREAS, in addition to day-to-day IT services, Messers. Vergara and Martinez have consulted with HCHA regarding its office relocation, including, but not limited to, IT equipment, services, and logistics; and

WHEREAS, on April 5, 2019, HCHA received a notice from Pearl Delta Funding, LLC (Pearl) under Section 9-406 of the Texas Uniform Commercial Code regarding a debt owed to Pearl by FST; and

WHEREAS, under Section 9-406, HCHA can no longer make payments to FST for work performed; and

WHEREAS, Messers. Vergara and Martinez have left FST to join Salco Solutions Group (Salco); and

WHEREAS, based on HCHA's imminent move including the importance of IT to HCHA's daily operations and the necessity for continuity of IT during and after the move, Pearl's notice, Section 9-406, and the departure of Messers. Vergara and Martinez from FST; and

WHEREAS, FST can no longer perform under the contract; and

WHEREAS, the CEO has, therefore, terminated HCHA's contract with FST; and

WHEREAS, the CEO has further declared that an emergency exists that seriously endangers HCHA's property and would cause serious injury to HCHA, that the emergency causes an immediate and serious need for services such that the need cannot be met through any other procurement method, and that an emergency procurement of IT services is necessary to prevent further harm to HCHA's property and operations; and

WHEREAS, the CEO has declared that the emergency procurement of IT services shall be limited to those services necessary to meet the emergency; and

WHEREAS, the CEO has made an emergency procurement of IT services from Salco for a period not to exceed six (6) months.

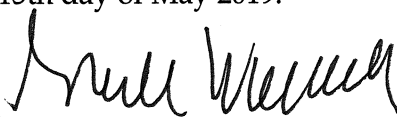
NOW, THEREFORE BE IT RESOLVED, that the HCHA Board of Commissioners declares that an emergency within the meaning of HCHA's Procurement Policy does, in fact, exist.

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby ratifies the CEO's actions referenced above.

BE IT FURTHER RESOLVED, that the CEO shall issue a Request for Proposals for IT Services within six (6) months after passage of this Resolution.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-25

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT TO PURCHASE OF INFORMATION TECHNOLOGY EQUIPMENT**

WHEREAS, Harris County Housing Authority (HCHA) issued a Quote for Small Purchases (QSP) for companies to provide Information Technology (IT) equipment for The Villas at Eastwood ("Property") commercial office space in Buildings 2 and 3; and

WHEREAS, the QSP was sent to four companies on March 28, 2019, and the responses were due on April 5, 2019; and

WHEREAS, HCHA received two responses:

Salco Solutions Group
Newegg Business

; and

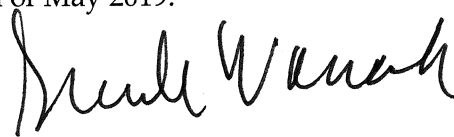
WHEREAS, Salco Solutions Group submitted a quote in the amount of \$67,258.97; and

WHEREAS, Salco Solutions Group's quote represents the best value (lowest cost) to HCHA considering qualifications and price.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a contract with Salco Solutions Group in the amount of **sixty seven thousand, two hundred fifty-eight dollars and ninety-seven cents (\$67,258.97)** to purchase IT equipment for The Villas at Eastwood.

PASSED, by the Board of Commissioners on this day 15th of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-26

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO
NEGOTIATE AND EXECUTE A MASTER SERVICES AGREEMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Proposals ("RFP") 19-01, soliciting proposals for Voice Over IP Telephone and Fiber Optic Internet Services for The Villas at Eastwood located at 1933 Hussion Street, Houston, TX 77003 ("Property"); and

WHEREAS, HCHA advertised RFP 19-01 in the local newspaper on February 24, 2019, and March 3, 2019, and posted on HCHA's website; and

WHEREAS, the staff of HCHA cold-called several telephone and internet service providers to solicit responses to RFP 19-01; and

WHEREAS, HCHA received no responses to RFP 19-01; and

WHEREAS, AT&T Corp. is HCHA's current provider of Voice Over IP Telephone and Fiber Optic Internet Services and is also a provider of Voice Over IP Telephone and Fiber Optic Internet Services for the area in which the Property is located; and

WHEREAS, AT&T Corp. submitted a three year service proposal in the amount of \$114,250.32/year; and

WHEREAS, AT&T Corp.'s proposal is acceptable to HCHA, considering pricing and other factors.

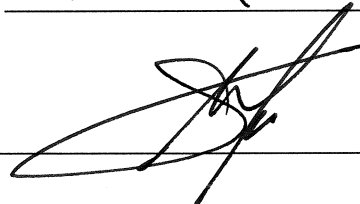
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and enter into an agreement for telephone and internet services with AT&T Corp. for The Villas of Eastwood 1933 Hussion St., Houston, TX 77003.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-27

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO
NEGOTIATE AND EXECUTE A TELEPHONE PRODUCTS AND SERVICES AGREEMENT**

WHEREAS, Lantana Communications Corporation (Lantana) is a preferred vendor and currently provides telephone products and services to the Harris County Department of Education ("HCDE") procured through Choice Partners, a division of HCDE, under Contract No. 17/026KH-22; and

WHEREAS, Harris County Housing Authority (HCHA) and HCDE previously entered into an Interlocal Agreement under which HCHA is a Choice Partner member and may use the HCDE Choice Partners procurement processes and vendors; and

WHEREAS, based on HCHA's review of Choice Partner's Request for Proposal -- Contract No. 17/026KH-22 and Lantana's Response, approved by HCDE's Board of Trustees on June 26, 2017, HCHA has determined that Lantana's proposal represents the best overall value to HCHA, considering price and other factors; and

WHEREAS, Lantana submitted a 3-year Telephone Products and Services Agreement with a one-time hardware/software fee in the amount of \$15,974.95 and a recurring monthly cloud hosting and maintenance fee in the amount of \$1,745.25; and

WHEREAS, Lantana's proposal to provide, telephone products and services to HCHA under substantially similar terms as Contract No. 17/026KH-22 represents a fair value to HCHA, considering price and other factors.

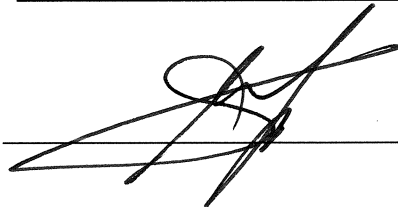
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and enter into a Telephone Products and Services Agreement with Lantana for telephone products and services for The Villas at Eastwood, 1933 Hussion St., Houston, TX 77003.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-28

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING BETWEEN HARRIS COUNTY
COMMUNITY SERVICES DEPARTMENT, HARRIS COUNTY PROTECTIVE
SERVICES FOR CHILDREN AND ADULTS, HOUSTON ALUMNI AND
YOUTH CENTER, HOUSTON ALUMNI AND YOUTH CENTER
FOUNDATION, AND THE HARRIS COUNTY HOUSING AUTHORITY**

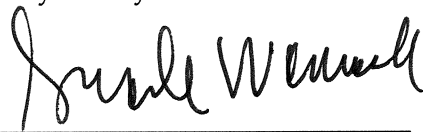
WHEREAS, the Harris County Housing Authority (HCHA) desires to negotiate and execute a Memorandum of Understanding (MOU) with Harris County Community Services Department (CSD), Harris County Protective Services for Children and Adults (PSCA), the Houston Alumni and Youth Center (HAY Center), and the Houston Alumni and Youth Center Foundation (HAY Foundation) to pursue the development of housing and provision of social supportive services; and

WHEREAS, the housing development will serve youth and young adults aging out of foster care who reside within Harris County.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a memorandum of understanding with Harris County Community Services Department, Harris County Protective Services for Children and Adults, Houston Alumni and Youth Center, and Houston Alumni and Youth Center Foundation to develop housing for youth and young adults aging out of foster care and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION 19-29

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A CONTRACT AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, the Harris County Housing Authority (HCHA) is a special purpose government entity under the laws of the State of Texas, acting by and through an order and resolution of the County Commissioners Court adopted on March 20, 1975, and pursuant to Chapter 392 of the Texas Local Government Code (Housing Authorities Law), currently engaged in such business as defined in the Housing Authority Law, including the services of providing decent, safe, and sanitary housing to the residents of its facilities, low-income families, the elderly, the handicapped, and the disabled; and

WHEREAS, HCHA uses outside legal counsel with certain expertise in public and affordable housing development and acquisition and affordable housing matters generally (Legal Consulting Services); and

WHEREAS, HCHA previously issued a Request for Qualifications for Legal Consulting Services - Real Estate Transactions and Construction Related Services, RFQ No. 17-04 dated June 25, 2017 (RFQ) to procure the Legal Consulting Services; and

WHEREAS, attorney Antoinette M. Jackson responded on behalf of Jones Walker, L.L.P. (JW) responded to the RFQ on July 14, 2017; and

WHEREAS, HCHA found JW's qualifications and proposal complied with the requirements of the RFQ; and

WHEREAS, the proposals timely received were evaluated, and JW was determined to be the most advantageous attorney to HCHA and was selected to serve as HCHA's legal counsel; and

WHEREAS, HCHA entered into a Contract for Professional Legal Services dated October 30, 2017 (Contract) and HCHA is still under contract with JW; and

WHEREAS, the JW team lead, Antoinette M. Jackson, as well as, other members of the team are now employed at The Banks Law Firm, and there are no remaining attorneys at Jones Walker who have the same level of expertise; and

WHEREAS, HCHA wishes to continue utilizing the services of Antoinette M. Jackson and other members of the team due to the status of certain pending development matters and

therefore desires to enter into a Professional Legal Services contract with The Banks Law Firm and represented by Antoinette M. Jackson; and

WHEREAS, HCHA's Chief Executive Officer (CEO) has further declared that, given the status of the pending development matters, an emergency exists that seriously endangers HCHA's property and would cause serious injury to HCHA, that the emergency causes an immediate and serious need for supplies and services such that the need cannot be met through any other procurement methods, and that an emergency procurement of Professional Legal Services is necessary to prevent harm to HCHA's property and operations; and

WHEREAS, the CEO has declared that the emergency procurement of Professional Legal Services shall be limited to those services necessary to meet the emergency.

NOW, THEREFORE, BE IT RESOLVED, THAT the HCHA Board of Commissioners declares that an emergency within the meaning of HCHA's Procurement Policy does, in fact, exist.

FURTHER RESOLVED, that the Board of Commissioners hereby ratifies the CEO's actions referenced above.

FURTHER RESOLVED, that the CEO is authorized to do the following, in connection with the actions contemplated by these Resolutions, and the Commissioners of HCHA hereby adopt the following Resolutions at a duly-called meeting of HCHA.

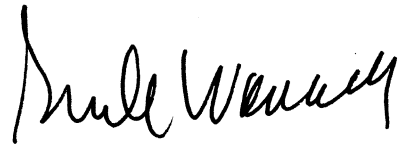
FURTHER RESOLVED, that the CEO is authorized to execute an assignment of the JW contract for legal services to The Banks Law Firm.

BE IT FURTHER RESOLVED, that the CEO is authorized to take such other actions as CEO shall consider necessary, convenient, or appropriate toward completion of the actions contemplated by these Resolutions.

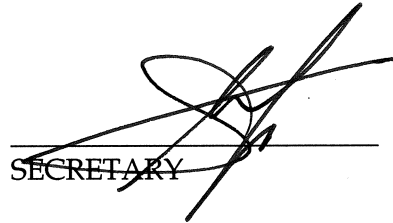
These Resolutions shall be in full force and effect from and upon their adoption.

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PASSED this 15th day of May 2019.



CHAIRMAN



SECRETARY

RESOLUTION NO. 19-30

**RESOLUTION ADOPTING THE REVISED HARRIS COUNTY HOUSING AUTHORITY
PROCUREMENT POLICY**

WHEREAS, the Board of Commissioners of Harris County Housing Authority (HCHA) adopted the HCHA Procurement Policy on August 15, 2012; and

WHEREAS, on January 20, 2016, the HCHA Procurement Policy was revised due to the U.S. Office of Management and Budget's (OMB) issuance of new procurement regulations; and

WHEREAS, on June 20, 2018, in accordance with statutory changes, OMB again revised the procurement regulations to increase the micro-purchase threshold; and

WHEREAS, The U. S. Department of Housing and Urban Development (HUD) notified all housing authorities on March 12, 2019 about the regulatory change to the micro-purchase threshold as issued by OMB; and

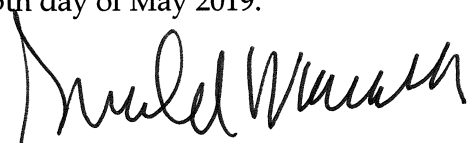
WHEREAS, OMB has increased the micro-purchase threshold from \$3,500.00 to \$10,000.00 for all grant recipients (Non-federal entities, as defined in 2 CFR 200.69 (e.g., PHAs)); and

WHEREAS, HCHA staff recommends revising the HCHA Procurement Policy to increase the micro-purchase threshold from \$3,000.00 to \$10,000.00 in accordance with the regulatory change issued by OMB.

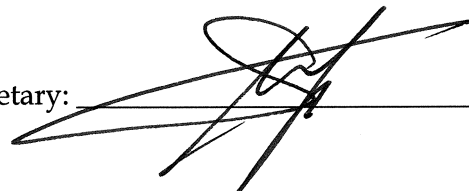
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority adopts the revised HCHA Procurement Policy attached to this Resolution as Exhibit A.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-24

**RESOLUTION RATIFYING THE EMERGENCY PURCHASE
OF INFORMATION TECHNOLOGY SERVICES**

WHEREAS, on March 15, 2017, the Harris County Housing Authority (HCHA) Board of Commissioners passed Resolution 17-12 authorizing the Chief Executive Officer (CEO) to enter into a contract for Information Technology (IT) Services with First Service Technology, LLC (FST); and

WHEREAS, since April 1, 2017, Michael Vergara and Fernando Martinez have provided IT services to HCHA on behalf of FST; and

WHEREAS, HCHA shall relocate its administrative offices from 8933 Interchange, Houston, Texas 77054 to 1933 Hussion Street, Houston, Texas 77003 on or before September 1, 2019; and

WHEREAS, in addition to day-to-day IT services, Messers. Vergara and Martinez have consulted with HCHA regarding its office relocation, including, but not limited to, IT equipment, services, and logistics; and

WHEREAS, on April 5, 2019, HCHA received a notice from Pearl Delta Funding, LLC (Pearl) under Section 9-406 of the Texas Uniform Commercial Code regarding a debt owed to Pearl by FST; and

WHEREAS, under Section 9-406, HCHA can no longer make payments to FST for work performed; and

WHEREAS, Messers. Vergara and Martinez have left FST to join Salco Solutions Group (Salco); and

WHEREAS, based on HCHA's imminent move including the importance of IT to HCHA's daily operations and the necessity for continuity of IT during and after the move, Pearl's notice, Section 9-406, and the departure of Messers. Vergara and Martinez from FST; and

WHEREAS, FST can no longer perform under the contract; and

WHEREAS, the CEO has, therefore, terminated HCHA's contract with FST; and

WHEREAS, the CEO has further declared that an emergency exists that seriously endangers HCHA's property and would cause serious injury to HCHA, that the emergency causes an immediate and serious need for services such that the need cannot be met through any other procurement method, and that an emergency procurement of IT services is necessary to prevent further harm to HCHA's property and operations; and

WHEREAS, the CEO has declared that the emergency procurement of IT services shall be limited to those services necessary to meet the emergency; and

WHEREAS, the CEO has made an emergency procurement of IT services from Salco for a period not to exceed six (6) months.

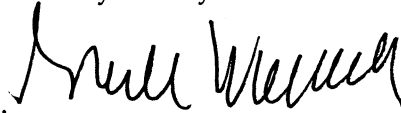
NOW, THEREFORE BE IT RESOLVED, that the HCHA Board of Commissioners declares that an emergency within the meaning of HCHA's Procurement Policy does, in fact, exist.

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby ratifies the CEO's actions referenced above.

