

RESOLUTION NO. 20-37

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR FORENSIC ENGINEERING AND CONSTRUCTION ANALYSIS SERVICES TO INVESTIGATE FLOORING FAILURES AT RETREAT AT WESTLOCK

WHEREAS, Nelson Forensics, LLC was selected as the vendor of choice under a previous solicitation by the Harris County Housing Authority (HCHA); and

WHEREAS, Harris County Housing Authority reissued a Quote for Small Purchases (QSP) for firms to provide forensic engineering and construction analysis services for Retreat at Westlock (the "Project"); and

WHEREAS, the QSP was sent to six companies to provide forensic engineering and construction analysis services for the project; and

WHEREAS, HCHA received responses from Walter P. Moore and Associates, Inc., Wiss, Janney, Elstner Associates, Inc., and Polaris Forensics, Inc.; and

WHEREAS, Walter P. Moore and Associates, Inc. quoted a base fee of \$13,700.00 and a fee of up to \$7,000.00 for any additional testing that may be required for a total quote of \$20,700.00; and

WHEREAS, Walter P. Moore and Associates, Inc.'s proposal 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 hereby approves the Chief Executive Officer to execute a contract with Walter P. Moore and Associates, Inc. for forensic engineering and construction analysis for The Retreat at Westlock.

PASSED by the Board of Commissioners on this 20th day of May 2020.

Chairman: _____

Secretary: _____



RESOLUTION NO. 20-38

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONTRACT FOR PLANNING, ENGINEERING, AND SURVEYING SERVICES RELATED TO A RULE 76 DETERMINATION FOR A 91-ACRE TRACT NEAR LAKE HOUSTON

WHEREAS, Harris County Housing Authority (HCHA) issued a Request for Qualifications (RFQ) #20-02 on May 11, 2020, soliciting proposals for planning, engineering, and surveying services related to a Rule 76 Determination for a 91-acre tract near Lake Houston, commonly known as Patriots by the Lake; and

WHEREAS, the RFQ was advertised in the local newspaper on May 10, 2020 and May 17, 2020 and was posted on HCHA's website; and

WHEREAS, responses to the RFQ were due on June 4, 2020; and

WHEREAS, HCHA received a proposal from the following company:

Jones & Carter, Inc.; and

WHEREAS, HCHA staff reviewed, and evaluated, the proposal to the RFQ; and

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

WHEREAS, Jones & Carter, Inc.'s proposed fees to provide the planning, engineering, and surveying services is \$43,000.00.

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 Jones & Carter, Inc. to provide planning, engineering, and surveying services related to a Rule 76 determination for a 91-acre tract near Lake Houston.

PASSED by the Commissioner on this 17th day of June 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-39

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION
OF A CONTRACT FOR PROPERTY MANAGEMENT SERVICES
FOR EMANCIPATION EAST & WEST**

WHEREAS, the Harris County Housing Authority (HCHA), issued a Request for Proposals (RFP) #20-02 on April 27, 2020, soliciting proposals from property management companies to provide property management services for Emancipation East & West; and

WHEREAS, the RFP was advertised in the local newspaper on April 28, 2020 and May 3, 2020 and posted on HCHA's website; and

WHEREAS, responses to RFP #20-02 were due on May 19, 2020; and

WHEREAS, HCHA received two responses to RFP #20-02 from the following companies:

Carleton Management Services, LLC
Orion Real Estate Services Texas, LLC; and

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

WHEREAS, the ranking order is as follows:

1. Carleton Management Services, LLC
2. Orion Real Estate Services Texas, LLC; and

WHEREAS, Carleton Management Services, LLC's proposed management fee is four percent of the monthly gross rental revenue plus a \$3.00 per unit per month compliance fee; and

WHEREAS, Carleton Management Services, LLC submitted a proposal that represents the best overall value to HCHA, considering price 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 Carleton Management Services, LLC for property management services for Emancipation East & West.

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



RESOLUTION NO. 20-40

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR LAND USE-MASTER PLANNING SERVICES FOR A 91-ACRE TRACT NEAR LAKE HOUSTON

WHEREAS, Harris County Housing Authority (HCHA) issued a Request for Qualifications (RFQ) #20-01 on February 5, 2020, for firms to provide land use-master planning services for a 91-acre tract near Lake Houston, commonly known as Patriots by the Lake; and

WHEREAS, the RFQ was advertised in the local newspaper on February 2, 2020 and February 9, 2020 and was posted on HCHA's website; and

WHEREAS, responses to the RFQ were due on March 27, 2020; and

WHEREAS, HCHA received three responses that were reviewed, evaluated, and ranked as follows:

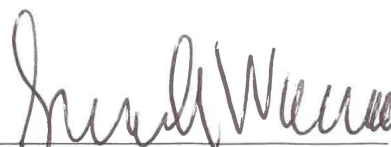
1. LAI Design Group
2. Llewelyn-Davies Sahni II, LLC
3. Manhard Consulting, Ltd.; and

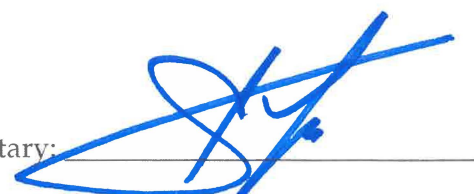
WHEREAS, Resolution No. 20-29 authorized the Chief Executive Officer to negotiate the project scope, fees, and terms and conditions for land use-master planning services for a 91-acre tract near Lake Houston beginning with LAI; and

WHEREAS, HCHA staff successfully negotiated a project scope, fair and reasonable fee, and the contract terms and conditions with LAI Design Group for the land use-master planning services in an amount not to exceed \$58,150.00.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to execute a contract with LAI Design Group for land use-master planning services for a 91-acre tract near Lake Houston.

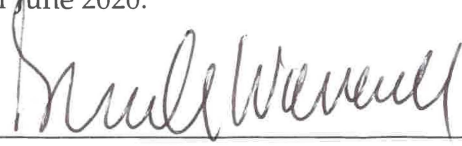
PASSED by the Commissioners on this 17th day of June 2020.

Chairman: 

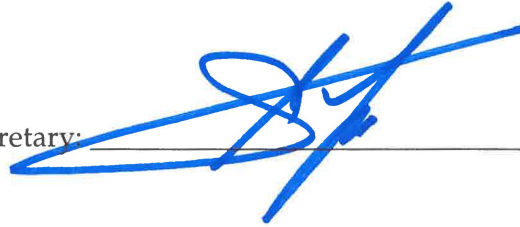
Secretary: 

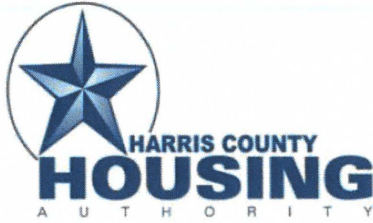
PASSED, by the Board of Commissioners this 17th day of June 2020.

Chairman:



Secretary:





RESOLUTION NO. 20-43

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE “AUTHORITY”) APPROVING AND RATIFYING: (i) THE ADMISSION OF AN INVESTOR LIMITED PARTNER AND A SPECIAL LIMITED PARTNER TO LDG CHANNELVIEW, LP (THE “PARTNERSHIP”), (ii) FOR HCHA CHANNELVIEW GP, LLC (THE “GENERAL PARTNER”) TO ENTER INTO AN AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP FOR THE PARTNERSHIP, (iii) FOR THE PARTNERSHIP TO ENTER INTO A GROUND LEASE WITH THE AUTHORITY, AND (iv) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas nonprofit corporation (the “Corporation”) an instrumentality of the Harris County Housing Authority (the “Authority”), is the sole member of HCHA Channelview GP, LLC, a Texas limited liability company (the “General Partner”); and the General Partner is the sole general partner of LDG Channelview, LP, a Texas limited partnership (the “Partnership”) formed to control, own, maintain, and lease a certain 192-unit multifamily complex in the City of Houston ETJ, Harris County, Texas known as The Hollows (the “Project”); and

WHEREAS, all of the partners of the Partnership are: the General Partner and LDG Channelview, LLC as special limited partner; and

WHEREAS, Hunt Capital Partners Tax Credit Fund (No.), LP, a Delaware limited partnership (the “Investment Limited Partner”), is being admitted into the Partnership as its investment limited partner; and

WHEREAS, the Authority desires for the Partnership to enter into a certain Development Agreement (the “Development Agreement”) with LDG Multifamily, LLC, a Kentucky limited liability company (the “Developer”), authorized to do business in Texas, for the development of the Project; and

WHEREAS, the Authority desires to acquire, via a conveyance deed (the “Deed”), the fee ownership of the property upon which the Project shall be constructed (the “Land”) and has

entered into a contract for the acquisition of the Land (as amended and/or assigned, the "Contract"); and

WHEREAS, the Authority desires to grant to the Partnership site control by entering into long term ground lease and its corresponding Memorandum of Ground Lease (collectively, the "Ground Lease Documents") with the Partnership, the terms of which the Partnership is required to develop and construct the Project; and

WHEREAS, the Authority desires to enter into other certificates, affidavits, agreements, documents, and other writings (collectively the "Ancillary Agreements") necessary or desirable in the consummation of the aforementioned conveyance and ground lease herein contemplated or as may be required by the title company to issue title insurance for the transaction.

NOW, THEREFORE, BE IT RESOLVED, by the Harris County Housing Authority Board of Commissioners, that the Authority is authorized to approve the admission of the Investment Limited Partner as a limited partner to the Partnership; and

BE IT FURTHER RESOLVED, that the form, terms, and provisions of the Amended and Restated Limited Partnership Agreement of the Partnership dated about or as of the 1st day of August, 2020 (the "Amended Partnership Agreement") with respect to the admission of the Investment Limited Partner to the Partnership, in conjunction with the closing of the construction loan and bond financing for The Hollows Apartment, along with a Pledge and Security Agreement (General Partner to Limited Partner) and Management Agreement (the Pledge and Security Agreement (General Partner to Limited Partner) and Management Agreement referred to as the "Project Documents"), and any required affidavits, certifications, consents, and/or agreements in connection with the Amended Partnership Agreement, and all other documents, instruments, and other writings of every nature whatsoever necessary or desirable to effectuate the capitalization of the Partnership (collectively, along with the Amended Partnership Agreement, the Project Documents, and the Development Agreement, the "Partnership Documents") are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Partnership Documents are hereby in each and every respect approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that the Authority shall acquire the fee ownership of the Land, that the Partnership and the Authority shall enter into the aforementioned ground lease covering the Project, and that the Partnership and the Authority shall enter into the Deed, the Contract, Ground Lease Documents, and the Ancillary Agreements (collectively the "Land Documents"); and

BE IT FURTHER RESOLVED, that the Authority hereby approves and ratifies the actions of the Corporation, the sole member of the General Partner, and on behalf of the Partnership, as such actions are described in these Resolutions; and

BE IT FURTHER RESOLVED, that Horace Allison, the Secretary of the Corporation and a Manager of the General Partner, or Paul Curry (each individual an "Executing Officer"), the Finance Director of Harris County Housing Authority and a Manager of the General Partner, individually and without joinder of the other, has been and hereby is authorized and directed, as the act and for and on behalf of the Corporation, the sole member of the General Partner, the sole general partner of the Partnership, to execute and deliver the Partnership Documents and the Land Documents, and all other documents as may be necessary or desirable to consummate the actions described in the preceding Resolution and in the Partnership Documents and the Land Documents, on behalf of the Corporation, the General Partner, and the Partnership, as well as such other written instruments or obligations that the Partnership and/or General Partner may be required to execute by the Investment Limited Partner, in connection with the aforesaid events and transactions, containing such terms and conditions as are acceptable to the Partnership (collectively, the "Closing Documents"); and

BE IT FURTHER RESOLVED, that any such other actions necessary, convenient, or appropriate in order to carry out these Resolutions are hereby authorized, approved, ratified, and confirmed; 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 Closing Documents, and (ii) to take such other actions for the General Partner, acting for itself or in a representative capacity as identified in these Resolutions on behalf of the Partnership, as the Executing Officer shall consider appropriate toward completion of the transactions contemplated by these Resolutions or performance of the obligations of the Partnership or the General Partner under the Closing Documents, and any other documents and agreements executed in connection with the admission of the Investment Limited Partner and the withdrawal of the initial limited partner of the Partnership; and

BE IT FURTHER RESOLVED, that any action by the Executing Officer of the General Partner, to do and perform, or cause to be done and performed, in the name and on behalf of the General Partner in its own capacity or as the general partner of the Partnership, or the execution and delivery, or causing to be executed and delivered, of the Closing Documents, in the name and on behalf of the Corporation, the General Partner, and/or the Partnership, as they or any of them may deem to be necessary or advisable in order to carry into effect the intent of the foregoing Resolutions or in order to comply with the requirements of the Closing Documents, are hereby approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that whenever the approval or satisfaction of the Corporation, the Authority, the General Partner, or the Partnership is required in connection with any document, item, or matter referred to in these Resolutions, such approval or satisfaction shall be conclusively signified and evidenced by an Executing Officer's execution of such document or of any document relating to such item or matter; and

BE IT FURTHER RESOLVED, that the Investment Limited Partner and Developer are hereby authorized to rely upon these Resolutions and upon any certificate of the sole member of the General Partner with respect thereto until receipt of actual written notice of the revocation thereof; and

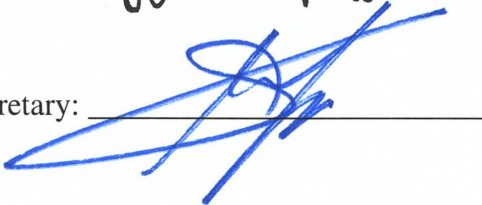
BE IT FURTHER RESOLVED, that to the extent any of the actions authorized by these Resolutions have already been taken by, or on behalf of, the Authority, the Corporation, the General Partner, and/or the Partnership, such actions are hereby ratified and confirmed as the valid actions of the Authority,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

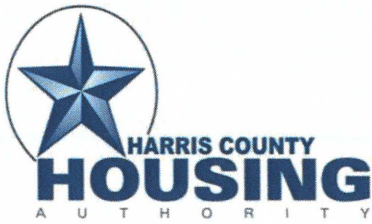
BE IT FURTHER RESOLVED, that the Authority, the Corporation, the General Partner, and/or the Partnership are authorized to take such other actions as the Corporation or Authority shall consider necessary, convenient, or appropriate toward completion of the transactions contemplated by these Resolutions.

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PASSED by the Board of Commissioners this 15th day of July 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-44

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING ACTIONS IN CONNECTION WITH COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR) FINANCING FOR THE HOLLOWS APARTMENTS AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, the Harris County Housing Authority (the "Authority") is the recipient of the Funds (defined below) for the purpose of developing the residential property located in the City of Houston ETJ, Harris County, Texas (the "Property") whereupon LDG Channelview, LP, a Texas limited partnership (the "Partnership") shall construct a 192-unit multifamily complex known as The Hollows (the "Project"); and

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas non-profit public facility corporation (the "Lender") an instrumentality of the Authority, shall loan the Funds (defined below), for the purpose of developing the Project, to the Partnership; and

WHEREAS, the Lender is the sole member of HCHA Channelview GP, LLC, a Texas limited liability company and the sole general partner of the Partnership; and

WHEREAS, the Authority desires for the Lender to enter into a loan (the "Loan") in the amount of up to \$11,120,000, comprised of CDBG-DR funds (the "Funds") that shall be granted from Harris County to the Lender, said Funds being so loaned from the Lender to the Partnership for the development and related costs of the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that the Authority and the Lender are authorized to accept the Funds and to enter into related agreements, financing statements, certifications, such other instruments or written obligations as may be desired or required by Harris County in connection with the Funds and the Loan and all other documents and instruments executed as security for, or otherwise in connection with, the Loan (collectively, the "Grant Documents"); and

BE IT FURTHER RESOLVED, that Harris County shall grant the Funds to the Lender in order for the Lender to make the Loans; and

BE IT FURTHER RESOLVED, that Horace Allison (the "Executing Officer"), the Executive Director/CEO of the Authority, is hereby authorized, for and on behalf of the Authority, to negotiate such terms and conditions for the Grant Documents as such Executing Officer may

deem best, and to execute and deliver the Grant Documents for and on behalf of the Authority, said Grant Documents containing such terms and conditions as may be acceptable or agreeable to such Executing Officer, such acceptance and agreement to be conclusively evidenced by execution and delivery thereof by such Executing Officer; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized, in the name of and on behalf of the Authority, to take such further action and to do all things that may appear in the discretion of same Executing Officer to be necessary in connection with or arising out of the Grant Documents or the Funds; and

BE IT FURTHER RESOLVED, that the Lender in its corporate capacity is authorized to enter into the Loan with the Partnership as its borrower and the Lender as its Lender, such Loan being comprised of the Funds; and

BE IT FURTHER RESOLVED, that the Lender shall accept a Promissory Note payable to the order of the Lender, financing statements, borrower certifications, and one or more Deed of Trusts recorded against the Project's Property; and

BE IT FURTHER RESOLVED, that the Lender shall enter into and execute one or more Intercreditor and Subordination Agreements among Harris County, the Authority, Citibank, N.A., Harris County Housing Authority Public Facility Corporation, the Lender, and the Partnership, Declarations of Restrictions, subordinations, financing statements, certifications, and such other instruments or written obligations of the Lender or the Partnership as may be desired or required by Harris County or the Lender, in connection with the Loans and all other documents and instruments executed as security for, or otherwise in connection with, the Loans (collectively, along with the Promissory Note, financing statements, borrower certifications, and one or more Deed of Trusts, the "Loan Documents"); and