BE IT FURTHER RESOLVED, that the CEO shall issue a Request for Proposals for IT Services within six (6) months after passage of this Resolution.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-25

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT TO PURCHASE OF INFORMATION TECHNOLOGY EQUIPMENT

WHEREAS, Harris County Housing Authority (HCHA) issued a Quote for Small Purchases (QSP) for companies to provide Information Technology (IT) equipment for The Villas at Eastwood ("Property") commercial office space in Buildings 2 and 3; and

WHEREAS, the QSP was sent to four companies on March 28, 2019, and the responses were due on April 5, 2019; and

WHEREAS, HCHA received two responses:

Salco Solutions Group
Newegg Business

; and

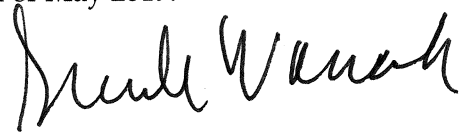
WHEREAS, Salco Solutions Group submitted a quote in the amount of \$67,258.97; and

WHEREAS, Salco Solutions Group's quote represents the best value (lowest cost) to HCHA considering qualifications and price.

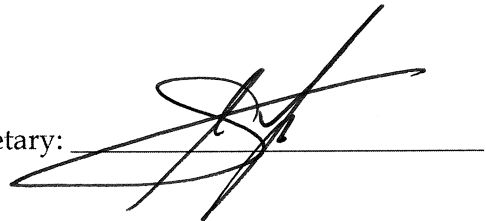
NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a contract with Salco Solutions Group in the amount of **sixty seven thousand, two hundred fifty-eight dollars and ninety-seven cents (\$67,258.97)** to purchase IT equipment for The Villas at Eastwood.

PASSED, by the Board of Commissioners on this day 15th of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-26

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO
NEGOTIATE AND EXECUTE A MASTER SERVICES AGREEMENT**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Proposals ("RFP") 19-01, soliciting proposals for Voice Over IP Telephone and Fiber Optic Internet Services for The Villas at Eastwood located at 1933 Hussion Street, Houston, TX 77003 ("Property"); and

WHEREAS, HCHA advertised RFP 19-01 in the local newspaper on February 24, 2019, and March 3, 2019, and posted on HCHA's website; and

WHEREAS, the staff of HCHA cold-called several telephone and internet service providers to solicit responses to RFP 19-01; and

WHEREAS, HCHA received no responses to RFP 19-01; and

WHEREAS, AT&T Corp. is HCHA's current provider of Voice Over IP Telephone and Fiber Optic Internet Services and is also a provider of Voice Over IP Telephone and Fiber Optic Internet Services for the area in which the Property is located; and

WHEREAS, AT&T Corp. submitted a three year service proposal in the amount of \$114,250.32/year; and

WHEREAS, AT&T Corp.'s proposal is acceptable to HCHA, considering pricing and other factors.

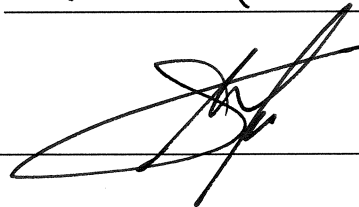
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and enter into an agreement for telephone and internet services with AT&T Corp. for The Villas of Eastwood 1933 Hussion St., Houston, TX 77003.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-27

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO
NEGOTIATE AND EXECUTE A TELEPHONE PRODUCTS AND SERVICES AGREEMENT**

WHEREAS, Lantana Communications Corporation (Lantana) is a preferred vendor and currently provides telephone products and services to the Harris County Department of Education ("HCDE") procured through Choice Partners, a division of HCDE, under Contract No. 17/026KH-22; and

WHEREAS, Harris County Housing Authority (HCHA) and HCDE previously entered into an Interlocal Agreement under which HCHA is a Choice Partner member and may use the HCDE Choice Partners procurement processes and vendors; and

WHEREAS, based on HCHA's review of Choice Partner's Request for Proposal -- Contract No. 17/026KH-22 and Lantana's Response, approved by HCDE's Board of Trustees on June 26, 2017, HCHA has determined that Lantana's proposal represents the best overall value to HCHA, considering price and other factors; and

WHEREAS, Lantana submitted a 3-year Telephone Products and Services Agreement with a one-time hardware/software fee in the amount of \$15,974.95 and a recurring monthly cloud hosting and maintenance fee in the amount of \$1,745.25; and

WHEREAS, Lantana's proposal to provide, telephone products and services to HCHA under substantially similar terms as Contract No. 17/026KH-22 represents a fair value to HCHA, considering price and other factors.

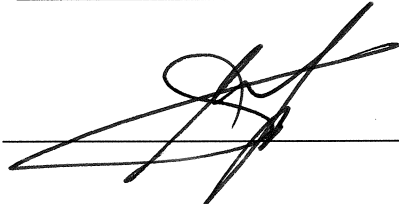
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and enter into a Telephone Products and Services Agreement with Lantana for telephone products and services for The Villas at Eastwood, 1933 Hussion St., Houston, TX 77003.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-28

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDUM OF UNDERSTANDING BETWEEN HARRIS COUNTY
COMMUNITY SERVICES DEPARTMENT, HARRIS COUNTY PROTECTIVE
SERVICES FOR CHILDREN AND ADULTS, HOUSTON ALUMNI AND
YOUTH CENTER, HOUSTON ALUMNI AND YOUTH CENTER
FOUNDATION, AND THE HARRIS COUNTY HOUSING AUTHORITY**

WHEREAS, the Harris County Housing Authority (HCHA) desires to negotiate and execute a Memorandum of Understanding (MOU) with Harris County Community Services Department (CSD), Harris County Protective Services for Children and Adults (PSCA), the Houston Alumni and Youth Center (HAY Center), and the Houston Alumni and Youth Center Foundation (HAY Foundation) to pursue the development of housing and provision of social supportive services; and

WHEREAS, the housing development will serve youth and young adults aging out of foster care who reside within Harris County.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a memorandum of understanding with Harris County Community Services Department, Harris County Protective Services for Children and Adults, Houston Alumni and Youth Center, and Houston Alumni and Youth Center Foundation to develop housing for youth and young adults aging out of foster care and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document, or taking of any action to be conclusive evidence of the necessity thereof.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION 19-29

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A CONTRACT AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, the Harris County Housing Authority (HCHA) is a special purpose government entity under the laws of the State of Texas, acting by and through an order and resolution of the County Commissioners Court adopted on March 20, 1975, and pursuant to Chapter 392 of the Texas Local Government Code (Housing Authorities Law), currently engaged in such business as defined in the Housing Authority Law, including the services of providing decent, safe, and sanitary housing to the residents of its facilities, low-income families, the elderly, the handicapped, and the disabled; and

WHEREAS, HCHA uses outside legal counsel with certain expertise in public and affordable housing development and acquisition and affordable housing matters generally (Legal Consulting Services); and

WHEREAS, HCHA previously issued a Request for Qualifications for Legal Consulting Services - Real Estate Transactions and Construction Related Services, RFQ No. 17-04 dated June 25, 2017 (RFQ) to procure the Legal Consulting Services; and

WHEREAS, attorney Antoinette M. Jackson responded on behalf of Jones Walker, L.L.P. (JW) responded to the RFQ on July 14, 2017; and

WHEREAS, HCHA found JW's qualifications and proposal complied with the requirements of the RFQ; and

WHEREAS, the proposals timely received were evaluated, and JW was determined to be the most advantageous attorney to HCHA and was selected to serve as HCHA's legal counsel; and

WHEREAS, HCHA entered into a Contract for Professional Legal Services dated October 30, 2017 (Contract) and HCHA is still under contract with JW; and

WHEREAS, the JW team lead, Antoinette M. Jackson, as well as, other members of the team are now employed at The Banks Law Firm, and there are no remaining attorneys at Jones Walker who have the same level of expertise; and

WHEREAS, HCHA wishes to continue utilizing the services of Antoinette M. Jackson and other members of the team due to the status of certain pending development matters and

therefore desires to enter into a Professional Legal Services contract with The Banks Law Firm and represented by Antoinette M. Jackson; and

WHEREAS, HCHA's Chief Executive Officer (CEO) has further declared that, given the status of the pending development matters, an emergency exists that seriously endangers HCHA's property and would cause serious injury to HCHA, that the emergency causes an immediate and serious need for supplies and services such that the need cannot be met through any other procurement methods, and that an emergency procurement of Professional Legal Services is necessary to prevent harm to HCHA's property and operations; and

WHEREAS, the CEO has declared that the emergency procurement of Professional Legal Services shall be limited to those services necessary to meet the emergency.

NOW, THEREFORE, BE IT RESOLVED, THAT the HCHA Board of Commissioners declares that an emergency within the meaning of HCHA's Procurement Policy does, in fact, exist.

FURTHER RESOLVED, that the Board of Commissioners hereby ratifies the CEO's actions referenced above.

FURTHER RESOLVED, that the CEO is authorized to do the following, in connection with the actions contemplated by these Resolutions, and the Commissioners of HCHA hereby adopt the following Resolutions at a duly-called meeting of HCHA.

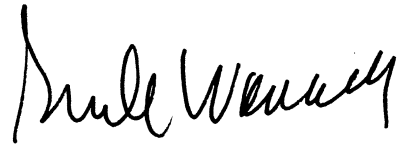
FURTHER RESOLVED, that the CEO is authorized to execute an assignment of the JW contract for legal services to The Banks Law Firm.

BE IT FURTHER RESOLVED, that the CEO is authorized to take such other actions as CEO shall consider necessary, convenient, or appropriate toward completion of the actions contemplated by these Resolutions.

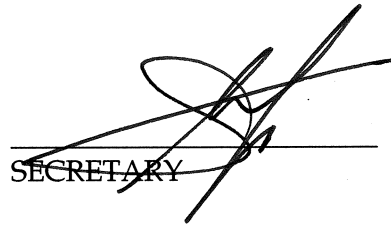
These Resolutions shall be in full force and effect from and upon their adoption.

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PASSED this 15th day of May 2019.



CHAIRMAN



SECRETARY

RESOLUTION NO. 19-30

**RESOLUTION ADOPTING THE REVISED HARRIS COUNTY HOUSING AUTHORITY
PROCUREMENT POLICY**

WHEREAS, the Board of Commissioners of Harris County Housing Authority (HCHA) adopted the HCHA Procurement Policy on August 15, 2012; and

WHEREAS, on January 20, 2016, the HCHA Procurement Policy was revised due to the U.S. Office of Management and Budget's (OMB) issuance of new procurement regulations; and

WHEREAS, on June 20, 2018, in accordance with statutory changes, OMB again revised the procurement regulations to increase the micro-purchase threshold; and

WHEREAS, The U. S. Department of Housing and Urban Development (HUD) notified all housing authorities on March 12, 2019 about the regulatory change to the micro-purchase threshold as issued by OMB; and

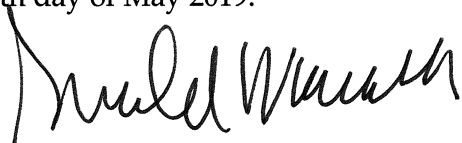
WHEREAS, OMB has increased the micro-purchase threshold from \$3,500.00 to \$10,000.00 for all grant recipients (Non-federal entities, as defined in 2 CFR 200.69 (e.g., PHAs)); and

WHEREAS, HCHA staff recommends revising the HCHA Procurement Policy to increase the micro-purchase threshold from \$3,000.00 to \$10,000.00 in accordance with the regulatory change issued by OMB.

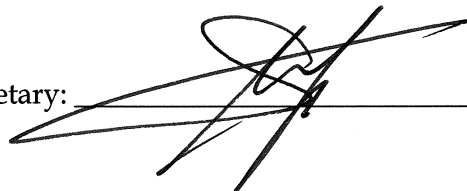
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority adopts the revised HCHA Procurement Policy attached to this Resolution as Exhibit A.

PASSED, by the Board of Commissioners this 15th day of May 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-32

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT TO PURCHASE INFORMATION TECHNOLOGY EQUIPMENT**

WHEREAS, Harris County Housing Authority (HCHA), issued a Quotation for Small Purchases (QSP) to purchase Information Technology equipment, i.e., computers, laptops, servers, etc. for HCHA's central and property management offices at The Villas at Eastwood; and

WHEREAS, the QSP was sent to eighteen companies on May 9, 2019, and the responses were due on May 17, 2019; and

WHEREAS, HCHA received four responses:

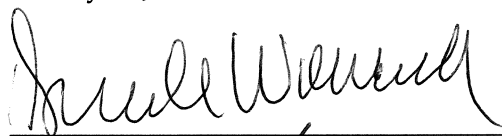
Salco Solutions Group,
Intech Southwest Solutions,
CDW•G, LLC,
SHI; and

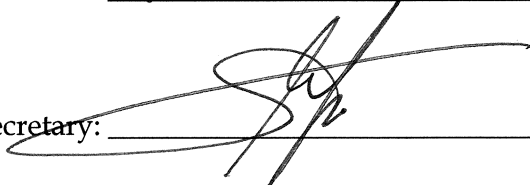
WHEREAS, CDW•G, LLC submitted a quote in the amount of \$47,698.99; and

WHEREAS, CDW•G, LLC was the most responsive and responsible vendor providing a quote that represents the best overall value to HCHA considering price and other factors.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorize the Chief Executive Officer to negotiate and execute a contract with CDW•G, LLC in the amount of **forty-seven thousand, six hundred ninety-eight dollars and ninety-nine cents (\$47,698.99)** to purchase Information Technology Equipment for HCHA's central and property management offices at The Villas at Eastwood.

PASSED, by the Board of Commissioners this 19th day of June 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-33

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR PHASE I ENVIRONMENTAL ASSESSMENT SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Proposals ("RFP") 19-02 on April 8, 2019, soliciting proposals from environmental consultants to provide Phase I Environmental Assessment Services; and

WHEREAS, the RFP was advertised in the local newspaper on April 7, 2019, and April 14, 2019, and posted on HCHA's website; and

WHEREAS, responses to RFP 19-02 were due April 29, 2019; and

WHEREAS, HCHA received twelve responses to RFP 19-02 from the following companies:

Enviropro Consulting Services,
Intertek PSI,
Professional Environmental Engineers,
Honesty Environmental,
InControl Technologies,
ATC Group Services,
The Vertex Companies,
HVJ Associates,
Tetra Tech,
EMG,
TLC Engineering,
Houston Elite Risk Management; and

WHEREAS, HCHA staff has reviewed, evaluated, and ranked the responses to the RFP; and

WHEREAS, HCHA staff found all responder's proposals complied with the requirements of the RFP; and

WHEREAS, Enviropro Consulting Services ranked number one, Intertek PSI ranked number two, Professional Environmental Engineers ranked number three, Honesty Environmental Services ranked number four, InControl Technologies ranked number five, ATC Group Services ranked number six, The Vertex Companies ranked number seven, HVJ Associates ranked number eight, Tetra Tech ranked number nine, EMG ranked number ten, TLC Engineering ranked number eleven, and Houston Elite Risk Management ranked number twelve.

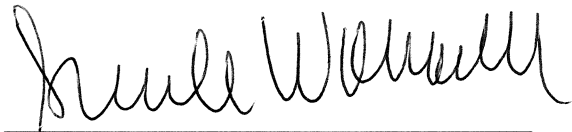
WHEREAS, Enviropro Consulting Services provided a proposal that represents the best overall value to HCHA, considering pricing and other factors set forth in the RFP.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a contract with Enviropro Consulting Services, in accordance with the unit prices established in its proposal, for Phase I Environmental Assessment Services, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution.

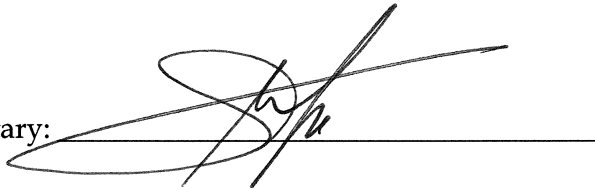
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 19th day of June 2019.

Chairman: _____

A handwritten signature in black ink, appearing to read "Kurt W. W. W.", written over a horizontal line.

Secretary: _____

A handwritten signature in black ink, consisting of a large loop and a diagonal stroke, written over a horizontal line.



RESOLUTION NO. 19-34

RESOLUTION HONORING THE EXTRAORDINARY LEADERSHIP AND DISTINGUISHED PUBLIC SERVICE OF COMMISSIONER ROBERTO GONZALEZ

WHEREAS, Roberto Gonzalez resided in Public Housing in his formative years; and

WHEREAS, Roberto Gonzalez's human resource experience, thirty (30) years of business acumen, the ability to create successful programs, and business models has been invaluable during his term as a Commissioner of the Harris County Housing Authority (HCHA); and

WHEREAS, he has served on numerous boards and advisory committees in the Houston Metro area, sharing his knowledge and expertise; and

WHEREAS, Roberto Gonzalez is the recipient of the Distinguished Hispanic of the Year Award, a Mayoral Day Proclamation, Commendation for Outstanding Achievement, Volunteer of the Year, Estrella Award, and Business Volunteer of the Year Award amongst others; and

WHEREAS, Roberto Gonzalez has provided exemplary service to the Harris County Housing Authority (HCHA) during his tenure as an HCHA Commissioner from May 7, 2013, to June 24, 2019; and

WHEREAS, he has faithfully served HCHA, HCHA staff, and Harris County residents with honor, integrity, and distinction as an HCHA Commissioner, inclusive of his tenure as Vice Chairman of the HCHA Board of Commissioners from April 19, 2017, until June 24, 2019; and

WHEREAS, his honorable and compassionate service has been marked by commitment, dedication, and professionalism. He has played an integral part in helping to make critical decisions to ensure the success of HCHA. He has performed his duties responsibly and has been an invaluable asset to HCHA; and

WHEREAS, his knowledge, experience, and years of remarkable service on HCHA's board will be greatly missed.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby extends to Roberto Gonzalez its sincere appreciation for his dedicated years of public service to HCHA and the citizens of Harris County, Texas, and expresses its hope for his continued success, health, and happiness in the years to come.

PASSED, by the Board of Commissioners this 17th day of July 2019.

Chairman: _____

Gerald Womack

Secretary: _____

Horace Allison

RESOLUTION NO. 19-35

**RESOLUTION NAMING OFFICERS TO THE BOARD OF
COMMISSIONERS**

WHEREAS, Article IV, Section 4 of the Bylaws of the Harris County Housing Authority establishes the offices of Chairman and Vice Chairman of the Board of Commissioners; and

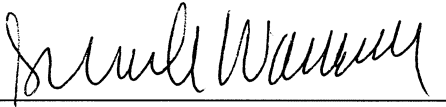
WHEREAS, Article IV, Section 4 of the Bylaws establishes a two (2) year term for officers; and

WHEREAS, Gerald Womack has served as Chairman of the Board of Commissioners of the Harris County Housing Authority since April 19, 2017; and

WHEREAS, Roberto Gonzalez has served as Vice Chairman of the Board of Commissioners of the Harris County Housing Authority since April 19, 2017.

NOW, THEREFORE, BE IT RESOLVED that, by a majority vote of the Board of Commissioners, Commissioner Gerald Womack is named Chairperson of the Board and Commissioner Joe Villarreal is named Vice Chair.

PASSED, by the Board of Commissioners this 17th day of July 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-36

**RESOLUTION APPROVING REVISIONS TO THE HARRIS COUNTY HOUSING
AUTHORITY 2019 ANNUAL PUBLIC HOUSING AUTHORITY PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA 2019 Annual Public Housing Authority (PHA) Plan on January 16, 2019; and

WHEREAS, the Board of Commissioners approved a subsequent revision to the Annual PHA Plan on April 17, 2019; and

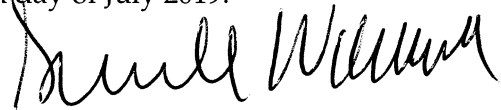
WHEREAS, HCHA now recommends revising the Annual PHA Plan, **Part B. Annual Plan, B.1 Revision of PHA Plan Elements – Rent Determination**, to update the Housing Choice Voucher Program Payment Standards; and

WHEREAS, HCHA held a Resident Advisory Board meeting on June 15, 2019 to present and seek comments regarding the proposed changes.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners conducted a public hearing on July 17, 2019 and hereby approves the revision to HCHA's 2019 Annual PHA Plan.

PASSED, by the Board of Commissioners this 17th day of July 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-37

**RESOLUTION AUTHORIZING TRAVEL EXPENSES FOR
PAUL CURRY**

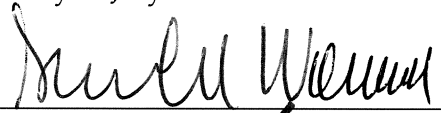
WHEREAS, Hawkins Ash CPAs is hosting the 2019 Housing Authority Financial Workshop October 22-23, 2019 in La Crosse, Wisconsin; and

WHEREAS, Harris County Housing Authority's Finance Director, Paul Curry, requests approval to attend the 2019 Housing Authority Financial Workshop, inclusive of per diem, travel, and other related expenses in the approximate amount of \$1,347.51.

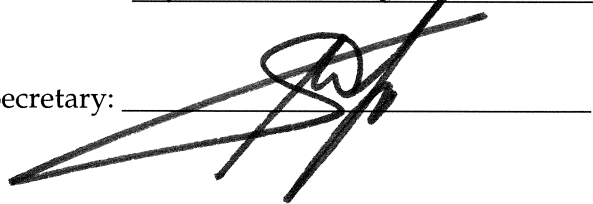
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Harris County Housing Authority authorizes per diem, travel, and other related expenses for Paul Curry in the approximate amount of \$1,347.51 to attend the 2019 Housing Authority Financial Workshop.

PASSED, by the Board of Commissioners this 17th day of July 2019.

Chairman: _____



Secretary: _____



Attachments: Estimated travel expenditures

RESOLUTION NO. 19-38

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION (THE "ISSUER") TO INDUCE BONDS TO BE ISSUED FOR THE ARBOR AT WAYFOREST PROJECT

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (the "Authority") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Government Code, as amended (the "Act"), approved and created Harris County Housing Authority Public Facility Corporation, a nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of the Authority, is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within or partially within the Authority's boundaries, including Harris County, Texas;

WHEREAS, The Arbor at Wayforest, LP, a Texas limited partnership (the "User"), has requested that the Issuer finance a low income multi-family housing project named The Arbor at Wayforest consisting of approximately 192 units to be located south of the intersection of Wayforest Drive and Richcrest Drive, Houston, Texas 77060 (the "Project") within the boundaries of the Authority in Harris County, Texas, and further that the Issuer adopt this Resolution with respect to the acquisition, construction, and installation of the Project; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition and construction of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "Bonds") to finance and pay for the Project;

WHEREAS, in view of a shortage of decent, safe, and sanitary housing for persons and families of low income at prices or rentals that they can afford, it is considered essential that construction of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin construction of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project will be made available to finance the Project; and

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official binding commitment, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount of up to \$20,000,000.00 and to expend the proceeds thereof to acquire, construct, and install the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the Internal Revenue Code of 1986, as amended (the "Code"), the Issuer must apply to the Texas Bond

Review Board (the "TBRB") for a reservation of state ceiling available to "private activity bonds" (as defined in the Code) for a calendar year.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRIS COUNTY HOUSING AUTHORITY THAT THE FOLLOWING ACTIONS OF THE ISSUER ARE HEREBY RATIFIED AND APPROVED:

Section 1. Subject to the terms hereof, the Issuer will:

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project, which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted that may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Authority; acquisition, construction, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Authority, and the User.

(c) If the proceeds from the sale of the Bonds are insufficient, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms that shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, and installation of the Project, as requested by the User and within then applicable limitations.

(d) Take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas, the Authority, nor any political issuer, subdivision, or agency of the State of Texas shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State of Texas, the Authority, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

The obligation of the Issuer to issue the Bonds is specifically subject to the satisfaction of each of the following conditions:

- (i) Evidence that the Project will not be operated for profit or as a source of revenue to the Issuer or User;
- (ii) The receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;
- (iii) Approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Attorney General of the State of Texas and any other applicable governmental authority; and
- (iv) Any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer shall submit an application to the TBRB for a reservation of the state ceiling for "private activity bonds" for the program year 2019 and each subsequent calendar year at the User's request to finance the Project. Any officer of the Board of Directors of the Issuer is hereby authorized to execute and submit an application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Authority, that the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

- (a) Prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a Trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums, paying agents' fees, and Trustee's fees, if any, on the Bonds, as and when the same become due and payable, with such Contract to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User.
- (b) The User will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation, and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, installation, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

Section 4. The Issuer finds, determines, recites, and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate income in obtaining decent, safe, and sanitary housing at rentals they can afford.

Section 5. It is understood by the Issuer that all commitments of the Issuer and the User with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than three years from the date of this Resolution, or such other date as shall be mutually satisfactory to the Issuer and the User.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

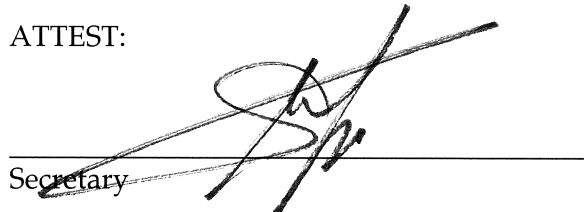
Section 7. The adoption of this Resolution, as requested by the User, shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing financing for the Project, and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted, and this Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds.

PASSED this 17th day of July 2019.



CHAIR of the Harris County Housing
Authority

ATTEST:


Secretary

RESOLUTION NO. 19-39

**RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE
"AUTHORITY") AUTHORIZING HARRIS COUNTY HOUSING
AUTHORITY PUBLIC FACILITY CORPORATION (THE "ISSUER") TO
INDUCE BONDS TO BE ISSUED FOR THE RICHCREST APARTMENTS
PROJECT**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (the "Authority") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Government Code, as amended (the "Act"), approved and created Harris County Housing Authority Public Facility Corporation, a nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of the Authority, is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within or partially within the Authority's boundaries, including Harris County, Texas;

WHEREAS, AMTEX Richcrest Fund, LP, a Texas limited partnership (the "User"), has requested that the Issuer finance a low income multi-family housing project named Richcrest Apartments consisting of approximately 288 units to be located at the southeast Corner of Imperial Valley Drive and Richcrest Drive, Houston, Texas 77060 (the "Project") within the boundaries of the Authority in Harris County, Texas, and further that the Issuer adopt this Resolution with respect to the acquisition, construction, and installation of the Project; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition and construction of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "Bonds") to finance and pay for the Project;

WHEREAS, in view of a shortage of decent, safe, and sanitary housing for persons and families of low income at prices or rentals that they can afford, it is considered essential that construction of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin construction of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project will be made available to finance the Project; and

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official binding commitment, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount of up to \$29,000,000.00 and to expend the proceeds thereof to acquire, construct, and install the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the Internal Revenue Code of 1986, as amended (the "Code"), the Issuer must apply to the Texas Bond

Review Board (the "TBRB") for a reservation of state ceiling available to "private activity bonds" (as defined in the Code) for a calendar year.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRIS COUNTY HOUSING AUTHORITY THAT THE FOLLOWING ACTIONS OF THE ISSUER ARE HEREBY RATIFIED AND APPROVED:

Section 1. Subject to the terms hereof, the Issuer will:

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted that may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Authority; acquisition, construction, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Authority, and the User.

(c) If the proceeds from the sale of the Bonds are insufficient, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms that shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, and installation of the Project, as requested by the User and within then applicable limitations.

(d) Take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas, the Authority, nor any political issuer, subdivision, or agency of the State of Texas shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State of Texas, the Authority, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

The obligation of the Issuer to issue the Bonds is specifically subject to the satisfaction of each of the following conditions:

- (i) Evidence that the Project will not be operated for profit or as a source of revenue to the Issuer or User;
- (ii) The receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;
- (iii) Approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Attorney General of the State of Texas and any other applicable governmental authority; and
- (iv) Any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer shall submit an application to the TBRB for a reservation of the state ceiling for "private activity bonds" for the program year 2019 and each subsequent calendar year at the User's request to finance the Project. Any officer of the Board of Directors of the Issuer is hereby authorized to execute and submit an application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Authority, that the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) Prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a Trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums, paying agents' fees, and Trustee's fees, if any, on the Bonds, as and when the same become due and payable, with such Contract to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User.

(b) The User will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation, and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, installation, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

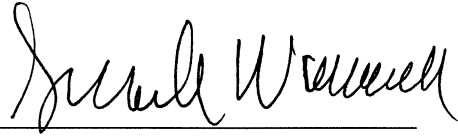
Section 4. The Issuer finds, determines, recites, and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate income in obtaining decent, safe, and sanitary housing at rentals they can afford.

Section 5. It is understood by the Issuer that all commitments of the Issuer and the User with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than three years from the date of this Resolution, or such other date as shall be mutually satisfactory to the Issuer and the User.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 7. The adoption of this Resolution, as requested by the User, shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing financing for the Project, and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted, and this Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds.

PASSED this 17th day of July 2019.



CHAIR of the Harris County Housing
Authority

ATTEST:



Secretary

RESOLUTION NO. 19-40

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN
AMENDMENT TO THE CONTRACT WITH ENGIE RESOURCES, LLC FOR ELECTRICAL
SERVICE**

WHEREAS, Resolution 18-33 approved the negotiation and execution of a contract between Engie Resources, LLC (Engie) and Harris County Housing Authority (HCHA) for electrical service located at 8933 Interchange Drive, Houston, Texas 77054; and

WHEREAS, the agreement between Engie and HCHA commenced on July 31, 2018, and expires on October 31, 2019; and

WHEREAS, The Villas at Eastwood is scheduled for occupancy July 2019; and

WHEREAS, HCHA desires to amend the current contract with Engie for electrical service to add The Villas at Eastwood located at 1933 Hussion Street, Houston, Texas 77003.

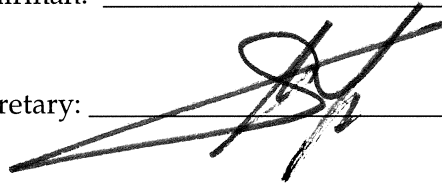
NOW, THEREFORE BE IT RESOLVED, that the Chief Executive Officer is hereby authorized to negotiate and execute a contract amendment with Engie Resources, LLC for electrical service to include The Villas at Eastwood.