BE IT FURTHER RESOLVED, that Horace Allison (the "Executing Officer"), the Secretary of the Lender, is hereby authorized, for and on behalf of the Lender, to negotiate such terms and conditions for the Loan as such Executing Officer may deem best, and to execute and deliver the Grant Documents and the Loan Documents for and on behalf of the Lender, said Grant Documents and Loan Documents containing such terms and conditions as may be acceptable or agreeable to such Executing Officer, such acceptance and agreement to be conclusively evidenced by execution and delivery thereof by such Executing Officer; and

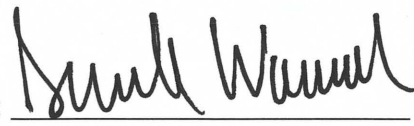
BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized, in the name of and on behalf of the Lender, to take such further action and to do all things that may appear in the discretion of such Executing Officer to be necessary in connection with or arising out of the Loan; and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements in connection with the transactions contemplated by these Resolutions that were undertaken prior to the adoption of these Resolutions by any Officer or Commissioner of the Authority are hereby ratified, confirmed, and adopted by the Authority; and

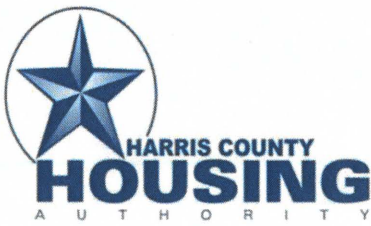
BE IT FURTHER RESOLVED, that the Authority and the Lender are authorized to take such other actions as the Authority or the Lender shall consider necessary or appropriate toward completion of the transactions contemplated by these Resolutions.

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PASSED by the Board of Commissioners this 15th day of July 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-45

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE “AUTHORITY”) APPROVING AND RATIFYING ACTIONS IN CONNECTION WITH COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FINANCING FOR THE HOLLOWS APARTMENTS FOR PARTNERSHIP AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas nonprofit corporation (the “Corporation”) an instrumentality of the Harris County Housing Authority (the “Authority”), is the sole member of HCHA Channelview GP, LLC, a Texas limited liability company (the “General Partner”); and the General Partner is the sole general partner of LDG Channelview, LP, a Texas limited partnership (the “Partnership”), which controls the residential property located in the City of Houston ETJ, Harris County, Texas (the “Property”) whereupon the Partnership shall construct a 192-unit multifamily complex known as The Hollows (the “Project”); and

WHEREAS, the Authority desires for the Partnership and the Corporation to enter into a loan (the “Loan”) in the amount of up to \$11,120,000, comprised of a grant of Harris County CDBG-DR funds (the “Funds”) that shall be granted from Harris County to the Lender, said Funds being in turn loaned from the Lender to the Partnership for the development and related costs of the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that the Corporation, in its corporate and individual capacity and also in its capacity as the sole member of the General Partner and in turn in its capacity as the sole general partner of the Partnership, is authorized to enter into the Loan with the Partnership as its borrower and the Lender as its lender, such Loan being comprised of the Funds; and

BE IT FURTHER RESOLVED, that the Corporation, the General Partner, and the Partnership shall enter into and execute a Promissory Note payable to the order of the Corporation, one or more Deed of Trusts against the Project, one or more Intercreditor and Subordination Agreements among Harris County, Harris County Housing Authority, Citibank, N.A., Harris County Housing Authority Public Facility Corporation, the Lender, and the Partnership, Declarations of Restrictions, financing statements, subordinations, certifications, and such other instruments or written obligations of the Corporation or the Partnership as may be desired or required by Harris County or the Lender in connection with the Loan and all other documents and

instruments executed as security for, or otherwise in connection with, the Loan (collectively, the "Loan Documents"); and

BE IT FURTHER RESOLVED, that Horace Allison (the "Executing Officer"), the Secretary of the Corporation and the Executive Director/CEO of the Authority, is hereby authorized, for and on behalf of the Corporation, the General Partner, and the Partnership, to negotiate such terms and conditions for the Loan as such Executing Officer may deem best, and to execute and deliver the Loan Documents for and on behalf of the Corporation, the General Partner, and the Partnership, said Loan Documents containing such terms and conditions as may be acceptable or agreeable to such Executing Officer, such acceptance and agreement to be conclusively evidenced by execution and delivery thereof by such Executing Officer; and

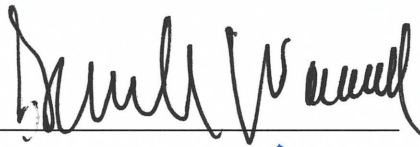
BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized, in the name of and on behalf of the Corporation, the General Partner, and the Partnership, to take such further action and to do all things that may appear in the discretion of such Executing Officer to be necessary in connection with or arising out of the Loan; and

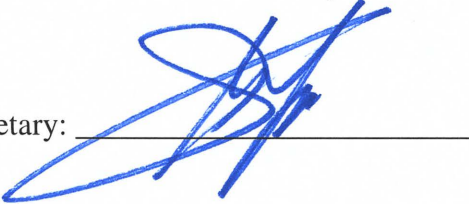
BE IT FURTHER RESOLVED, that all acts, transactions, or agreements in connection with the transactions contemplated by these Resolutions that were undertaken prior to the adoption of these Resolutions by any Officer or Commissioner of the Authority are hereby ratified, confirmed, and adopted by the Authority; and

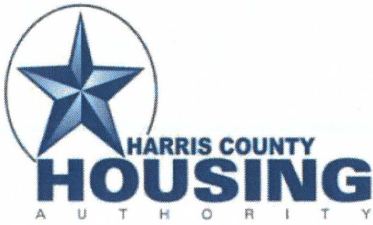
BE IT FURTHER RESOLVED, that the Authority, the Corporation, the General Partner, and the Partnership are authorized to take such other actions as the Corporation or the Authority shall consider necessary or appropriate toward completion of the transactions contemplated by these Resolutions.

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PASSED by the Board of Commissioners this 15th day of July 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-46

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE “AUTHORITY”) APPROVING AND RATIFYING ACTIONS IN CONNECTION WITH THE FINANCING FOR THE HOLLOWS APARTMENTS AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas nonprofit corporation (the “Corporation”), an instrumentality of the Harris County Housing Authority (the “Authority”), is the sole member of HCHA Channelview GP, LLC, a Texas limited liability company (the “General Partner”), a Texas limited liability company; and the General Partner is the sole general partner of LDG Channelview, LP, a Texas limited partnership (the “Partnership”); and

WHEREAS, the Authority desires for the Partnership to enter into construction loans in the total amount of up to **\$25,000,000.00**, to be comprised of a taxable loan and a tax-exempt loan (collectively the “Loan”) from Citibank, N.A., a national banking association (the “Lender”), whereby said tax-exempt loan shall be from Harris County Housing Authority Public Facility Corporation through a loan from the Lender, in conjunction with the Bonds described below, for the development and related costs of a certain property located in the City of Houston ETJ, Harris County, Texas (the “Property”) whereon the construction of a 192-unit multifamily complex known as The Hollows (the “Project”) is planned; and

WHEREAS, in connection with the contemplated Loan transaction, the Partnership, the General Partner, and the Corporation are required to enter into various documents that will evidence the Loan, including, but not limited to, Multifamily Notes, Multifamily Leasehold Deed of Trust(s), Assignment of Rents, Security Agreement and Fixture Filing(s), Construction Funding Agreement, Assignments of Management Agreement, Assignments of Equity Interests, Assignments of Construction Contract, Assignments of Subcontract, Assignments of Architect’s Agreement, Replacement Reserve Agreement, Financing Statement(s), Assignments of Project Documents, one or more Intercreditor and Subordination Agreements, Ground Lessor Estoppel Certificates, any further agreements, and any commitment letters, affidavits, financing statements, certifications, consents, indemnifications, authorizing resolutions, and various other loan documentation as may be required by the Lender in connection with the Loan (collectively, all of such loan and security documents are hereinafter referred to as the “Loan Documents”); and