PASSED, by the Board of Commissioners this 17th day of July 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-41

RESOLUTION AUTHORIZING THE TRANSFER OF NON-PROGRAM FUNDS TO FENIX ESTATES I, LP OPERATING ACCOUNT FOR COSTS ASSOCIATED WITH THE LEASE-UP OPERATIONS AND ADMINISTRATION OF THE VILLAS AT EASTWOOD AND TO TAKE ANY OTHER ACTIONS DEEMED NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, Fenix Estates I, LP is a limited partnership (the "Partnership") created for the development and operation of Fenix Estates, more commonly known as The Villas at Eastwood (the "Project"); and

WHEREAS, Harris County Housing Authority owns the land on which the Project, a low-income multi-family housing development consisting of approximately 200 units located at 1933 Hussion Street, Houston, Texas 77003; and

WHEREAS, an operating account (the "Account") has been established for the Project; and

WHEREAS, the Authority desires to transfer \$55,000.00 of non-program funds (the "Funds") to the Account for costs associated with the initial lease-up operations and administration of the Project;

NOW, THEREFORE, BE IT RESOLVED that, in connection with the lease-up operations and administration of the Project, the Authority hereby transfers the Funds to the Account; and

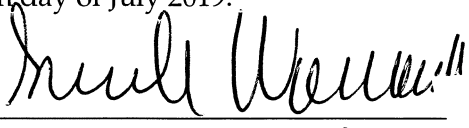
BE IT FURTHER RESOLVED that the Executing Officer, Horace Allison, is authorized to execute any documentation necessary to complete the transaction contemplated by this resolution; and

BE IT FURTHER RESOLVED, that the execution by the Executing Officer of any document or instrument authorized by the foregoing resolution or any document or instrument executed in the accomplishment of any action or actions authorized, shall be deemed to be conclusive approval thereof by the Authority, and the binding act and obligation of the Authority; and

BE IT FURTHER RESOLVED that the Executing Officer may take any other related action necessary or convenient to carry out this Resolution.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of July 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-42

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") (i) AUTHORIZING THE AUTHORITY TO LEASE OFFICE SPACE WITHIN THE VILLAS AT EASTWOOD DEVELOPMENT (THE "PROJECT") FROM FENIX ESTATES COMMERCIAL, LLC; (ii) APPROVING FENIX ESTATES COMMERCIAL, LLC TO LEASE OFFICE SPACE TO THE AUTHORITY WITHIN THE PROJECT; (iii) AND TO TAKE SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas non-profit corporation (the "Corporation"), is an instrumentality of the Harris County Housing Authority (the "Authority"); and

WHEREAS, the Corporation is the sole member of Fenix Estates Commercial MM, LLC, a Texas limited liability company, which is, in turn, the managing member of Fenix Estates Commercial, LLC, a Texas limited liability company (the "Office Lessor"); and

WHEREAS, the Authority owns the land on which the development formerly known as Fenix Estates and currently known as The Villas at Eastwood (the "Project") is located; and

WHEREAS, the Office Lessor has entered into a Ground Lease with the Authority such that the Office Lessor is a Lessee under same Ground Lease, and the Office Lessor thereby controls certain office space (the "Office Space") that has been set aside for the Authority's use; and

WHEREAS, the Authority desires the Office Lessor to lease the Office Space to the Authority; and

WHEREAS, the Corporation and the Authority desire for the Office Lessor and the Authority to enter into a certain Commercial Lease Agreement (the "Lease") covering same Office Space;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRIS COUNTY HOUSING AUTHORITY, that, in connection with the leasing of the Office Space in accordance with the Lease, the Authority hereby authorizes and approves entry into the Lease;

BE IT FURTHER RESOLVED that the Executing Officer, Horace Allison, a Manager of Fenix Estates Commercial MM, LLC, is authorized to execute the Lease on behalf of the Office Lessor and any documentation necessary to complete the actions contemplated by these Resolutions;

BE IT FURTHER RESOLVED that the Executing Officer, the Executive Director / CEO of the Authority, is authorized to execute the Lease on behalf of the Authority and any documentation necessary to complete the actions contemplated by these Resolutions;

BE IT FURTHER RESOLVED that the Office Lessor shall enter into the Lease such that the Office Lessor shall lease the Office Space to the Authority in accordance to the terms as set forth on Exhibit A of this Resolution ("Terms"); and that such action is hereby approved and authorized;

BE IT FURTHER RESOLVED that the Authority shall enter into the Lease such that the Authority shall lease the Office Space from the Office Lessor in accordance with the Terms; and that such action is hereby approved and authorized;

BE IT FURTHER RESOLVED, that, to the extent any of the actions authorized by these Resolutions have already been taken on behalf of the Authority, the Corporation, Fenix Estates Commercial MM, LLC, and/or the Office Lessor, such actions are hereby ratified and confirmed as the valid actions of the Authority, the Corporation, Fenix Estates Commercial MM, LLC, and/or the Office Lessor, as the case may be; that the past lawful actions of the Commissioners and Officers related to these Resolutions, taken on behalf of the Authority, the Corporation, Fenix Estates Commercial MM, LLC, and/or the Office Lessor, are hereby ratified, approved, and adopted, effective as of the date such actions were taken;

BE IT FURTHER RESOLVED, that the execution by the Executing Officer of any document or instrument authorized by the foregoing Resolutions or any document or instrument executed in the accomplishment of any action or actions authorized, shall be deemed to be conclusive approval thereof by the Authority, the Corporation, Fenix Estates Commercial MM, LLC, and/or the Office Lessor, and the binding act and obligation of the Authority, the Corporation, Fenix Estates Commercial MM, LLC, and/or the Office Lessor, as the case may be;

BE IT FURTHER RESOLVED, that the Executing Officer take any other related action necessary or convenient in order to carry out these Resolutions.

These Resolutions shall be in full force and effect from and upon their adoption.

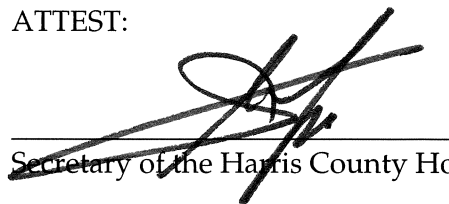
In witness hereof, these Resolutions are hereby PASSED this 17th day of July 2019.

Commissioner:



Chair of the Harris County Housing Authority

ATTEST:



Secretary of the Harris County Housing Authority

Exhibit "A"
LEASE TERMS

Building: Building 3

Lease Space: See attached Commercial Lease Agreement - Exhibit A-1

Common Areas: There will be three elevators located in Building 3.

- a. Elevator 1 – there will be a dedicated elevator that services the commercial areas, Levels 1C and 5C
- b. Elevator 2 - there will be common area/card restricted access through Level 1C to Elevator 2, and it will be limited to accessing Levels 2, 3, and 4
- c. Elevator 3 – there will be a dedicated elevator that services the residential areas, Levels 1R, 2, 3, 4, and 5R.

The common areas shared by the residential and office space will include:

- (1) A common lobby located in Area C, Building 3;
- (2) Elevator vestibule corridor located in Area C, Building 3;
- (3) Stairways located in Area C, Building 3;
- (4) Courtyard; and
- (5) Parking lot.

Term of Lease: Twenty (20) years

Renewable Term: 1 renewal term of ten (10) years

Base Rent: \$324,000/year or \$27,000/month

The base rent shall be increased for inflation every five (5) years based upon the Consumer Price Index.

RESOLUTION NO. 19-43

**RESOLUTION APPOINTING DR. ADRIANA TAMEZ
TO AFFILIATE BOARDS OF DIRECTORS**

WHEREAS, on June 25, 2019, the Commissioners Court of Harris County, Texas named Dr. Adriana Tamez to the Harris County Housing Authority (HCHA) Board of Commissioners; and

WHEREAS, HCHA has created three affiliate organizations: the Harris County Housing Authority Public Facility Corporation (PFC), Harris County Housing Authority Redevelopment Authority (HCHA RA); and HCHA Development Corporation (HCHA DC); and

WHEREAS, the PFC, HCHA RA, and HCHA DC are each governed a Board of Directors appointed by the HCHA Board of Commissioners; and

WHEREAS, the HCHA Board of Commissioners are traditionally appointed to serve as Directors of the PFC, HCHA RA, and HCHA DC.

NOW, THEREFORE, BE IT RESOLVED that Dr. Adriana Tamez is named a Director to serve on the Board of Directors of the PFC, HCHA RA, and HCHA DC.

PASSED, by the Board of Commissioners this 17th day of July 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-44

**RESOLUTION AUTHORIZING CHIEF EXECUTIVE OFFICER TO CONSENT
TO A PROPERTY NAME CHANGE FOR PRIMROSE AT HERITAGE PARK**

WHEREAS, the Harris County Housing Authority is the sole member of HCHA Bammel, LLC (HCHA Bammel); and

WHEREAS, HCHA Bammel, LLC is the General Partner of TX Bammel Housing, L.P.; and

WHEREAS, Grand Marais, LLC (Grand Marais) is the Class B Limited Partner of TX Bammel Housing, L.P.; and

WHEREAS, in accordance with the Second Amendment to the First Amended and Restated Agreement of Limited Partnership, all notices to Grand Marais must be sent "c/o Alden Torch Financial, LLC" (Alden Torch); and

WHEREAS, Alden Affordable Holdings, LLC (AAH) is the sole authorized member of Grand Marais; and

WHEREAS, AMTAX HOLDINGS 607, LLC, is the Investor Limited Partner of TX Bammel Housing, L.P.; and

WHEREAS, TCH II Pledge Pool, LLC is the manager of AMTAX HOLDINGS 607, LLC; and

WHEREAS, Tax Credit Holdings II, LLC is the managing member of TCH Pledge Pool, LLC; and

WHEREAS, Alden Pacific Holdings, LLC (APH) is the sole member of Tax Credit Holdings II, LLC; and

WHEREAS, AAH and APH are affiliates of, subsidiaries of, or otherwise controlled, or related to, Alden Torch; and

WHEREAS, Alden Torch is a defendant in the matter styled *Primrose Retirement Communities, LLC. v. Alden Torch Financial, LLC et al.*; No. 6:19-CV-103; in the United States District Court for the Eastern District of Texas (Action); and

WHEREAS, The Action relates to use of the name "Primrose;" and

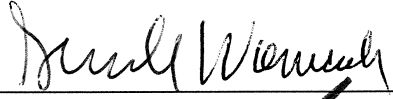
WHEREAS, in order to settle that portion of the Action related to Primrose at Heritage Park, plaintiff and Alden Torch have requested HCHA Bammel's consent to a name change.

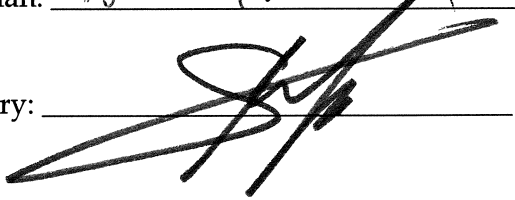
NOW, THEREFORE, BE IT RESOLVED that, the Board of Commissioners authorizes Chief Executive Officer (CEO), Horace Allison, as Manager of HCHA Bammel, to consent to the renaming of Primrose at Heritage Park.

BE IT FURTHER RESOLVED that, as necessary to document HCHA Bammel's consent only, the CEO, as Manager of HCHA Bammel, is authorized to enter into all notifications, consents, and/or agreements required to aid Alden Torch in its settlement of the Action.

BE IT FURTHER RESOLVED that HCHA Bammel shall not actually rename Primrose at Heritage Park until further action is taken by this Board.

PASSED, by the Board of Commissioners this 17th day of July 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-45

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE
AND ENTER INTO AGREEMENTS FOR LEGAL CONSULTING SERVICES FOR
REAL ESTATE TRANSACTIONS AND CONSTRUCTION RELATED SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA) issued Request for Proposals No. 19-04 (RFP 19-04), seeking Legal Consulting Services for Real Estate Transactions and Construction Related Services; and

WHEREAS, HCHA advertised RFP 19-04 in the local newspaper on May 26 and June 2, 2019, and posted the RFP on HCHA's website; and

WHEREAS, responses to RFP 19-04 were due on June 17, 2019; and

WHEREAS, HCHA received proposals from Ballard Spahr, LLP, Coats Rose, PC, Greenberg Taurig, LLP, and The Banks Law Firm; and

WHEREAS, HCHA staff reviewed, evaluated and ranked the proposals; and

WHEREAS, The Banks Law Firm ranked number one, Coats Rose, PC ranked number two, Ballard Spahr, LLP ranked number three, and Greenberg Taurig, LLP ranked number four; and

WHEREAS, The Banks Law Firm and Coats Rose, PC firm submitted proposals that represents the best overall value to HCHA, considering price and other factors set forth in the solicitation; and

WHEREAS, HCHA staff recommends the negotiation and entrance into agreements with the top two ranked legal firms in anticipation of an increase in HCHA's affordable housing development activity.

NOW THEREFORE BE IT RESOLVED, that the Chief Executive Officer is authorized and directed to negotiate and execute agreements with The Banks Law Firm and Coats Rose, PC for Legal Consulting Services for Real Estate Transactions and Construction Related Services.

This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the HCHA Board of Commissioners this 21st day of August 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-46

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
COMMERCIAL BUYER/TENANT REPRESENTATION AGREEMENT FOR COMMERCIAL
REAL ESTATE SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Proposals ("RFP") #19-03 soliciting proposals from commercial real estate brokers to provide commercial real estate brokerage services; and

WHEREAS, the RFP was advertised in the local newspaper on April 28, 2019, and May 5, 2019, and posted on HCHA's website; and

WHEREAS, responses to RFP #19-03 were due May 20, 2019; and

WHEREAS, HCHA received proposals from CBRE, Inc., Arvo Realty Advisors/Cushman Wakefield, Inc., Five Woods Realty, LLC, Kevin Riles Commercial/GEJ Properties, KET Enterprises, and Uptown Real Estate of Texas; and

WHEREAS, HCHA staff has reviewed, evaluated, and ranked the proposals; and

WHEREAS, Kevin Riles Commercial/GEJ Properties ranked number one, CBRE, Inc. ranked number two, KET Enterprises ranked number three, Five Woods Realty, LLC ranked number four, Arvo Realty Advisors/Cushman Wakefield, Inc. ranked number five, and Uptown Real Estate of Texas ranked number six; and

WHEREAS, Kevin Riles Commercial/GEJ Properties provided a proposal that represents the best overall value to HCHA, considering pricing and other factors set forth in the RFP; and

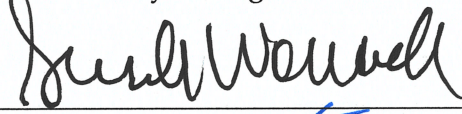
WHEREAS, staff recommends the negotiation and entrance into an agreement for commercial real estate services with Kevin Riles/GEJ Properties.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute Commercial Buyer/Tenant Representative Agreement with Kevin Riles Commercial/GEJ Properties for commercial real estate services, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution.

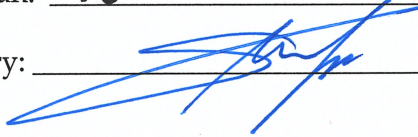
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 21st day of August 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-47

**RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE
"AUTHORITY") AUTHORIZING HARRIS COUNTY HOUSING
AUTHORITY PUBLIC FACILITY CORPORATION (THE "ISSUER") TO
INDUCE BONDS TO BE ISSUED FOR THE HOLLOWS PROJECT**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (the "Authority") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Government Code, as amended (the "Act"), approved and created Harris County Housing Authority Public Facility Corporation, a nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of the Authority, is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within or partially within the Authority's boundaries, including Harris County, Texas; and

WHEREAS, LDG Multifamily, LLC, a Texas limited partnership (the "User"), has requested that the Issuer finance a low income multi-family housing project named The Hollows consisting of approximately 192 units to be located at the southeast corner of Wallisville Road and Dell Dale Street, Houston, Texas 77049 (the "Project") within the boundaries of the Authority in Harris County, Texas, and further that the Issuer adopt this Resolution with respect to the acquisition, construction, and installation of the Project; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition and construction of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "Bonds") to finance and pay for the Project; and

WHEREAS, in view of a shortage of decent, safe, and sanitary housing for persons and families of low income at prices or rentals that they can afford, it is considered essential that construction of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin construction of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project, will be made available to finance the Project; and

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official binding commitment, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount of up to \$20,000,000.00 and to expend the proceeds thereof to acquire, construct, and install the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the Internal Revenue Code of 1986, as amended (the "Code"), the Issuer must apply to the Texas Bond

Review Board (the "TBRB") for a reservation of state ceiling available to "private activity bonds" (as defined in the Code) for a calendar year.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRIS COUNTY HOUSING AUTHORITY THAT THE FOLLOWING ACTIONS OF THE ISSUER ARE HEREBY RATIFIED AND APPROVED:

Section 1. Subject to the terms hereof, the Issuer will:

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project, which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted that may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Authority; acquisition, construction, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Authority, and the User.

(c) If the proceeds from the sale of the Bonds are insufficient, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms that shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, and installation of the Project, as requested by the User and within then applicable limitations.

(d) Take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas, the Authority, nor any political issuer, subdivision, or agency of the State of Texas shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State of Texas, the Authority, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

The obligation of the Issuer to issue the Bonds is specifically subject to the satisfaction of each of the following conditions:

(i) Evidence that the Project will not be operated for profit or as a source of revenue to the Issuer or User;

(ii) The receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;

(iii) Approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Attorney General of the State of Texas and any other applicable governmental authority; and

(iv) Any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer shall submit an application to the TBRB for a reservation of the state ceiling for "private activity bonds" for the program year 2019 and each subsequent calendar year at the User's request to finance the Project. Any officer of the Board of Directors of the Issuer is hereby authorized to execute and submit an application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Authority, that the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) Prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a Trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums, paying agents' fees, and Trustee's fees, if any, on the Bonds, as and when the same become due and payable, with such Contract to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User.

(b) The User will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation, and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance,

offering, sale, or delivery of the Bonds, or the design, construction, installation, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

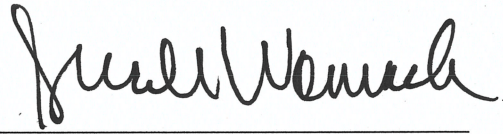
Section 4. The Issuer finds, determines, recites, and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate-income in obtaining decent, safe, and sanitary housing at rentals they can afford.

Section 5. It is understood by the Issuer that all commitments of the Issuer and the User with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than three years from the date of this Resolution, or such other date as shall be mutually satisfactory to the Issuer and the User.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

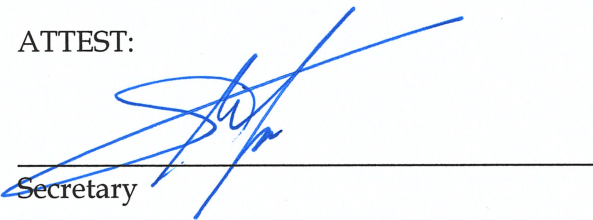
Section 7. The adoption of this Resolution, as requested by the User, shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing financing for the Project, and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted, and this Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds.

PASSED this 21st day of August 2019.



CHAIR of the Harris County Housing
Authority

ATTEST:


Secretary

RESOLUTION NO. 19-48

**RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE
"AUTHORITY") AUTHORIZING HARRIS COUNTY HOUSING
AUTHORITY PUBLIC FACILITY CORPORATION (THE "ISSUER") TO
INDUCE BONDS TO BE ISSUED FOR THE NORTHWOOD APARTMENTS
PROJECT**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (the "Authority") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Government Code, as amended (the "Act"), approved and created Harris County Housing Authority Public Facility Corporation, a nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of the Authority, is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within or partially within the Authority's boundaries, including Harris County, Texas; and

WHEREAS, LDG Northwood, LP, a Texas limited partnership (the "User"), has requested that the Issuer finance a low income multi-family housing project named Northwood Apartments consisting of approximately 288 units to be located at the southeast corner of Hamill Road and Eastex Freeway, Houston, Texas 77039 (the "Project") within the boundaries of the Authority in Harris County, Texas, and further that the Issuer adopt this Resolution with respect to the acquisition, construction, and installation of the Project; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition and construction of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "Bonds") to finance and pay for the Project; and

WHEREAS, in view of a shortage of decent, safe, and sanitary housing for persons and families of low income at prices or rentals that they can afford, it is considered essential that construction of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin construction of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project, will be made available to finance the Project; and

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official binding commitment, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount of up to \$30,000,000.00 and to expend the proceeds thereof to acquire, construct, and install the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the

Internal Revenue Code of 1986, as amended (the "Code"), the Issuer must apply to the Texas Bond Review Board (the "TBRB") for a reservation of state ceiling available to "private activity bonds" (as defined in the Code) for a calendar year.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRIS COUNTY HOUSING AUTHORITY THAT THE FOLLOWING ACTIONS OF THE ISSUER ARE HEREBY RATIFIED AND APPROVED:

Section 1. Subject to the terms hereof, the Issuer will:

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project, which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted that may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Authority; acquisition, construction, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Authority, and the User.

(c) If the proceeds from the sale of the Bonds are insufficient, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms that shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, and installation of the Project, as requested by the User and within then applicable limitations.

(d) Take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas, the Authority, nor any political issuer, subdivision, or agency of the State of Texas shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State of Texas, the

Authority, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

The obligation of the Issuer to issue the Bonds is specifically subject to the satisfaction of each of the following conditions:

- (i) Evidence that the Project will not be operated for profit or as a source of revenue to the Issuer or User;
- (ii) The receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;
- (iii) Approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Attorney General of the State of Texas and any other applicable governmental authority; and
- (iv) Any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer shall submit an application to the TBRB for a reservation of the state ceiling for "private activity bonds" for the program year 2019 and each subsequent calendar year at the User's request to finance the Project. Any officer of the Board of Directors of the Issuer is hereby authorized to execute and submit an application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Authority, that the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) Prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a Trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums, paying agents' fees, and Trustee's fees, if any, on the Bonds, as and when the same become due and payable, with such Contract to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User.

(b) The User will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation, and court

costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, installation, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

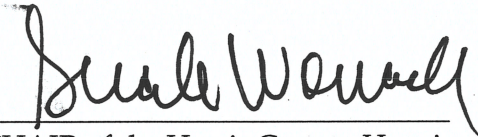
Section 4. The Issuer finds, determines, recites, and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate-income in obtaining decent, safe, and sanitary housing at rentals they can afford.

Section 5. It is understood by the Issuer that all commitments of the Issuer and the User with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than three years from the date of this Resolution, or such other date as shall be mutually satisfactory to the Issuer and the User.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 7. The adoption of this Resolution, as requested by the User, shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing financing for the Project, and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted, and this Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds.

PASSED this 21st day of August 2019.


CHAIR of the Harris County Housing
Authority

ATTEST:


Secretary

RESOLUTION NO. 19-45

**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE
AND ENTER INTO AGREEMENTS FOR LEGAL CONSULTING SERVICES FOR
REAL ESTATE TRANSACTIONS AND CONSTRUCTION RELATED SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA) issued Request for Proposals No. 19-04 (RFP 19-04), seeking Legal Consulting Services for Real Estate Transactions and Construction Related Services; and

WHEREAS, HCHA advertised RFP 19-04 in the local newspaper on May 26 and June 2, 2019, and posted the RFP on HCHA's website; and

WHEREAS, responses to RFP 19-04 were due on June 17, 2019; and

WHEREAS, HCHA received proposals from Ballard Spahr, LLP, Coats Rose, PC, Greenberg Taurig, LLP, and The Banks Law Firm; and

WHEREAS, HCHA staff reviewed, evaluated and ranked the proposals; and

WHEREAS, The Banks Law Firm ranked number one, Coats Rose, PC ranked number two, Ballard Spahr, LLP ranked number three, and Greenberg Taurig, LLP ranked number four; and

WHEREAS, The Banks Law Firm and Coats Rose, PC firm submitted proposals that represents the best overall value to HCHA, considering price and other factors set forth in the solicitation; and

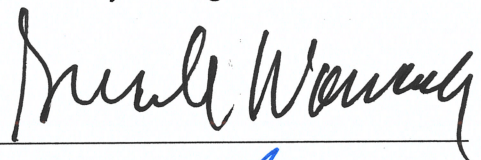
WHEREAS, HCHA staff recommends the negotiation and entrance into agreements with the top two ranked legal firms in anticipation of an increase in HCHA's affordable housing development activity.

NOW THEREFORE BE IT RESOLVED, that the Chief Executive Officer is authorized and directed to negotiate and execute agreements with The Banks Law Firm and Coats Rose, PC for Legal Consulting Services for Real Estate Transactions and Construction Related Services.

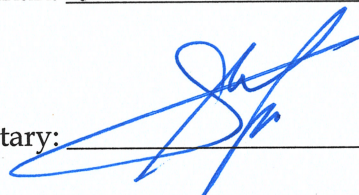
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the HCHA Board of Commissioners this 21st day of August 2019.

Chairman:



Secretary:



RESOLUTION NO. 19-46

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
COMMERCIAL BUYER/TENANT REPRESENTATION AGREEMENT FOR COMMERCIAL
REAL ESTATE SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Proposals ("RFP") #19-03 soliciting proposals from commercial real estate brokers to provide commercial real estate brokerage services; and

WHEREAS, the RFP was advertised in the local newspaper on April 28, 2019, and May 5, 2019, and posted on HCHA's website; and

WHEREAS, responses to RFP #19-03 were due May 20, 2019; and

WHEREAS, HCHA received proposals from CBRE, Inc., Arvo Realty Advisors/Cushman Wakefield, Inc., Five Woods Realty, LLC, Kevin Riles Commercial/GEJ Properties, KET Enterprises, and Uptown Real Estate of Texas; and

WHEREAS, HCHA staff has reviewed, evaluated, and ranked the proposals; and

WHEREAS, Kevin Riles Commercial/GEJ Properties ranked number one, CBRE, Inc. ranked number two, KET Enterprises ranked number three, Five Woods Realty, LLC ranked number four, Arvo Realty Advisors/Cushman Wakefield, Inc. ranked number five, and Uptown Real Estate of Texas ranked number six; and

WHEREAS, Kevin Riles Commercial/GEJ Properties provided a proposal that represents the best overall value to HCHA, considering pricing and other factors set forth in the RFP; and

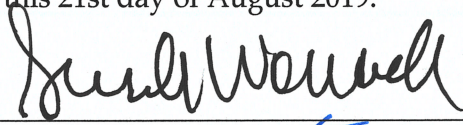
WHEREAS, staff recommends the negotiation and entrance into an agreement for commercial real estate services with Kevin Riles/GEJ Properties.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute Commercial Buyer/Tenant Representative Agreement with Kevin Riles Commercial/GEJ Properties for commercial real estate services, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution.

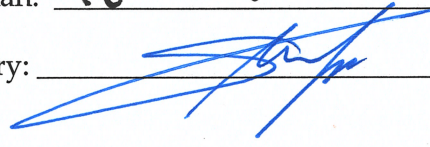
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 21st day of August 2019.

Chairman:



Secretary:



RESOLUTION NO. 19-47

**RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE
"AUTHORITY") AUTHORIZING HARRIS COUNTY HOUSING
AUTHORITY PUBLIC FACILITY CORPORATION (THE "ISSUER") TO
INDUCE BONDS TO BE ISSUED FOR THE HOLLOWS PROJECT**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (the "Authority") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Government Code, as amended (the "Act"), approved and created Harris County Housing Authority Public Facility Corporation, a nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of the Authority, is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within or partially within the Authority's boundaries, including Harris County, Texas; and

WHEREAS, LDG Multifamily, LLC, a Texas limited partnership (the "User"), has requested that the Issuer finance a low income multi-family housing project named The Hollows consisting of approximately 192 units to be located at the southeast corner of Wallisville Road and Dell Dale Street, Houston, Texas 77049 (the "Project") within the boundaries of the Authority in Harris County, Texas, and further that the Issuer adopt this Resolution with respect to the acquisition, construction, and installation of the Project; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition and construction of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "Bonds") to finance and pay for the Project; and

WHEREAS, in view of a shortage of decent, safe, and sanitary housing for persons and families of low income at prices or rentals that they can afford, it is considered essential that construction of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin construction of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project, will be made available to finance the Project; and

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official binding commitment, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount of up to \$20,000,000.00 and to expend the proceeds thereof to acquire, construct, and install the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the Internal Revenue Code of 1986, as amended (the "Code"), the Issuer must apply to the Texas Bond

Review Board (the "TBRB") for a reservation of state ceiling available to "private activity bonds" (as defined in the Code) for a calendar year.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRIS COUNTY HOUSING AUTHORITY THAT THE FOLLOWING ACTIONS OF THE ISSUER ARE HEREBY RATIFIED AND APPROVED:

Section 1. Subject to the terms hereof, the Issuer will:

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project, which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted that may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Authority; acquisition, construction, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Authority, and the User.

(c) If the proceeds from the sale of the Bonds are insufficient, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms that shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, and installation of the Project, as requested by the User and within then applicable limitations.

(d) Take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas, the Authority, nor any political issuer, subdivision, or agency of the State of Texas shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State of Texas, the Authority, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

The obligation of the Issuer to issue the Bonds is specifically subject to the satisfaction of each of the following conditions:

(i) Evidence that the Project will not be operated for profit or as a source of revenue to the Issuer or User;

(ii) The receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;

(iii) Approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Attorney General of the State of Texas and any other applicable governmental authority; and

(iv) Any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer shall submit an application to the TBRB for a reservation of the state ceiling for "private activity bonds" for the program year 2019 and each subsequent calendar year at the User's request to finance the Project. Any officer of the Board of Directors of the Issuer is hereby authorized to execute and submit an application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Authority, that the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) Prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a Trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums, paying agents' fees, and Trustee's fees, if any, on the Bonds, as and when the same become due and payable, with such Contract to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User.

(b) The User will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation, and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance,

offering, sale, or delivery of the Bonds, or the design, construction, installation, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

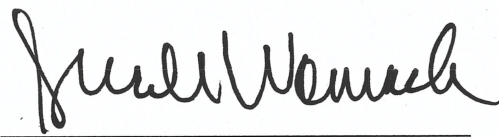
Section 4. The Issuer finds, determines, recites, and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate-income in obtaining decent, safe, and sanitary housing at rentals they can afford.

Section 5. It is understood by the Issuer that all commitments of the Issuer and the User with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than three years from the date of this Resolution, or such other date as shall be mutually satisfactory to the Issuer and the User.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

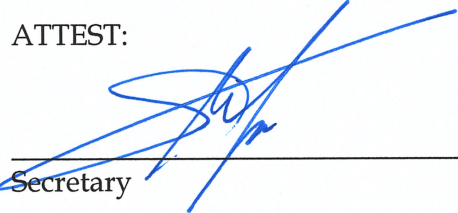
Section 7. The adoption of this Resolution, as requested by the User, shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing financing for the Project, and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted, and this Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds.

PASSED this 21st day of August 2019.



CHAIR of the Harris County Housing
Authority

ATTEST:



Secretary

RESOLUTION NO. 19-48

**RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE
"AUTHORITY") AUTHORIZING HARRIS COUNTY HOUSING
AUTHORITY PUBLIC FACILITY CORPORATION (THE "ISSUER") TO
INDUCE BONDS TO BE ISSUED FOR THE NORTHWOOD APARTMENTS
PROJECT**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (the "Authority") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Government Code, as amended (the "Act"), approved and created Harris County Housing Authority Public Facility Corporation, a nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of the Authority, is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within or partially within the Authority's boundaries, including Harris County, Texas; and

WHEREAS, LDG Northwood, LP, a Texas limited partnership (the "User"), has requested that the Issuer finance a low income multi-family housing project named Northwood Apartments consisting of approximately 288 units to be located at the southeast corner of Hamill Road and Eastex Freeway, Houston, Texas 77039 (the "Project") within the boundaries of the Authority in Harris County, Texas, and further that the Issuer adopt this Resolution with respect to the acquisition, construction, and installation of the Project; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition and construction of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "Bonds") to finance and pay for the Project; and

WHEREAS, in view of a shortage of decent, safe, and sanitary housing for persons and families of low income at prices or rentals that they can afford, it is considered essential that construction of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin construction of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project, will be made available to finance the Project; and

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official binding commitment, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount of up to \$30,000,000.00 and to expend the proceeds thereof to acquire, construct, and install the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the

Internal Revenue Code of 1986, as amended (the "Code"), the Issuer must apply to the Texas Bond Review Board (the "TBRB") for a reservation of state ceiling available to "private activity bonds" (as defined in the Code) for a calendar year.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRIS COUNTY HOUSING AUTHORITY THAT THE FOLLOWING ACTIONS OF THE ISSUER ARE HEREBY RATIFIED AND APPROVED:

Section 1. Subject to the terms hereof, the Issuer will:

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project, which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted that may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Authority; acquisition, construction, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Authority, and the User.

(c) If the proceeds from the sale of the Bonds are insufficient, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms that shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, and installation of the Project, as requested by the User and within then applicable limitations.