WHEREAS, in connection with the contemplated Loan transaction, the Partnership, the General Partner, and the Corporation are also required to enter into corresponding bond documents of up to **\$25,000,000** (the aggregate of up to \$20,000,000 tax exempt notes and up to \$5,000,000 taxable notes) in conjunction with 4% tax credits, including, but not limited, to up to \$20,000,000 Harris County Housing Authority Multifamily Housing Governmental Note (The Hollows Apartments), Series 2020A and of its up to \$5,000,000 Harris County Housing Authority Multifamily Housing Governmental Note (The Hollows Apartments), Series 2020B (the “Bonds”), Borrower Loan Agreement, Land Use Restriction Agreement, General and No-Litigation Certificate of the Partnership, Certificate of Sole Member of General Partner, General and No-Litigation Certificate of Commercial Owner, Leasehold Multifamily Deed of Trust, Assignment of Rents, Security Agreements and Fixture Filings, Assignment of Leasehold Multifamily Leasehold Deed of Trust and Loan Documents, any letters, affidavits, certifications, consents, indemnifications, financing statements, and various other documentation as may be required by the issuer or the trustee in connection with the Bonds (collectively, all such documents are hereinafter referred to as the “Bond Documents”) for further financing the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners that, in connection with the transactions contemplated by these Resolutions, the Corporation, acting in its corporate and individual capacity and in its capacity as the sole member of the General Partner and in turn in its capacity as the sole general partner of the Partnership, is authorized and directed (i) to enter into the Loan and the Bonds, (ii) to negotiate the terms of the Loan and the Bonds, (iii) to execute and/or to enter into, as necessary, each of the Loan Documents and the Bond Documents (collectively, the “Closing Documents”), and (iv) to take such other and further actions and to execute and to enter into such Closing Documents and such contracts, agreements, instruments, and amendments thereof in such form and such provisions as the General Partner may deem appropriate in order to deal with the development of the Project; and

BE IT FURTHER RESOLVED, that the form, terms, and provisions of the Closing Documents and such other documents as contemplated thereby are hereby in each and every respect authorized, approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that the authorization of the Corporation to enter into the Loan Documents and that execution and delivery of the Closing Documents, in the name and on behalf of the Corporation, the General Partner, and the Partnership, by Horace Allison, the Secretary (the “Executing Officer”) of the Corporation, individually and without the joinder of any other person, in the form as so executed and delivered, is hereby authorized, approved, ratified, and confirmed; 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, the General Partner, and/or the Partnership, 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 Corporation, the General Partner, and the Partnership, to execute all of the Loan Documents and any other documents and agreements executed in connection with the transactions contemplated hereby; and

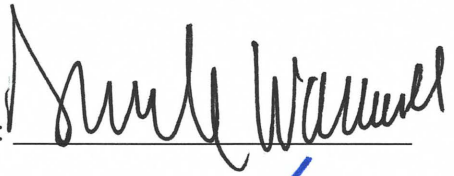
BE IT FURTHER RESOLVED, that the Executing Officer is authorized (i) to negotiate definitive terms (not inconsistent with the terms described above) of the Closing Documents, and (ii) to take such other actions for the Corporation, General Partner, and/or Partnership, as applicable, as the Executing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

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

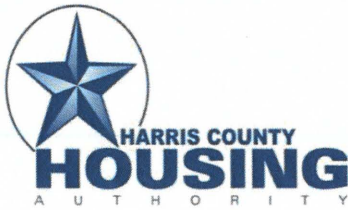
BE IT FURTHER RESOLVED, that the Authority is authorized to take such other actions as the Corporation or Authority shall consider necessary, convenient, or appropriate toward completion of the transactions contemplated by these Resolutions.

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PASSED by the Board of Commissioners this 15th day of July 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-47

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT TO PURCHASE INFORMATION TECHNOLOGY EQUIPMENT
FOR THE HARRIS COUNTY HOUSING AUTHORITY**

WHEREAS, Harris County Housing Authority (HCHA) issued a Quote for Small Purchases (QSP) for companies to provide Information Technology (IT) equipment to allow for continuity of operations and services during the COVID-19 Pandemic and/or any subsequent pandemic or disaster; and

WHEREAS, the QSP was sent to forty companies on July 2, 2020, and the responses were due on July 8, 2020; and

WHEREAS, HCHA received six responses:

3-C Technology
PCPC Direct, Ltd
M&A Technology
Intech Southwest Services
Salco Solutions Group
CDW-G

; and

WHEREAS, CDW-G submitted a quote in the amount of \$72,591.73; and

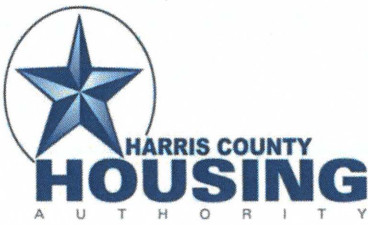
WHEREAS, CDW-G's quote represents the best value to HCHA considering qualifications, equipment availability, and pricing.

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 CDW-G in the amount of **seventy-two thousand, five hundred ninety-one dollars and seventy-three cents (\$72,591.73)** to purchase IT equipment for Harris County Housing Authority.

PASSED, by the Board of Commissioners on this day 15th of July 2020.

Chairman: _____

Secretary: _____



RESOLUTION NO. 20-48

**RESOLUTION APPROVING A REVISIONS TO THE
HCHA EMPLOYEE HANDBOOK**

WHEREAS, Harris County Housing Authority (HCHA) provides its employees with an Employee Handbook outlining important policies and procedures; and

WHEREAS, staff have recommended changes to update the Timesheet procedures to include the use of an electronic timesheet; and

WHEREAS, staff began trials and testing of an electronic timesheet on June 16, 2020; and

WHEREAS, staff desires to implement the official use of an electronic timesheet, effective July 31, 2020; and

WHEREAS, staff has updated and revised the Employee Handbook to include provisions regarding the employees' use of an electronic timesheet.

NOW, THEREFORE, BE IT RESOLVED, that HCHA hereby adopts the updated Employee Handbook attached to this resolution and the policies included therein effective July 31, 2020.

PASSED, by the Board of Commissioners this 15th day of July 2020.

Chairman: _____

Secretary: _____

Attachment: HCHA Employee Handbook Revisions



RESOLUTION NO. 20-49

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY APPROVING AND RATIFYING ACTIONS IN CONNECTION WITH THE PERMANENT LOAN FINANCING FOR FENIX ESTATES: (i) FOR FENIX ESTATES COMMERCIAL, LLC TO ENTER INTO A PERMANENT LOAN FROM CITIBANK, N.A. AND (ii) 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 Fenix Estates Commercial MM, LLC, a Texas limited liability company (the “Managing Member”); and the Managing Member is the sole managing member of Fenix Estates Commercial MM, LLC, a Texas limited liability company (the “Company”); and

WHEREAS, the Corporation is the sole member of Fenix Estates I GP, LLC, a Texas limited liability company (the “General Partner”), a Texas limited liability company; and the General Partner is the sole general partner of Fenix Estates I, LP, a Texas limited partnership (the “Partnership”); and

WHEREAS, the Authority desires for the Company to enter into a permanent loan in the amount of up to **\$2,500,000** (the “Loan”) from Citibank, N.A., a national banking association (the “Lender”), for financing the commercial space for Fenix Estates, located in the City of Houston, Harris County, Texas; and

WHEREAS, in connection with the contemplated Loan transaction, the Company, the Partnership, the General Partner, the Managing Member, and the Corporation are required to enter into various documents that will evidence the Loan, including, but not limited to, a Permanent Multifamily Note, the Conversion Certificate, the Ground Lessor Estoppel Certificate, any necessary or possible loan extensions, any further agreements, and any affidavits, financing statements, certifications, consents, indemnifications, authorizing resolutions, and various other loan documentation as may be required by the Lender in connection with the Loan (collectively, all of such loan documents are hereinafter referred to as the “Loan Documents”).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that the Corporation, acting in its corporate and individual capacity and also in its capacity as the sole member of the Managing Member and in turn in its capacity as the sole managing member of the Company, in connection with the transactions contemplated by these Resolutions, is authorized and directed to enter into the Loan; and

BE IT FURTHER RESOLVED, that the Corporation, in its corporate and individual capacity and also in its capacity as the sole member of the General Partner and in turn in its capacity as the sole general partner of the Partnership, and in its capacity as the sole member of the Managing Member and in turn in its capacity as the sole managing member of the Company, is authorized and directed (i) to execute, and/or to enter into, as necessary, each of the Loan Documents, including any possible or necessary extensions, and (ii) to take such other and further actions and to execute and to enter into such Loan Documents and such contracts, agreements, instruments, and amendments thereof in such form and such provisions as the Company, the Partnership, the General Partner, or the Managing Member may deem appropriate in order to deal with the development of the Project; and

BE IT FURTHER RESOLVED, that the form, terms, and provisions of the Loan Documents and such other documents as contemplated thereby are hereby in each and every respect authorized, approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that the authorization of the Corporation to enter into the Loan Documents and that execution and delivery of the Loan Documents, in the name and on behalf of the Corporation, the General Partner, the Managing Member, the Company, and the Partnership, by Horace Allison, the Secretary (the "Executing Officer") of the Corporation, the Manager of the General Partner, and the Manager of the Managing Member, individually and without the joinder of any other person, in the form as so executed and delivered, is hereby authorized, approved, ratified, and confirmed; 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 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, the General Partner, the Managing Member, the Company, and/or the Partnership, 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 Corporation, the General Partner, and the Partnership, to execute all of the Loan Documents and any other documents, agreements and/or necessary or possible loan extensions 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, the General Partner, the Managing Member, the Company, and/or the Partnership, as applicable, as the Executing Officer considers