(d) Take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas, the Authority, nor any political issuer, subdivision, or agency of the State of Texas shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State of Texas, the

Authority, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

The obligation of the Issuer to issue the Bonds is specifically subject to the satisfaction of each of the following conditions:

- (i) Evidence that the Project will not be operated for profit or as a source of revenue to the Issuer or User;
- (ii) The receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;
- (iii) Approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Attorney General of the State of Texas and any other applicable governmental authority; and
- (iv) Any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer shall submit an application to the TBRB for a reservation of the state ceiling for "private activity bonds" for the program year 2019 and each subsequent calendar year at the User's request to finance the Project. Any officer of the Board of Directors of the Issuer is hereby authorized to execute and submit an application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Authority, that the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) Prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a Trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums, paying agents' fees, and Trustee's fees, if any, on the Bonds, as and when the same become due and payable, with such Contract to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User.

(b) The User will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation, and court

costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, installation, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

Section 4. The Issuer finds, determines, recites, and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate-income in obtaining decent, safe, and sanitary housing at rentals they can afford.

Section 5. It is understood by the Issuer that all commitments of the Issuer and the User with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than three years from the date of this Resolution, or such other date as shall be mutually satisfactory to the Issuer and the User.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 7. The adoption of this Resolution, as requested by the User, shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing financing for the Project, and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted, and this Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds.

PASSED this 21st day of August 2019.



CHAIR of the Harris County Housing
Authority

ATTEST:

~~Secretary~~

RESOLUTION NO. 19-49

**RESOLUTION APPROVING THE FISCAL YEAR ENDING MARCH 31, 2020 BUDGET
REVISION # 1**

WHEREAS, the staff of Harris County Housing Authority (HCHA) drafted budget revision #1 for the Fiscal Year beginning April 1, 2019, and ending March 31, 2020; and

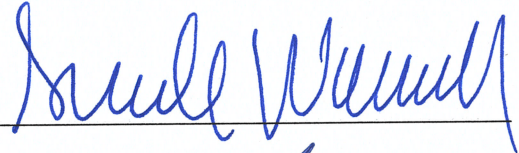
WHEREAS, on a consolidated basis HCHA is projected to have a positive cash flow of \$632,131.00 for the Fiscal Year ending March 31, 2020; and

WHEREAS, budget revision #1 also includes adding an Admissions Manager and Temporary Data Entry Clerk to assist with the waiting list and the additional vouchers HCHA received;

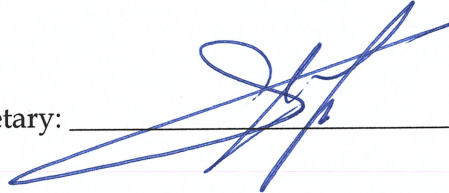
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority adopts the attached budget revision #1 for the Fiscal Year beginning April 1, 2019, and ending March 31, 2020.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-50

**RESOLUTION RATIFYING THE NEGOTIATION AND EXECUTION OF A CONTRACT
TO PURCHASE OFFICE FURNITURE**

WHEREAS, Harris County Housing Authority (HCHA), issued a Quotation for Small Purchases (QSP) to purchase office furniture (cubicles) for HCHA's employees; and

WHEREAS, the QSP was sent to fourteen (14) vendors through Choice Partners and sent to two (2) individual vendors on August 22, 2019, and responses were due on August 26, 2019; and

WHEREAS, HCHA received five responses:

1. Hallmark Office Products
2. Carroll's Office Furniture
3. Office Furniture Connection
4. Velocity
5. Facility Interiors (Furniture Marketing Group, Inc.)

; and

WHEREAS, Office Furniture Connection (OFC) submitted the lowest bid; however, OFC supplies remanufactured and pre-owned furniture, lead time was two to three weeks, and OFC's bid did not comply with bid specifications and conditions were determined unacceptable; and

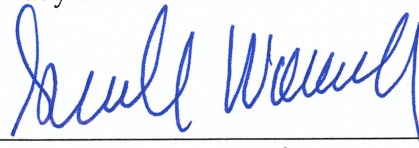
WHEREAS, Carroll's Office Furniture (the second lowest bidder) was able to provide new cubicles and have them installed and operational in less than two weeks; and

WHEREAS, due to time constraints, the Chief Executive Officer negotiated and executed a contract with Carroll's Office Furniture in the amount of **sixty-three thousand, ten dollars and seventy-one cents (\$63,010.71)** to purchase cubicles for HCHA.

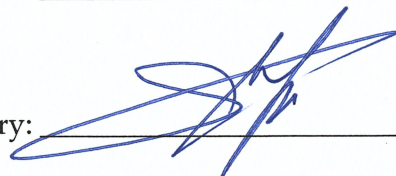
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority ratifies the Chief Executive Officer's actions in negotiating and executing a contract with Carroll's Office Furniture in the amount of **sixty-three thousand, ten dollars and seventy-one cents (\$63,010.71)** for the purchase of cubicles for HCHA.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-51

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR JANITORIAL SERVICES**

WHEREAS, Harris County Housing Authority (HCHA), issued a Quote for Small Purchases (QSP) for janitorial services at 1933 Hussion Street, Houston, TX 77003; and

WHEREAS, the QSP was advertised in the Houston Chronicle on September 1, 2019, and September 8, 2019, posted on HCHA's website, sent to nineteen (19) vendors through Choice Partners, and sent to four (4) individual vendors on September 4, 2019, and the responses were due on September 19, 2019; and

WHEREAS, HCHA received eight (8) responses:

1. ABM
2. Ambassador USA©
3. M & R's Elite Janitorial Solutions
4. ECOA Inc.
5. Clutter - Bye Houston Cleaning Services
6. Vanguard Cleaning System
7. Office Pride Commercial Services
8. MarFran Cleaning, Inc.

; and

WHEREAS, Ambassador USA© quoted a fee of \$1,849.00/month based upon a two year contract with and option to renew for two additional years; and

WHEREAS, Ambassador USA© quote represents the best overall value to HCHA considering qualifications and price.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a contract with Ambassador USA in the amount of **forty-four thousand three hundred seventy-six dollars (\$44,376.00)** for janitorial services for a two year contract.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-52

**RESOLUTION RATIFYING THE REVISION OF THE HARRIS COUNTY HOUSING
AUTHORITY (HCHA) ADMINISTRATIVE PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA Administrative Plan on May 16, 2018; and

WHEREAS, HCHA staff recommended a change to the Administrative Plan revising Chapter 3-III.C. Other Permitted Reasons for Denial of Assistance; and

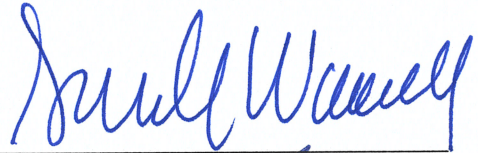
WHEREAS, the recommended change does not reflect a significant amendment or substantial deviation or modification to the HCHA Administrative Plan; and

WHEREAS, the CEO implemented the recommended change effective October 7, 2019; and

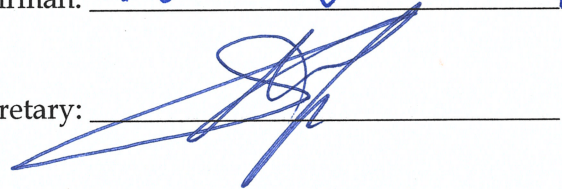
NOW, THEREFORE, BE IT RESOLVED that the HCHA Board of Commissioners hereby adopts and ratifies the CEO's action revising the HCHA Administrative Plan.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



Attachment:

Administrative Plan - Chapter 3-III.C. Other Permitted Reasons for Denial of Assistance

RESOLUTION NO. 19-53

**RESOLUTION RATIFYING THE REVISION TO THE HARRIS COUNTY
HOUSING AUTHORITY FISCAL YEAR 2020 ANNUAL PUBLIC HOUSING
AUTHORITY (PHA) PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA's Fiscal Year 2020 Annual Public Housing Authority (PHA) Plan on January 16, 2019; and

WHEREAS, the Board of Commissioners approved a subsequent revision to the Annual PHA Plan on July 17, 2019; and

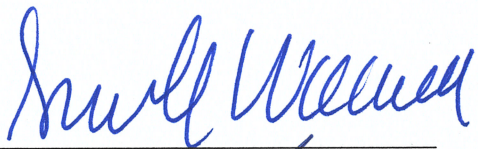
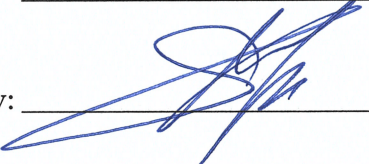
WHEREAS, HCHA staff recommended a change to the Annual PHA Plan, revising **Part B. Annual Plan, B.1 Deconcentrating, and Other Policies that Govern Eligibility, Selection, and Admissions that reflect the revision of the Administrative Plan in Chapter 3-III.C. Other Permitted Reasons for Denial of Assistance**; and

WHEREAS, the recommended change does not reflect a significant amendment or substantial deviation or modification to the HCHA Annual PHA Plan; and

WHEREAS, the CEO implemented the recommended change effective October 7, 2019.

NOW, THEREFORE, BE IT RESOLVED that the HCHA Board of Commissioners hereby adopts and ratifies the CEO's action revising the HCHA Annual PHA Plan.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: 
Secretary: 

Attachment:

HUD-50075-HCV – Revised Annual Submission

RESOLUTION NO. 19-54

RESOLUTION AUTHORIZING THE DISPOSITION OF PROPERTY

WHEREAS, Harris County Housing Authority (HCHA) recently completed a full inventory of its property; and

WHEREAS, Section 392.056 of the Texas Local Government Code and Section 21 of HCHA's Procurement Policy authorizes HCHA to dispose of surplus or salvage property; and

WHEREAS, HCHA has determined that the items appearing on the attached list and some additional items not listed are surplus or salvage property; and

WHEREAS, competitive bidding, including sealed bids, is a recognized method of disposing of surplus or salvage government property; and

WHEREAS, on September 5, 2019, staff issued IFB #19-04 soliciting sealed bids for the disposal of the surplus or salvage property; and

WHEREAS, the sealed bids were due on September 20, 2019; and

WHEREAS, no sealed bids/responses were received; and

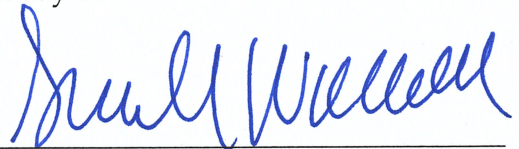
WHEREAS, if surplus or salvage property is not disposed of through sealed bids, HCHA is authorized to destroy or otherwise dispose of the property as worthless; and

WHEREAS, the surplus or salvage property was not disposed of through sealed bids, the Chief Executive Officer (CEO) determined that the surplus or salvage property was worthless and authorized HCHA staff to destroy or otherwise dispose of the property.

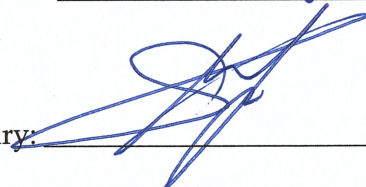
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority ratifies and approves the determination of the CEO that the surplus or salvage property was worthless and his actions in authorizing the sell, disposal, and/or recycling of surplus and salvage property.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-55

**RESOLUTION APPROVING THE FOLLOWING ACTIONS: (i) RENAMING THE
DEVELOPMENT CURRENTLY KNOWN AS PRIMROSE AT HERITAGE PARK
AND (ii) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT
TO CARRY OUT THIS RESOLUTION**

WHEREAS, HCHA Bammel GP, LLC an affiliate of Harris County Housing Authority (the "HCHA") is the general partner to the partnership known as TX Bammel Housing, LP (the "Partnership"); and

WHEREAS, the Partnership is the owner of a development known as Primrose at Heritage Park (the "Development"); and

WHEREAS, the Partnership desires to rename the Development; and

WHEREAS, the following names are being submitted for consideration to the HCHA's Board of Commissioners:

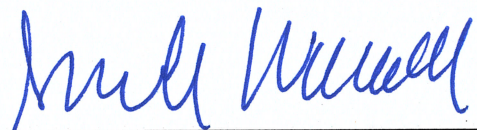
Heritage Estates
Heritage at Bammel
The Beacon at Bammel
Meridian at Park Northwest
Meridian at Bammel
The Haven at Bammel

WHEREAS, the Partnership will be required to provide notice to its financial partners of the Development and may be required to submit and/or execute certain documents to reflect the new name of the Development.

NOW THEREFORE BE IT RESOLVED, that the Harris County Housing Authority Board of Commissioners hereby approves and authorizes HCHA Bammel GP, LLC to change the name of Primrose at Heritage Park to Heritage Estates.

BE IT FURTHER RESOLVED, that Horace Allison (the "Executing Officer"), the Secretary of the HCHA, is hereby authorized, for and on behalf of the HCHA and HCHA Bammel GP, LLC, to take any and all actions and to execute any and all agreements, consents, and documents as in the opinion of counsel to the HCHA and the Partnership that may be necessary, convenient, or appropriate to carry out the purposes and intent of the foregoing resolution.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-49

**RESOLUTION APPROVING THE FISCAL YEAR ENDING MARCH 31, 2020 BUDGET
REVISION # 1**

WHEREAS, the staff of Harris County Housing Authority (HCHA) drafted budget revision #1 for the Fiscal Year beginning April 1, 2019, and ending March 31, 2020; and

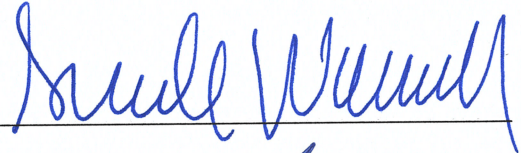
WHEREAS, on a consolidated basis HCHA is projected to have a positive cash flow of \$632,131.00 for the Fiscal Year ending March 31, 2020; and

WHEREAS, budget revision #1 also includes adding an Admissions Manager and Temporary Data Entry Clerk to assist with the waiting list and the additional vouchers HCHA received;

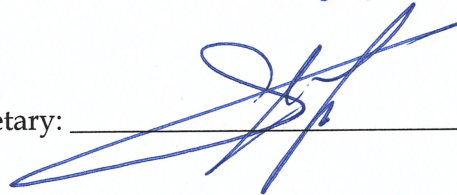
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority adopts the attached budget revision #1 for the Fiscal Year beginning April 1, 2019, and ending March 31, 2020.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-50

**RESOLUTION RATIFYING THE NEGOTIATION AND EXECUTION OF A CONTRACT
TO PURCHASE OFFICE FURNITURE**

WHEREAS, Harris County Housing Authority (HCHA), issued a Quotation for Small Purchases (QSP) to purchase office furniture (cubicles) for HCHA's employees; and

WHEREAS, the QSP was sent to fourteen (14) vendors through Choice Partners and sent to two (2) individual vendors on August 22, 2019, and responses were due on August 26, 2019; and

WHEREAS, HCHA received five responses:

1. Hallmark Office Products
2. Carroll's Office Furniture
3. Office Furniture Connection
4. Velocity
5. Facility Interiors (Furniture Marketing Group, Inc.)

; and

WHEREAS, Office Furniture Connection (OFC) submitted the lowest bid; however, OFC supplies remanufactured and pre-owned furniture, lead time was two to three weeks, and OFC's bid did not comply with bid specifications and conditions were determined unacceptable; and

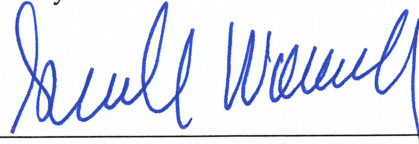
WHEREAS, Carroll's Office Furniture (the second lowest bidder) was able to provide new cubicles and have them installed and operational in less than two weeks; and

WHEREAS, due to time constraints, the Chief Executive Officer negotiated and executed a contract with Carroll's Office Furniture in the amount of **sixty-three thousand, ten dollars and seventy-one cents (\$63,010.71)** to purchase cubicles for HCHA.

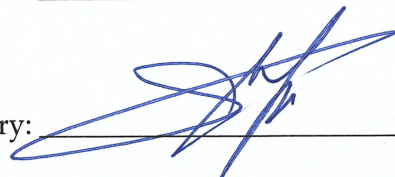
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority ratifies the Chief Executive Officer's actions in negotiating and executing a contract with Carroll's Office Furniture in the amount of **sixty-three thousand, ten dollars and seventy-one cents (\$63,010.71)** for the purchase of cubicles for HCHA.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-51

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR JANITORIAL SERVICES

WHEREAS, Harris County Housing Authority (HCHA), issued a Quote for Small Purchases (QSP) for janitorial services at 1933 Hussion Street, Houston, TX 77003; and

WHEREAS, the QSP was advertised in the Houston Chronicle on September 1, 2019, and September 8, 2019, posted on HCHA's website, sent to nineteen (19) vendors through Choice Partners, and sent to four (4) individual vendors on September 4, 2019, and the responses were due on September 19, 2019; and

WHEREAS, HCHA received eight (8) responses:

1. ABM
2. Ambassador USA©
3. M & R's Elite Janitorial Solutions
4. ECOA Inc.
5. Clutter - Bye Houston Cleaning Services
6. Vanguard Cleaning System
7. Office Pride Commercial Services
8. MarFran Cleaning, Inc.

; and

WHEREAS, Ambassador USA© quoted a fee of \$1,849.00/month based upon a two year contract with and option to renew for two additional years; and

WHEREAS, Ambassador USA© quote represents the best overall value to HCHA considering qualifications and price.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a contract with Ambassador USA in the amount of **forty-four thousand three hundred seventy-six dollars (\$44,376.00)** for janitorial services for a two year contract.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____

Secretary: _____

RESOLUTION NO. 19-52

**RESOLUTION RATIFYING THE REVISION OF THE HARRIS COUNTY HOUSING
AUTHORITY (HCHA) ADMINISTRATIVE PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA Administrative Plan on May 16, 2018; and

WHEREAS, HCHA staff recommended a change to the Administrative Plan revising Chapter 3-III.C. Other Permitted Reasons for Denial of Assistance; and

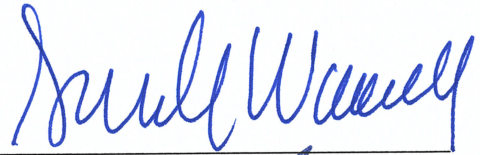
WHEREAS, the recommended change does not reflect a significant amendment or substantial deviation or modification to the HCHA Administrative Plan; and

WHEREAS, the CEO implemented the recommended change effective October 7, 2019; and

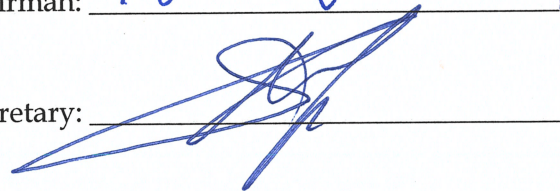
NOW, THEREFORE, BE IT RESOLVED that the HCHA Board of Commissioners hereby adopts and ratifies the CEO's action revising the HCHA Administrative Plan.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



Attachment:

Administrative Plan – Chapter 3-III.C. Other Permitted Reasons for Denial of Assistance

RESOLUTION NO. 19-53

**RESOLUTION RATIFYING THE REVISION TO THE HARRIS COUNTY
HOUSING AUTHORITY FISCAL YEAR 2020 ANNUAL PUBLIC HOUSING
AUTHORITY (PHA) PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA's Fiscal Year 2020 Annual Public Housing Authority (PHA) Plan on January 16, 2019; and

WHEREAS, the Board of Commissioners approved a subsequent revision to the Annual PHA Plan on July 17, 2019; and

WHEREAS, HCHA staff recommended a change to the Annual PHA Plan, revising **Part B. Annual Plan, B.1 Deconcentrating, and Other Policies that Govern Eligibility, Selection, and Admissions that reflect the revision of the Administrative Plan in Chapter 3-III.C. Other Permitted Reasons for Denial of Assistance**; and

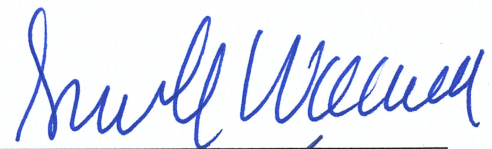
WHEREAS, the recommended change does not reflect a significant amendment or substantial deviation or modification to the HCHA Annual PHA Plan; and

WHEREAS, the CEO implemented the recommended change effective October 7, 2019.

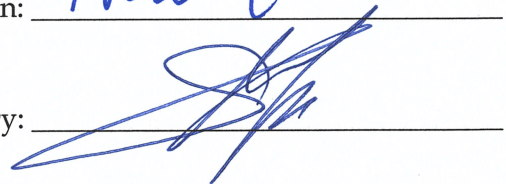
NOW, THEREFORE, BE IT RESOLVED that the HCHA Board of Commissioners hereby adopts and ratifies the CEO's action revising the HCHA Annual PHA Plan.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



Attachment:

HUD-50075-HCV - Revised Annual Submission

RESOLUTION NO. 19-54

RESOLUTION AUTHORIZING THE DISPOSITION OF PROPERTY

WHEREAS, Harris County Housing Authority (HCHA) recently completed a full inventory of its property; and

WHEREAS, Section 392.056 of the Texas Local Government Code and Section 21 of HCHA's Procurement Policy authorizes HCHA to dispose of surplus or salvage property; and

WHEREAS, HCHA has determined that the items appearing on the attached list and some additional items not listed are surplus or salvage property; and

WHEREAS, competitive bidding, including sealed bids, is a recognized method of disposing of surplus or salvage government property; and

WHEREAS, on September 5, 2019, staff issued IFB #19-04 soliciting sealed bids for the disposal of the surplus or salvage property; and

WHEREAS, the sealed bids were due on September 20, 2019; and

WHEREAS, no sealed bids/responses were received; and

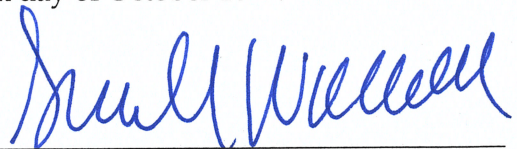
WHEREAS, if surplus or salvage property is not disposed of through sealed bids, HCHA is authorized to destroy or otherwise dispose of the property as worthless; and

WHEREAS, the surplus or salvage property was not disposed of through sealed bids, the Chief Executive Officer (CEO) determined that the surplus or salvage property was worthless and authorized HCHA staff to destroy or otherwise dispose of the property.

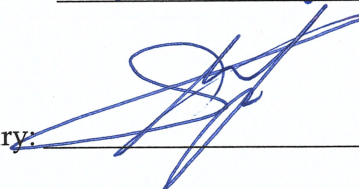
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority ratifies and approves the determination of the CEO that the surplus or salvage property was worthless and his actions in authorizing the sell, disposal, and/or recycling of surplus and salvage property.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-55

RESOLUTION APPROVING THE FOLLOWING ACTIONS: (i) RENAMING THE DEVELOPMENT CURRENTLY KNOWN AS PRIMROSE AT HERITAGE PARK AND (ii) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, HCHA Bammel GP, LLC an affiliate of Harris County Housing Authority (the "HCHA") is the general partner to the partnership known as TX Bammel Housing, LP (the "Partnership"); and

WHEREAS, the Partnership is the owner of a development known as Primrose at Heritage Park (the "Development"); and

WHEREAS, the Partnership desires to rename the Development; and

WHEREAS, the following names are being submitted for consideration to the HCHA's Board of Commissioners:

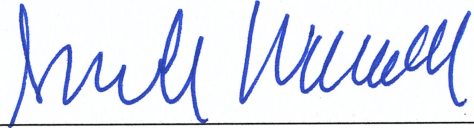
Heritage Estates
Heritage at Bammel
The Beacon at Bammel
Meridian at Park Northwest
Meridian at Bammel
The Haven at Bammel

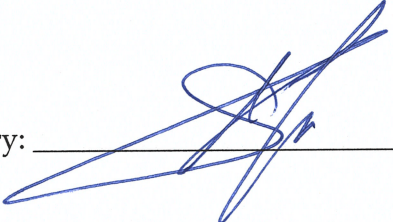
WHEREAS, the Partnership will be required to provide notice to its financial partners of the Development and may be required to submit and/or execute certain documents to reflect the new name of the Development.

NOW THEREFORE BE IT RESOLVED, that the Harris County Housing Authority Board of Commissioners hereby approves and authorizes HCHA Bammel GP, LLC to change the name of Primrose at Heritage Park to Heritage Estates.

BE IT FURTHER RESOLVED, that Horace Allison (the "Executing Officer"), the Secretary of the HCHA, is hereby authorized, for and on behalf of the HCHA and HCHA Bammel GP, LLC, to take any and all actions and to execute any and all agreements, consents, and documents as in the opinion of counsel to the HCHA and the Partnership that may be necessary, convenient, or appropriate to carry out the purposes and intent of the foregoing resolution.

PASSED, by the Board of Commissioners this 16th day of October 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-56

**RESOLUTION AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY TO
PROVIDE TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT THE ANNUAL REAL ESTATE ASSESSMENT CENTER
SUBMISSION AS PREPARED BY HARRIS COUNTY HOUSING AUTHORITY'S
INDEPENDENT AUDITORS**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Harris County Housing Authority (HCHA) to submit annual financial statements and audit information through the Annual Real Estate Assessment Center (REAC) system; and

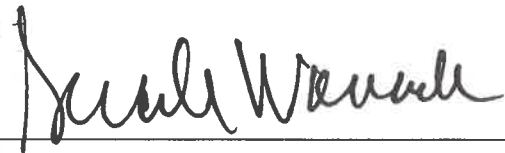
WHEREAS, financial statements relevant to HCHA's REAC submission have been prepared by independent auditors from the firm of Berman Hopkins Wright & LaHam CPAs & Associates, LLP; and

WHEREAS, independent auditors from the firm of Berman Hopkins Wright & LaHam CPAs & Associates, LLP presented the final draft of the financial statements and audit information to the HCHA Board of Commissioners on November 13, 2019, for its review and approval;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority reviewed and approved the financial statements and audit information and authorizes HCHA staff to provide to HUD the annual REAC submission as prepared by HCHA's independent auditors no later than December 31, 2019.

PASSED, by the Board of Commissioners this 13th day of November 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-57

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
MEMORANDUM OF UNDERSTANDING BETWEEN HARRIS COUNTY COMMUNITY
SERVICES DEPARTMENT AND HARRIS COUNTY HOUSING AUTHORITY**

WHEREAS, Harris County Housing Authority (HCHA) desires to negotiate and execute a Memorandum of Understanding with the Harris County Community Services Department (HCCSD) to provide a supported path for persons affected by Hurricane Harvey, who are experiencing homelessness; and

WHEREAS, HCHA and HCCSD will coordinate the delivery of affordable housing and social supportive services; and

WHEREAS, HCCSD has established the Disaster Recovery Rental Housing Case Management Program (RHCM) to assist persons by providing social supportive services for persons experiencing homelessness due to Hurricane Harvey; and

WHEREAS, the identification and referral of families under the RHCM Program will be provided to HCHA by HCCSD and the Coalition for the Homeless through the Coordinated Access System; and

WHEREAS, HCHA will establish a local preference and provide up to 125 Housing Choice Vouchers for eligible families referred to it under the RHCM Program.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a Memorandum of Understanding with Harris County Community Services Department to provide a supported path for persons affected by Hurricane Harvey who are experiencing homelessness into permanent and affordable housing.

PASSED, by the Board of Commissioners this 13th day of November 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-58

**RESOLUTION APPROVING THE REVISION OF THE HARRIS COUNTY
HOUSING AUTHORITY ADMINISTRATIVE PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA Administrative Plan on May 16, 2018; and

WHEREAS, HCHA held a Resident Advisory Board meeting on September 22, 2019, to present and seek comments regarding the proposed changes; and

WHEREAS, HCHA staff now recommended a change to the Administrative Plan revising Chapter 4-III.C. Applications, Waiting List and Tenant Selection.

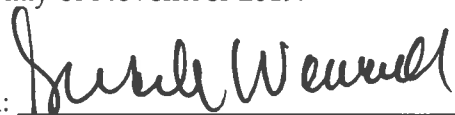
WHEREAS, the proposed change includes the following:

The addition of two local preferences to include 1) up to 125 vouchers for homeless families impacted by Hurricane Harvey – Recovery Housing Case Management Program and 2) up to 25 Foster Youth to Independence Tenant Protection Vouchers for youth transitioning from foster care.

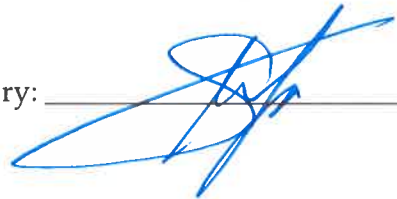
NOW, THEREFORE, BE IT RESOLVED that the Harris County Housing Authority Board of Commissioners hereby adopts the revision to HCHA's Administrative Plan.

PASSED, by the Board of Commissioners this 13th day of November 2019.

Chairman: _____



Secretary: _____



Attachment:

Administrative Plan –Chapter 4-III.C. Applications, Waiting List and Tenant Selection

RESOLUTION NO. 19-59

**RESOLUTION APPROVING THE REVISION OF THE HARRIS COUNTY
HOUSING AUTHORITY 2020 ANNUAL PUBLIC HOUSING AUTHORITY (PHA)
PLAN**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) adopted the HCHA's Fiscal Year 2020 Annual Public Housing Authority (PHA) Plan on January 16, 2019; and

WHEREAS, HCHA held a Resident Advisory Board meeting on September 22, 2019, to present and seek comments regarding the proposed changes; and

WHEREAS, the Board of Commissioners approved a subsequent revision to the Annual PHA Plan on October 16, 2019; and

WHEREAS, HCHA now recommends revising the Annual PHA Plan, **Part B. Annual Plan, B.1 Deconcentrating and Other Policies that Govern Eligibility, Selection, and Admissions** to update the Housing Choice Voucher Program Local Preferences as follows:

The addition of two local preferences to include 1) up to 125 vouchers for homeless families impacted by Hurricane Harvey – Recovery Housing Case Management Program and 2) up to 25 Foster Youth to Independence Tenant Protection Vouchers for youth transitioning from foster care.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners conducted a public hearing on November 13, 2019, and hereby adopts the revision to HCHA's Annual PHA Plan.

PASSED, by the Board of Commissioners this 13th day of November 2019.

Chairman: _____



Secretary: _____



Attachment:

HUD-50075-HCV – Revised Annual Submission

RESOLUTION NO. 19-60

**RESOLUTION AUTHORIZING THE NEGOTIATION OF A CONTRACT FOR
ELECTRICAL SERVICE**

WHEREAS, Engie Resources, LLC (Engie) is the Harris County Housing Authority's (HCHA) current electrical provider; and

WHEREAS, CGP Solutions, LLC has solicited electricity rates for The Villas at Eastwood from electrical providers under the Houston Galveston Area Council (HGAC) Energy Aggregation for Government Agencies Program; and

WHEREAS, CGP Solutions, LLC solicited electricity rates from Engie, Champion Energy Services, and Constellation Energy; and

WHEREAS, Engie was the only provider who submitted an electricity rates quote; and

WHEREAS, CGP Solutions, LLC has submitted its recommendation to select Engie as HCHA's electricity provider for The Villas at Eastwood; and

WHEREAS, HCHA staff has reviewed and concurs with CGP Solutions' recommendation to select Engie as HCHA's electricity provider; and

WHEREAS, the proposed term of services is for a period of 60 months; and

WHEREAS, Engie's rate will be substantially in accordance with the quote and analysis attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate a contract for electrical service with Engie Resources, LLC.