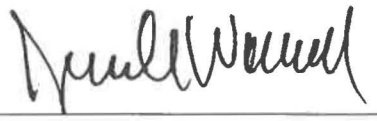
appropriate toward completion of the transactions contemplated by these Resolutions or performance of the obligations of the Corporation, the General Partner, the Managing Member, the Company, and/or the Partnership, as applicable, under the Loan Documents and any other documents and agreements executed in connection with the transactions contemplated hereby; and

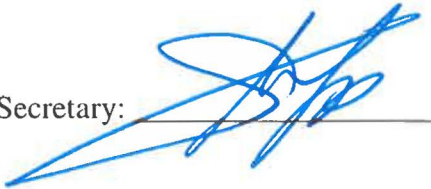
BE IT FURTHER RESOLVED, that to the extent any of the actions authorized by these Resolutions have already been taken, such actions are hereby ratified and confirmed as the valid actions of the Authority, the Corporation, the General Partner, the Managing Member, the Company, and/or the Partnership, as the case may be, effective as of the date such actions were taken; and

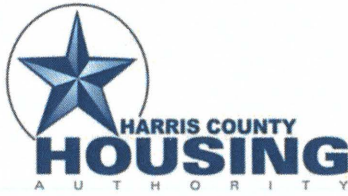
BE IT FURTHER RESOLVED, that the Authority is authorized to take such other actions as the Corporation or Authority shall consider necessary, convenient, or appropriate toward completion of the transactions contemplated by these Resolutions.

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PASSED, by the Board of Commissioners this 27th day of July 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-50

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE “AUTHORITY”) AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION’S ISSUANCE, SALE, AND DELIVERY OF A MULTIFAMILY HOUSING GOVERNMENTAL NOTE (NORTHWOOD APARTMENTS) SERIES 2020A AND A MULTIFAMILY HOUSING GOVERNMENTAL NOTE (NORTHWOOD APARTMENTS) SERIES 2020B AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, Harris County Housing Authority Public Facility Corporation (the “**Issuer**”) has been duly created and organized pursuant to and in accordance with the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “**Act**”), for the purpose of assisting the Harris County Housing Authority (the “**Sponsor**”) in financing, refinancing, or providing public facilities; and

WHEREAS, the Act authorizes the Issuer: (a) to make loans to any person to provide financing for rental residential developments located within the geographic limits of the County of Harris, Texas (the “**County**”), (b) to borrow funds for the purpose of obtaining moneys to make such loans and provide such financing, to establish necessary reserve funds, and to pay administrative costs and other costs incurred in connection with any such borrowing by the Issuer; and (c) to pledge all or any part of the revenues, receipts, or resources of the Issuer, including the revenues and receipts to be received by the Issuer from or in connection with such loans, and to the Security Instrument (as hereinafter defined), pledge, or grant security interests in such loans or other property of the Issuer in order to secure the repayment of any such borrowing by the Issuer; and

WHEREAS, the Board of Directors of the Issuer (the “**Board**”) has determined to authorize the issuance, sale and delivery of the Harris County Housing Authority Public Facility Corporation Governmental Lender Note (Northwood Apartments), Series 2020A and of the Harris County Housing Authority Public Facility Corporation Governmental Lender Note (Northwood Apartments), Series 2020B in the aggregate amount of up to \$40,000,000 (collectively the “**Governmental Notes**”) pursuant to and in accordance with the terms of a Funding Loan Agreement dated as of September 1, 2020 (the “**Funding Loan Agreement**”), among the Issuer, BOKF, NA, as fiscal agent (the “**Fiscal Agent**”) and Citibank, N.A., as funding lender (the “**Funding Lender**”), for the purpose of lending the proceeds thereof to LDG Northwood, LP, a Texas limited partnership (the “**Borrower**”), to provide financing for the acquisition, construction, and equipping of a multifamily rental residential development (the “**Residential Project**”), collectively to be known as Northwood Apartments to be located within the County on the southeast corner of Eastex Freeway and Hamill Rd., Houston, Harris County, Texas 77039, described more fully on Exhibit A attached hereto (the “**Project**”), all in accordance with the Constitution and laws of the State of Texas; and

WHEREAS, the Board, by resolution adopted on July 1, 2020, declared its intent to provide financing for the Project; and

WHEREAS, in order to assist in carrying out such acquisition, construction and equipping of the Project, the Board has determined that the Issuer shall enter into a Borrower Loan Agreement dated as of September 1, 2020 (the “**Borrower Loan Agreement**”), among the Issuer, Fiscal Agent, and the Borrower, pursuant to which (a) the Issuer will agree to make a Security Instrument loan funded with the proceeds of the Governmental Notes (the “**Security Instrument Loan**”) to the Borrower to enable the Borrower to finance the cost of acquisition, construction and equipping of the Project and related costs, and (b) the Borrower will execute and deliver to the Issuer a promissory notes (collectively, the “**Borrower Notes**”), in an aggregate original principal amount equal to the original aggregate principal amount of the Governmental Notes, and providing for payment of interest on such principal amount equal to the interest on the Governmental Notes and to pay other costs described in the Borrower Loan Agreement; and

WHEREAS, in order to assure compliance with Section 142(d) of the Internal Revenue Code of 1986, as amended (the “**Code**”), the Issuer will require the Residential Borrower to enter into a Regulatory Agreement and Declaration of Restrictive Covenants (the “**Regulatory Agreement**”) and the Borrower to enter into a Tax Regulatory Agreement and No-Arbitrage Certificate dated as of the closing date for the Governmental Note (the “**Tax Agreement**” and together with the Regulatory Agreement, the “**Tax Documents**”) with respect to the Project; and

WHEREAS, it is anticipated that the Security Instrument Loan and the Borrower Notes will be secured by a Multifamily Leasehold Deed of Trust, Assignment, Security Agreement and Fixture Filing (Texas) (the “**Security Instrument**”) from the Borrower for the benefit of the Issuer; and

WHEREAS, the Issuer’s rights (except for certain reserved rights) under the Security Instrument Loan and the Borrower Notes, including the Borrower Notes and the Security Instrument, will be assigned to the Fiscal Agent, as its interests may appear, pursuant to an Assignment of Deed of Trust and Loan Documents (collectively, the “**Construction Assignment**”) from the Issuer to the Fiscal Agent; and

WHEREAS, the Board desires to ratify certain other actions heretofore taken with respect to the Governmental Notes; and

WHEREAS, the Issuer desires to authorize the Fiscal Agent to invest and reinvest the proceeds of the Governmental Notes and all other funds received and held under the Funding Loan Agreement; and

WHEREAS, Section 147(f) of the Code requires that the Governmental Notes be approved by the “applicable elected representative” (the “**AER**”) after a public hearing following reasonable public notice; and

WHEREAS, with respect to the Governmental Notes issued by the Issuer, the AER is the County Judge of Harris County, Texas (the highest elected official of Harris County, Texas); and

WHEREAS, notice of a public hearing with respect to the Governmental Notes and the Project held by the Issuer on July 16, 2020, was published no less than 7 days before such date on the website of the Harris County Housing Authority, which is available to residents within the County; and

WHEREAS, the Board held such public hearing on the date and at the time and place set out in such published notice, and conducted such hearing in a manner that provided a reasonable opportunity for persons with differing views on the issuance of the Governmental Notes and the Project to be heard; and

WHEREAS, the Board and its advisors have examined proposed forms of the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, the Governmental Notes, the Borrower Notes, the Security Instrument, and the Assignments, and have found the form and substance of such documents to be satisfactory and proper; and have determined to provide financing for the Project in accordance with such documents by authorizing the issuance of the Governmental Notes, the execution, and delivery of such documents and the taking of such other actions as may be necessary or convenient.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that the Issuer is authorized to make the following determinations and actions (Section 1. through Section 18.) governing the aforementioned documents; and

Section 1. --Public Hearing. The Board hereby finds, determines, recites and declares that a public hearing with respect to the Governmental Notes and the Project was held on July 16, 2020; that notice of such public hearing was published no less than seven days before such date on the website of the Harris County Housing Authority, which is available to residents within the County; that such notice included the date, time and place of the public hearing, the location, general nature and the initial owner of the Project and the maximum aggregate principal amount of the Governmental Notes; and that all comments from interested persons were taken at such public hearing and were provided to the AER; and

Section 2. --Issuance, Execution, Sale, and Delivery of the Governmental Notes. The issuance of the Governmental Notes is hereby authorized, according to the conditions set forth herein and in the related Funding Loan Agreement, and that, upon execution and delivery of the Funding Loan Agreement, the President or any Vice President of the Issuer each are authorized hereby to execute, and attest to the Governmental Notes and to deliver the Governmental Notes to the Attorney General of the State of Texas for approval, the Comptroller of Public Accounts of the State of Texas for registration and to the Fiscal Agent for authentication (to the extent required in the related Funding Loan Agreement), and thereafter to sell the Governmental Notes to the initial funding thereof and deliver the Governmental Notes as provided in the related Funding Loan Agreement; and

Section 3. --Interest Rate, Principal Amount, Maturity, and Price. The officers of the Issuer are hereby authorized to fix and determine the interest rate, principal amount, maturity and price

of the Governmental Notes, all of which determinations shall be conclusively evidenced by the execution and delivery by such officers of the Funding Loan Agreement; provided, however, that: (a) the interest rate on the Governmental Notes shall not exceed 12% per annum, subject to adjustment as provided in the Funding Loan Agreement; provided that, in no event shall the interest rate on the Governmental Notes (including any default interest rate) exceed the maximum interest rate permitted by applicable law; (b) the aggregate principal amount of the Governmental Notes shall not exceed \$40,000,000; and (c) the final maturity of the Governmental Notes shall occur not later than December 31, 2056; and

Section 4. --Approval, Execution, and Delivery of the Funding Loan Agreement. The form and substance of the Funding Loan Agreement are hereby approved; and that the President or any Vice President and the Secretary/Treasurer of the Issuer are each hereby authorized to execute and attest to the Funding Loan Agreement and to deliver the Funding Loan Agreement to the Fiscal Agent. The Fiscal Agent is authorized to invest the moneys held under the Funding Loan Agreement as provided therein; and

Section 5. --Approval, Execution, and Delivery of the Borrower Loan Agreement. The form and substance of the Borrower Loan Agreement are hereby approved; and that the officers of the Issuer are each hereby authorized to execute and attest to the Borrower Loan Agreement and to deliver the Borrower Loan Agreement to the Borrower; and

Section 6. --Approval, Execution, and Delivery of the Tax Documents. The form and substance of the Tax Documents are hereby approved; and that the officers of the Issuer are each hereby authorized to execute and attest to the Tax Documents and to deliver the Tax Documents to the Borrower and the Fiscal Agent, to the extent necessary; and

Section 7. --Determination of Moderate Income. The Board has heretofore determined and hereby confirms, in accordance with the Act, for purposes of the Project, until revised by the Board, that the maximum amount constituting moderate income shall be 80% of area median income, as established by the Issuer; and

Section 8. --Acceptance of the Security Instrument and the Borrower Notes. That the Security Instrument and the Borrower Notes are hereby accepted by the Issuer; and that the President and any Vice President of the Issuer are each hereby authorized to endorse the Borrower Notes to the order of the Fiscal Agent, without recourse; and

Section 9. --Execution and Delivery of Other Documents. The officers of the Issuer are each hereby authorized to execute and attest to and deliver such other agreements, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, written requests and other papers, including the Assignments, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution; and

Section 10. --Power to Revise Form of Documents. Notwithstanding any other provision of this Resolution, the officers of the Issuer are each hereby authorized to make or approve such revisions to this Resolution and in the form of the documents hereby approved, in the opinion of Bond Counsel, as may be necessary or convenient to carry out or assist in carrying out the purposes of

this Resolution; and approval of such changes by the Issuer shall be indicated by such officers' execution of the documents; and

Section 11. --Incorporation of Preamble. The recitals in the preamble of this Resolution are true, correct and complete and each and all of such recitals and the findings therein are hereby incorporated by reference to the same extent as if set forth herein in full; and

Section 12. --Submission to the Attorney General of Texas. The Board hereby authorizes, ratifies and approves the submission by Bond Counsel to the Attorney General of Texas, for approval as required under Chapter 1202, Texas Government Code, of a transcript of legal proceedings relating to the issuance, sale, and delivery of the Governmental Notes; and

Section 13. --Purposes of Resolution. The Board has expressly determined and hereby confirms that the issuance of the Governmental Notes to assist in the financing of the Project will promote the public purposes set forth in Chapter 392 and Section 394.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in Harris County to obtain decent, safe and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base, and to reduce public expenditures for crime prevention and control, public health, welfare and safety and for other valid public purposes; and

Section 14. --Ratification of Certain Prior Actions. All other prior actions taken for or on behalf of the Issuer in connection with the Governmental Notes are hereby ratified, confirmed and approved; and

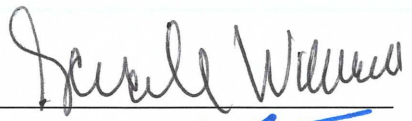
Section 15. --Limited Obligations. The Governmental Notes and the interest thereon shall be special limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Funding Loan Agreement, to secure payment of the Governmental Notes, and under no circumstances shall the Governmental Notes be payable from any other revenues, funds, assets or income of the Issuer; and

Section 16. --Approval Conditions. The actions and obligations authorized in this Resolution shall be subject to and conditioned upon receipt by the Issuer on the date of delivery of the Governmental Notes of the appropriate opinions of Bond Counsel with respect to the Governmental Notes; and

Section 17. --Information Return for Tax-Exempt Private Activity Bonds. The Board further directs that an officer of the Issuer submit or cause to be submitted to the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Governmental Notes is issued, a statement containing the information required by Section 149(e) of the Code; and

Section 18. --Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 19th day of August 2020.

Chairman: 

Secretary: 

Exhibit A to RESOLUTION NO. 20-50
Description of the Project's property

Metes & Bounds Description of a 545,558 square foot (12.5242 Acres) tract of land, being that certain tract of land described as "Tract 5" in deed to Greater Pure Light Missionary Baptist Church (Baptist Church), recorded under Harris County Real Property Number (H.C.R.P. No.) 2017-161862, being situated in the Samuel Kelly Survey, Abstract No. 728, Harris County, Texas, with said 545,558 square foot tract of land being further described in metes and bounds description as follows:

BEGINNING at a Texas Department of Transportation (TxDOT) Monument found on the East line of U.S. Highway 59, also known as (A.K.A.) the Eastex Freeway, a public right-of-way, same being at the Southwest intersection of said Eastex Freeway with Hamill Road, 80 foot right-of-way, per volume 6486, page 469 of the Harris County Map Records (H.C.M.R.), at the Northeast corner of said Baptist Church tract, same being the Northeast corner of the herein described tract of land;

THENCE: N 87°45'14" E, along and with the South line of Hamill Road, the North line of the Baptist Church tract and the North line of this tract, a distance of 601.83 feet to a 5/8 inch iron rod found on said South right-of-way line, at the Northwest corner of Reserve "A" of Pine Village North, a map or plat thereof recorded under volume 205, page 70 H.C.M.R., at the Northeast corner of the Baptist Church tract, and the Northeast corner of this tract;

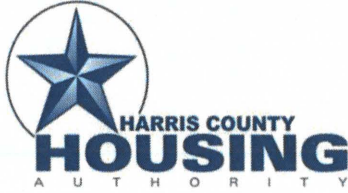
THENCE: S 01°41'46" E, departing from the South right-of-way line of Hamill Road, along and with the West line of said Pine Village North, the East line of the Baptist Church tract and the East line of this tract, a distance of 795.06 feet to a 5/8 inch iron rod found on the West line of said Reserve "A", at the Northeast corner of Pine Village Plaza, a map or plat thereof recorded under volume 338, page 62 H.C.M.R., at the Southeast corner of the Baptist Church tract and the Southeast corner of the herein described tract;

THENCE: S 87°41'23" W, along and with the North line of Pine Village Plaza, the South line of the Baptist Church tract and the South line of this tract, a distance of 330.18 feet to an angle point on the North line of Pinewood Plaza and an angle point on the South lines of the Baptist Church tract and this tract;

THENCE: S 86°30'29" W, continuing along and with the North line of Pine Village Plaza and the South lines of the Baptist Church tract and this tract, a distance of 438.44 feet, to a point on a curve to the left having a radius of 7827.44 feet, at the intersection of the North line of said Pine Village Plaza with the East right-of-way line of the aforementioned Eastex Freeway, at the Southwest corner of the Baptist Church tract and the Southwest corner of this tract;

THENCE: along and with the East right-of-way line of the Eastex Freeway, the West line of the Baptist Church tract, the West line of this tract and the curve to the left having a radius of 7827.44 feet, an arc length of 164.92 feet, a delta angle of 164.92 feet and a chord which bears N 10°27'22" E, 164.92 feet to a point of tangency on said East right-of-way line and said West lines, from which a TxDOT monument found bears S 64°12'45" W, 0.47 feet;

THENCE: N 09° 51'09" E, continuing along and with the East right-of-way line of the Eastex Freeway and the West lines of the Baptist Church tract and this tract, a distance of 658.67 feet to the **POINT OF BEGINNING** and containing a calculated area of 12.5243 acres of land.