PASSED, by the Board of Commissioners this 13th day of November 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-61

**RESOLUTION RATIFYING THE EXTENSION OF THE MANAGED SERVICES
AGREEMENT FOR THE EMERGENCY PURCHASE OF INFORMATION
TECHNOLOGY SERVICES**

WHEREAS, on May 15, 2019, the Harris County Housing Authority (HCHA) Board of Commissioners (Board) passed Resolution 19-24 ratifying the emergency purchase of Information Technology (IT) Services (Managed Services Agreement) with Salco Solutions Group (Salco) for a period of six (6) months; and

WHEREAS, on May 15, 2019, the Board also ordered "that the CEO shall issue a Request for Proposals, Quotation for Small Purchase, or other acceptable procurement request, for IT Services within six (6) months after passage of this Resolution"; and

WHEREAS, the CEO and staff were unable to issue a procurement request within the allotted time; and

WHEREAS, the Board has previously acknowledged the necessity of IT Services; and

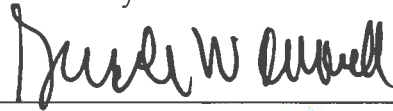
WHEREAS, on November 1, 2019, in order to retain HCHA's IT Services, the CEO executed an amendment to the Managed Services Agreement with Salco for an additional four (4) months at \$4,191.00 per month; and

WHEREAS, RFP #19-07 for IT Services is scheduled to be issued on November 17, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the HCHA Board of Commissioners hereby ratifies the CEO's actions referenced above.

PASSED, by the Board of Commissioners this 13th day of November 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-62

RESOLUTION AUTHORIZING THE EXECUTION OF A UNIVERSAL MEMBERSHIP AGREEMENT WITH TALX CORPORATION FOR WAGE AND EMPLOYMENT VERIFICATION SERVICES

WHEREAS, Harris County Housing Authority (HCHA) verifies employment and wage information for participants and applicants by accessing a national employment database (The Work Number) through an existing agreement with TALX Corporation (TALX); and

WHEREAS, HCHA's Agreement with TALX expired September 1, 2018; and

WHEREAS, on October 8, 2019, and November 2, 2019, HCHA issued Quotations for Small Purchases for wage and employment verification services; and

WHEREAS, TALX quoted a proposed fee of \$39,375.00 per year for up to 2,500 transactions, plus an additional charge of \$16.00 per transaction that exceeds 2,500 and a combined set up and account services fee of \$1,805.00; and

WHEREAS, after obtaining a reasonable number of Quotes, HCHA has determined that TALX is the responsive and responsible vendor that submitted the lowest cost to HCHA.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority authorizes the Chief Executive Officer to execute a one-year Universal Membership Agreement with TALX Corporation.

PASSED, by the Board of Commissioners this 13th day of November 2019.

Chairman: _____



Secretary: _____



RESOLUTION NO. 19-60

**RESOLUTION AUTHORIZING THE NEGOTIATION OF A CONTRACT FOR
ELECTRICAL SERVICE**

WHEREAS, Engie Resources, LLC (Engie) is the Harris County Housing Authority's (HCHA) current electrical provider; and

WHEREAS, CGP Solutions, LLC has solicited electricity rates for The Villas at Eastwood from electrical providers under the Houston Galveston Area Council (HGAC) Energy Aggregation for Government Agencies Program; and

WHEREAS, CGP Solutions, LLC solicited electricity rates from Engie, Champion Energy Services, and Constellation Energy; and

WHEREAS, Engie was the only provider who submitted an electricity rates quote; and

WHEREAS, CGP Solutions, LLC has submitted its recommendation to select Engie as HCHA's electricity provider for The Villas at Eastwood; and

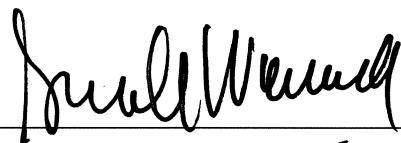
WHEREAS, HCHA staff has reviewed and concurs with CGP Solutions' recommendation to select Engie as HCHA's electricity provider; and

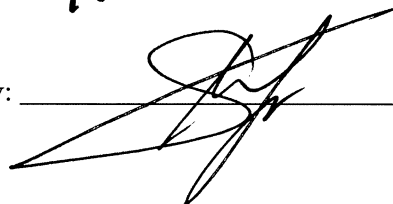
WHEREAS, the proposed term of services is for a period of 60 months; and

WHEREAS, Engie's rate will be substantially in accordance with the quote and analysis attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate a contract for electrical service with Engie Resources, LLC.

PASSED, by the Board of Commissioners this 13th day of November 2019.

Chairman: 

Secretary: 

RESOLUTION NO. 19-64

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
MEMORANDA OF UNDERSTANDING WITH AFFORDABLE MULTIFAMILY HOUSING
DEVELOPERS TO SUBMIT COMMUNITY DEVELOPMENT BLOCK GRANT- DISASTER
RECOVERY HURRICANE HARVEY ROUND 2 FUNDING APPLICATIONS IN
PARTNERSHIP WITH THE HARRIS COUNTY HOUSING AUTHORITY AND TO
DEVELOP AFFORDABLE MULTIFAMILY HOUSING**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Qualifications No. 19-03 (RFQ #19-03) on September 22, 2019, soliciting proposals from qualified not-for-profit or for-profit housing developers seeking to apply for Community Development Block Grant Disaster Relief (CDBG-DR) Hurricane Harvey Round 2 funds in partnership with HCHA and to develop affordable multifamily housing; and

WHEREAS, the RFQ was advertised in the local newspaper on September 22, 2019 and September 29, 2019, and posted on HCHA's website; and

WHEREAS, responses to RFQ #19-03 were due November 1, 2019; and

WHEREAS, HCHA received eight responses to RFQ #19-03 from the following companies:

Brinshore Development, LLC,
The ITEX Group, LLC,
LDG Development, LLC,
Atlantic Pacific Communities, LLC,
The NRP Group, LLC,
DWR Development Group, LLC,
Five Woods Realty, and
McCormack Baron Salazar, Inc.; and

WHEREAS, HCHA staff found all responders complied with the submission requirements of the RFQ; and

WHEREAS, HCHA staff has reviewed, evaluated, and ranked the responses to the RFQ; and

WHEREAS, The NRP Group, LLC ranked number one, The ITEX Group, LLC ranked number two, Atlantic Pacific Communities, LLC ranked number three, Brinshore Development, LLC ranked number four, DWR Development Group, LLC ranked number five, McCormack Baron Salazar, Inc. ranked number six, Five Woods Realty ranked number seven, and LDG Development, LLC ranked number eight; and

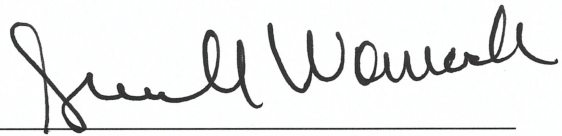
WHEREAS, The NRP Group, LLC, The ITEX Group, LLC, Atlantic Pacific Communities, LLC, Brinshore Development, LLC, DWR Development Group, LLC, McCormack Baron Salazar,

Inc, Five Woods Realty, and LDG Development, LLC submitted proposals that represent qualified developers, considering qualifications and other factors outlined in the RFQ.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a Memoranda of Understanding with The NRP Group, LLC, The ITEX Group, LLC, Atlantic Pacific Communities, LLC, Brinshore Development, LLC, DWR Development Group, LLC McCormack Baron Salazar, Inc, Five Woods Realty, and LDG Development, LLC to apply for CDBG-DR Hurricane Harvey Round 2 funds in partnership with HCHA to develop affordable multifamily housing and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document or taking of any action to be conclusive evidence of the necessity thereof.

PASSED, by the Board of Commissioners this 4th day of December 2019.

Chairman: _____



Secretary: _____



12/10/19

RESOLUTION NO. 19-65

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR FINANCIAL CONSULTING SERVICES WITH PRAXIS CONSULTING,
LLC/EJP CONSULTING GROUP, LLC TO PROVIDE A BROAD RANGE OF FINANCIAL
CONSULTING AND ADVISORY SERVICES RELATED TO THE HARRIS COUNTY
HOUSING AUTHORITY'S EXISTING AND PLANNED REAL ESTATE DEVELOPMENT
ACTIVITIES**

WHEREAS, the Harris County Housing Authority (HCHA), issued Request for Proposals No. 19-06 ("RFP #19-06") on October 21, 2019, soliciting proposals from consulting firms to provide financial consulting services; and

WHEREAS, the RFP was advertised in the local newspaper on October 20, 2019, and October 27, 2019, and posted on HCHA's website; and

WHEREAS, responses to RFP #19-06 were due November 15, 2019; and

WHEREAS, HCHA received two responses to RFP 19-06 from the following companies:

Baker Tilly Virchow Krause, LLP/Hudson Real Estate Advisory Group, and
Praxis Consulting Group, LLC/EJP Consulting Group, LLC; and

WHEREAS, HCHA staff found all responders' proposals complied with the submission requirements of the RFP; and

WHEREAS, HCHA staff has reviewed, evaluated, and ranked the responses to the RFP; and

WHEREAS, Praxis Consulting Group, LLC/EJP Consulting Group, LLC ranked number one, and Baker Tilly Virchow Krause, LLP/Hudson Real Estate Advisory Group, ranked number two; and

WHEREAS, Praxis Consulting Group, LLC/EJP Consulting Group, LLC proposed an average hourly rate of **one hundred forty-nine (\$149.00)**; and

WHEREAS, HCHA Chief Executive Officer will negotiate a fixed price contract for each transaction or task order issued; and

WHEREAS, Praxis Consulting Group, LLC/EJP Consulting Group, LLC, provided a proposal that represents the best overall value to HCHA, considering pricing and other factors set forth in the RFP.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a contract with Praxis Consulting Group, LLC/EJP Consulting Group, LLC for financial consulting services to provide a broad range of financial consulting and advisory services related to the

HCHA's existing and planned real estate development activities and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution.

PASSED, by the Board of Commissioners this 4th day of December 2019.

Chairman: 

Secretary:  12/10/19

RESOLUTION 19-67

**RESOLUTION AUTHORIZING THE ASSIGNMENT OF THE ARCHITECTURAL AND
ENGINEERING AGREEMENT BETWEEN CENTER FOR CIVIC AND PUBLIC POLICY
IMPROVEMENT AND SMITH & COMPANY ARCHITECTS TO THE HARRIS COUNTY
HOUSING AUTHORITY FOR THE PROPOSED EMANCIPATION EAST AND WEST
AFFORDABLE HOUSING DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA) Board of Commissioners approved Resolution No. 17-58 authorizing the negotiations of terms and conditions for a Memorandum of Understanding between the HCHA and Center for Civic and Public Policy Improvements (CCPPI) for the development of Emancipation East and West, an affordable housing development; and

WHEREAS, CCPPI has negotiated and executed an architectural and engineering services agreement with Smith & Company Architects (Architect) whereby the Architect has agreed to perform architectural and engineering services for the construction of Emancipation East and West; and

WHEREAS, CCPPI desires to assign its rights and obligations under the agreement to HCHA, and HCHA desires to assume CCPPI's rights and obligations under the agreement; and

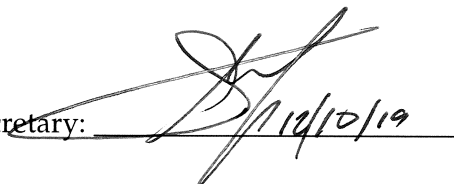
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that HCHA is hereby authorized to assume CCPPI's rights and obligations under the architectural and engineering services agreement executed between CCPPI and the Architect in the amount of **one million five hundred twelve thousand dollars (\$1,512,000.00)** for the development of Emancipation East and West.

BE IT FURTHER RESOLVED, that the Chief Executive Officer (CEO) is authorized to negotiate and/or amend any terms under the agreement that the CEO reasonably believes will benefit HCHA; and

BE IT FURTHER RESOLVED, that the CEO is hereby authorized to take such further action and to do all things that may appear in the discretion of such Executing Officer to be necessary in connection with the assignment.

PASSED by the Board of Commissioners this 4th day of December 2019.

Chairman: 

Secretary:  12/10/19

RESOLUTION NO. 19-68

**RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY
(THE "AUTHORITY") AUTHORIZING THE SUBMISSION OF AND
RATIFYING ACTIONS IN CONNECTION WITH A LOW INCOME
HOUSING TAX CREDIT APPLICATION FOR THE ARBOR AT
WAYFOREST DEVELOPMENT, AND SUCH OTHER ACTIONS
NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION**

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas non-profit corporation (the "Corporation") an instrumentality of the Harris County Housing Authority (the "Authority"), is the sole member of HCHA Wayforest GP, LLC, a Texas limited liability company (the "General Partner"), and the General Partner is the sole general partner of The Arbor at Wayforest, L.P., a Texas limited partnership (the "Partnership"); and

WHEREAS, the Authority desires for the Partnership to prepare a 4% low income housing tax credit application (the "LIHTC Application") for submission to the Texas Department of Housing and Community Affairs ("TDHCA") in order to raise tax credit financing for the construction of a certain multi-family housing project consisting of approximately 192 units to be located on Wayforest Drive in the City of Houston ETJ, Harris County, Texas 77060 called The Arbor at Wayforest (the "Project");

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that the Corporation, in its individual capacity and its capacity as the sole member of the General Partner of the Partnership, is hereby authorized, empowered, and directed to prepare and submit the LIHTC Application on behalf of the Partnership in order to obtain an award of Housing Tax Credits (HTCs) for the Project; and

BE IT FURTHER RESOLVED, that the Authority, the Corporation, General Partner, and Partnership shall execute any and all documents, instruments and other writings of every nature review, approve, execute, and submit any and all documents, instruments and other writings of every nature whatsoever as the Executing Officer (defined below) deems necessary for the Partnership to obtain the HTCs and other necessary financing, in their individual capacities, and on behalf of the Partnership, in order to consummate the transactions described in this resolution, and that such execution is hereby approved; and

BE IT FURTHER RESOLVED, that the Authority hereby authorizes **Horace Allison** (the "Executing Officer") as the Manager of the General Partner and as the Secretary of the Corporation, acting alone, without the necessity of joinder by any other person, for and on behalf of the Partnership, to execute any and all documents relating to the LIHTC Application and any award of HTCs, including the following:

i) Review, execute, approve and submit the LIHTC Application, the tax credit commitment notice, the required documentation for the 50% Test, and the required documentation for the cost certification, and to take such other steps as the Partnership deems necessary in order to facilitate the filing of the LIHTC Application with the TDHCA on or before any required submission date for the purpose of raising additional funding for the Project, to accept any award of HTCs, and to comply with any TDHCA requirements in order to receive the award of HTCs; and

ii) Negotiate, approve, execute and deliver any and all documents necessary or desirable to market and sell the HTCs to a tax credit investor; and

iii) Review, execute, approve, and submit all other documents necessary to effectuate the foregoing Resolution, all on such terms and containing such provisions as the Executing Officer of the Partnership executing the same shall deem appropriate, and the approval of the terms of each such instrument herein described by the Executing Officer shall be conclusively evidenced by his or her execution and delivery thereof; and

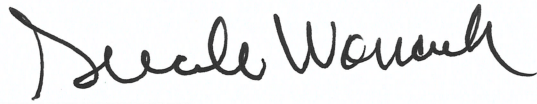
BE IT FURTHER RESOLVED, that to the extent any of the actions authorized by this Resolution have already been taken on behalf of the Partnership, such actions are hereby ratified and confirmed as the valid actions of the Partnership, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized, in the name of and on behalf of the Authority, the Corporation, the General Partner, and the Partnership, to take such further action(s) and to do all things that may appear in the discretion of such Executing Officer to be necessary in connection with or arising out of the LIHTC Application; and

BE IT FURTHER RESOLVED, that the Authority, the Corporation, the General Partner, and the Partnership are authorized to take such other actions as the Corporation or Authority shall consider necessary or appropriate toward completion of the transactions contemplated by these Resolutions;

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PASSED by the Board of Commissioners this 4th day of December 2019.



Chairman of Harris County Housing Authority

ATTEST:


12/10/19

Secretary of Harris County Housing Authority