RESOLUTION NO. 20-51

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE “AUTHORITY”) APPROVING AND RATIFYING: (i) THE ADMISSION OF AN INVESTOR LIMITED PARTNER AND A SPECIAL LIMITED PARTNER TO LDG NORTHWOOD, LP (THE “PARTNERSHIP”), (ii) FOR HCHA NORTHWOOD GP, LLC (THE “GENERAL PARTNER”) TO ENTER INTO AN AMENDED AND RESTATED LIMITED PARTNERSHIP AGREEMENT FOR THE PARTNERSHIP, (iii) FOR THE PARTNERSHIP TO ENTER INTO A GROUND LEASE WITH THE AUTHORITY, AND (iv) 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 Northwood GP, LLC, a Texas limited liability company (the “General Partner”); and the General Partner is the sole general partner of LDG Northwood, LP, a Texas limited partnership (the “Partnership”) formed to control, own, maintain, and lease a certain 288-unit multifamily complex in the City of Houston Extraterritorial Jurisdiction, Harris County, Texas known as Northwood Apartments (the “Project”); and

WHEREAS, all of the partners of the Partnership are: the General Partner and LDG Northwood SLP, LLC as special limited partner; and

WHEREAS, LIHTC Fund 59, LLC, a Delaware limited liability company (the “Investment Limited Partner”) and Transamerica Affordable Housing, Inc., a California corporation (the “Special Limited Partner”), are each being admitted into the Partnership as its investment limited partner and special limited partner, respectively; and

WHEREAS, the Authority desires for the Partnership to enter into a certain Development Services Agreement (the “Development Agreement”) with LDG Multifamily, LLC, a Kentucky limited liability company (the “Developer”) authorized to do business in Texas, for the development of the Project; and

WHEREAS, the Authority desires to acquire, via a conveyance deed (the “Deed”), the fee ownership of the property upon which the Project shall be constructed (the “Land”) and has entered into a contract for the acquisition of the Land (as amended and/or assigned, the “Contract”); and

WHEREAS, the Authority desires to grant to the Partnership site control by entering into long term ground lease and its corresponding Memorandum of Ground Lease (collectively the “Ground Lease Documents”) with the Partnership, the terms of which the Partnership is required to develop and construct the Project; and

WHEREAS, the Authority desires to enter into other certificates, affidavits, agreements, documents, and other writings (collectively the “Ancillary Agreements”) necessary or desirable in the consummation of the aforementioned conveyance and ground lease herein contemplated or as may be required by the title company to issue title insurance for the transaction.

NOW, THEREFORE, BE IT RESOLVED, by the Harris County Housing Authority Board of Commissioners, that the Authority is authorized to approve the admission of the Investment Limited Partner as a limited partner and special limited partner to the Partnership; and

BE IT FURTHER RESOLVED, that the form, terms, and provisions of the Amended and Restated Limited Partnership Agreement of the Partnership dated about or as of the 1st day of September, 2020 (the “Amended Partnership Agreement”) with respect to the admission of the Investment Limited Partner and Special Limited Partner to the Partnership, in conjunction with the closing of the construction loan and bond financing for Northwood Apartments project, including, without limitation, an Environmental Indemnity Agreement, Purchase Option Agreement, Repurchase Option Agreement, Incentive Management Agreement, Closing Certificate, Assignment, Pledge and Security Agreement and Management Agreement (collectively, the “Project Documents”), and any required affidavits, certifications, consents, and/or agreements in connection with the Amended Partnership Agreement, and all other documents, instruments, and other writings of every nature whatsoever necessary or desirable to effectuate the capitalization of the Partnership (collectively, along with the Amended Partnership Agreement, the Project Documents, and the Development Agreement, the “Partnership Documents”) are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Partnership Documents are hereby in each and every respect approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that the Authority shall acquire the fee ownership of the Land, that the Partnership and the Authority shall enter into the aforementioned ground lease covering the Project, and that the Partnership and the Authority shall enter into the Deed, the Contract, the Ground Lease Documents, and the Ancillary Agreements (collectively the “Land Documents”); and

BE IT FURTHER RESOLVED, that the Authority hereby approves and ratifies the actions of the Corporation, the sole member of the General Partner, and on behalf of the Partnership, as such actions are described in these Resolutions; and

BE IT FURTHER RESOLVED, that Horace Allison, the Secretary of the Corporation and a Manager of the General Partner, or Paul Curry (each individual an “Executing Officer”), the Finance Director of Harris County Housing Authority and a Manager of the General Partner, individually and without joinder of the other has been and hereby is authorized and directed, to act for and on behalf of the Corporation, the sole member of the General Partner, the sole general partner of the Partnership, to execute and deliver the Partnership Documents and the Land Documents, and all other documents as may be necessary or desirable to consummate the actions described in the preceding Resolution and in the Partnership Documents and the Land Documents, on behalf of the Corporation, the General Partner, and the Partnership, as well as such other written instruments or obligations that the Partnership and/or the General Partner may be required to execute by the Investment Limited Partner, in connection with the aforesaid events and transactions, containing such terms and conditions as are acceptable to the Partnership (collectively the “Closing Documents”); and

BE IT FURTHER RESOLVED, that any such other actions necessary, convenient, or appropriate in order to carry out these Resolutions are hereby authorized, approved, ratified, and confirmed; 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 Closing Documents, and (ii) to take such other actions for the General Partner, acting for itself or in a representative capacity as identified in these Resolutions on behalf of the Partnership, as the Executing Officer shall consider appropriate toward completion of the transactions contemplated by these Resolutions or performance of the obligations of the Partnership or the General Partner under the Closing Documents, and any other documents and agreements executed in connection with the admission of the Investment Limited Partner and the Special Limited Partner to the Partnership; and

BE IT FURTHER RESOLVED, that any action by the Executing Officer of the General Partner, to do and perform, or cause to be done and performed, in the name and on behalf of the General Partner in its own capacity or as the general partner of the Partnership, or the execution and delivery, or causing to be executed and delivered, of the Closing Documents, in the name and on behalf of the Corporation, the General Partner, and/or the Partnership, as they or any of them may deem to be necessary or advisable in order to carry into effect the intent of the foregoing Resolutions or in order to comply with the requirements of the Closing Documents, are hereby approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that whenever the approval or satisfaction of the Corporation, the Harris County Housing Authority, the General Partner, or the Partnership is required in connection with any document, item, or matter referred to in these Resolutions, such approval or satisfaction shall be conclusively signified and evidenced by an Executing Officer’s execution of such document or of any document relating to such item or matter; and

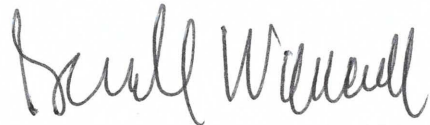
BE IT FURTHER RESOLVED, that the Investment Limited Partner, Special Limited Partner, and Developer are hereby authorized to rely upon these Resolutions, and upon any certificate of the sole member of the General Partner with respect thereto until receipt of actual written notice of the revocation thereof; and

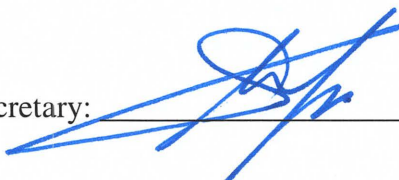
BE IT FURTHER RESOLVED, that to the extent any of the actions authorized by these Resolutions have already been taken by, or on behalf of, the Authority, the Corporation, the General Partner, and/or the Partnership, such actions are hereby ratified and confirmed as the valid actions of the Authority,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

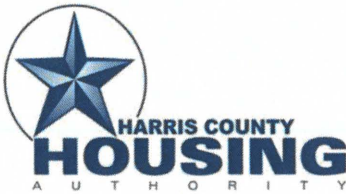
BE IT FURTHER RESOLVED, that the Authority, the Corporation, the General Partner, and/or the Partnership are authorized to take such other actions as the Corporation or the Authority shall consider necessary, convenient, or appropriate toward completion of the transactions contemplated by these Resolutions.

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PASSED by the Board of Commissioners this 19th day of August 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-52

**RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY
(THE "AUTHORITY") APPROVING ACTIONS IN CONNECTION
WITH COMMUNITY DEVELOPMENT BLOCK GRANT –
DISASTER RECOVERY (CDBG-DR) FINANCING FOR
NORTHWOOD APARTMENTS PROJECT AND SUCH OTHER
ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS
RESOLUTION**

WHEREAS, the HCHA Redevelopment Authority, Inc., a Texas nonprofit public facility corporation (the "Lender") is the recipient of the Funds (defined below) for the purpose of developing the residential Property located in the City of Houston Extraterritorial Jurisdiction, Harris County, Texas (the "Property") whereupon LDG Northwood, LP, a Texas limited partnership (the "Partnership") shall construct a 288-unit multifamily complex known as Northwood Apartments (the "Project"); and

WHEREAS, the Lender, an instrumentality of the Harris County Housing Authority (the "Authority"), shall loan the Funds (defined below), for the purpose of developing the Project, to the Partnership; and

WHEREAS, the Lender is the sole member of HCHA Northwood GP, LLC, a Texas limited liability company and the sole general partner of the Partnership; and

WHEREAS, the Authority desires for the Lender to enter into a loan (the "Loan") in the amount of up to \$11,520,000 comprised of CDBG-DR funds (the "Funds") that shall be granted from Harris County to the Lender, said Funds being so loaned from the Lender to the Partnership for the development and related costs of the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that the Authority and the Lender are authorized to accept the Funds and to enter into related agreements, financing statements, certifications, such other instruments or written obligations as may be desired or required by Harris County in connection with the Funds and the Loan and all other documents and instruments executed as security for, or otherwise in connection with, the Loan (collectively, the "Grant Documents"); and

BE IT FURTHER RESOLVED, that Harris County shall grant the Funds to the Lender in order for the Lender to make the Loans; and

BE IT FURTHER RESOLVED, that Horace Allison (the "Executing Officer"), the Executive Director/CEO of the Authority and Secretary of the Lender, is hereby authorized, for

and on behalf of the Lender, to negotiate such terms and conditions for the Grant Documents as such Executing Officer may deem best, and to execute and deliver the Grant Documents for and on behalf of the Lender, said Grant Documents containing such terms and conditions as may be acceptable or agreeable to such Executing Officer, such acceptance and agreement to be conclusively evidenced by execution and delivery thereof by such Executing Officer; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized, in the name of and on behalf of the Lender, to take such further action and to do all things that may appear in the discretion of same Executing Officer to be necessary in connection with or arising out of the Grant Documents or the Funds; and

BE IT FURTHER RESOLVED, that the Lender in its corporate capacity is authorized to enter into the Loan with the Partnership as its borrower and the Lender as its Lender, such Loan being comprised of the Funds; and

BE IT FURTHER RESOLVED, that the Lender shall accept a Promissory Note payable to the order of the Lender, financing statements, borrower certifications, and one or more Deed of Trusts recorded against the Property; and

BE IT FURTHER RESOLVED, that the Lender shall enter into and execute one or more Intercreditor and Subordination Agreements among Harris County, the Authority, Citibank, N.A., Harris County Housing Authority Public Facility Corporation, the Lender, and the Partnership, Declarations of Restrictions, subordinations, financing statements, certifications, such other instruments or written obligations of the Lender or the Partnership as may be desired or required by Harris County or the Lender, in connection with the Loans and all other documents and instruments executed as security for, or otherwise in connection with, the Loans (collectively, along with the Promissory Note, financing statements, borrower certifications, and one or more Deed of Trusts, the "Loan Documents"); and

BE IT FURTHER RESOLVED, that the Executing Officer is further authorized, for and on behalf of the Lender, to negotiate such terms and conditions for the Loan as such Executing Officer may deem best, and to execute and deliver the Grant Documents and the Loan Documents for and on behalf of the Lender, said Grant Documents and Loan Documents containing such terms and conditions as may be acceptable or agreeable to such Executing Officer, such acceptance and agreement to be conclusively evidenced by execution and delivery thereof by such Executing Officer; and

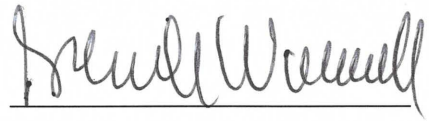
BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized, in the name of and on behalf of the Lender, to take such further action and to do all things that may appear in the discretion of such Executing Officer to be necessary in connection with or arising out of the Loan; and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements in connection with the transactions contemplated by these Resolutions that were undertaken prior to the adoption of these Resolutions by any Officer or Commissioner of the Authority are hereby ratified, confirmed, and adopted by the Authority; and

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

PASSED by the Board of Commissioners this 19th day of August 2020.

Chairman:



Secretary:





RESOLUTION NO. 20-53

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING AND RATIFYING ACTIONS IN CONNECTION WITH COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FINANCING FOR NORTHWOOD APARTMENTS FOR PARTNERSHIP AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas non-profit public facility corporation (the "Corporation") an instrumentality of the Harris County Housing Authority (the "Authority"), is the sole member of HCHA Northwood GP, LLC, a Texas limited liability company (the "General Partner"); and the General Partner is the sole general partner of LDG Northwood, LP, a Texas limited partnership (the "Partnership"), which controls the residential property located in the City of Houston Extraterritorial Jurisdiction, Harris County, Texas (the "Property") whereupon the Partnership shall construct a 288-unit multifamily complex known as Northwood Apartments (the "Project"); and

WHEREAS, the Authority desires for the Partnership and the Corporation to enter into a loan (the "Loan") in the amount of up to \$11,520,000, comprised of a grant of Harris County CDBG-DR funds (the "Funds") that shall be granted from Harris County to the Corporation, said Funds being in turn loaned from the Corporation to the Partnership for the development and related costs of the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, that the Corporation, in its corporate and individual capacity and also in its capacity as the sole member of the General Partner and in turn in its capacity as the sole general partner of the Partnership, is authorized to enter into the Loan with the Partnership as its borrower and the Corporation as its lender, such Loan being comprised of the Funds; and

BE IT FURTHER RESOLVED, that the Corporation, the General Partner, and the Partnership shall enter into and execute a Promissory Note payable to the order of the Corporation, one or more Deed of Trusts against the Project, one or more Intercreditor and Subordination Agreements among Harris County, Harris County Housing Authority, Citibank, N.A., Harris County Housing Authority Public Facility Corporation, the Corporation, and the Partnership, Declarations of Restrictions, financing statements, subordinations, certifications, such other instruments or written obligations of the Corporation or of the Partnership as may be desired or required by Harris County or the Corporation in connection with the Loan and all other documents

and instruments executed as security for, or otherwise in connection with, the Loan (collectively, the "Loan Documents"); and

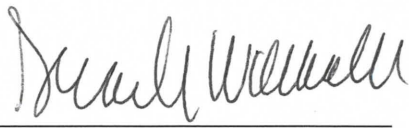
BE IT FURTHER RESOLVED, that Horace Allison (the "Executing Officer"), the Secretary of the Corporation and the Executive Director/CEO of the Authority, is hereby authorized, for and on behalf of the Corporation, the General Partner, and the Partnership, to negotiate such terms and conditions for the Loan as such Executing Officer may deem best, and to execute and deliver the Loan Documents for and on behalf of the Corporation, the General Partner, and the Partnership, said Loan Documents containing such terms and conditions as may be acceptable or agreeable to such Executing Officer, such acceptance and agreement to be conclusively evidenced by execution and delivery thereof by such Executing Officer; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized, in the name of and on behalf of the Corporation, the General Partner, and the Partnership, 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 or arising out of the Loan; and

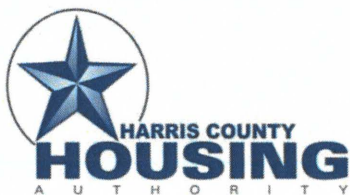
BE IT FURTHER RESOLVED, that all acts, transactions, or agreements in connection with the transactions contemplated by these Resolutions that were undertaken prior to the adoption of these Resolutions by any Officer or Commissioner of the Authority are hereby ratified, confirmed, and adopted by Authority; 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.

PASSED by the Board of Commissioners this 19th day of August 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-54

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING AND RATIFYING ACTIONS IN CONNECTION WITH THE FINANCING FOR NORTHWOOD APARTMENTS 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 Northwood GP, LLC, a Texas limited liability company (the "General Partner"), a Texas limited liability company; and the General Partner is the sole general partner of LDG Northwood, LP, a Texas limited partnership (the "Partnership"); and

WHEREAS, the Authority desires for the Partnership to enter into construction loans in the total amount of up to **\$45,000,000.00**, to be comprised of a taxable loan and a tax-exempt loan (collectively the "Loan") from Citibank, NA, a national banking association (the "Lender"), whereby said tax-exempt loan shall be from Harris County Housing Authority Public Facility Corporation through a loan from the Lender, in conjunction with the Bonds described below, for the development and related costs of a certain property located in the City of Houston Extraterritorial Jurisdiction, Harris County, Texas (the "Property") whereon the construction of a 288-unit multifamily complex known as Northwood Apartments (the "Project") is planned; and

WHEREAS, in connection with the contemplated Loan transaction, the Partnership, the General Partner, and the Corporation are required to enter into various documents that will evidence the Loan, including, but not limited to, Multifamily Notes, Multifamily Leasehold Deed of Trust(s), Assignment of Rents, Security Agreement and Fixture Filing(s), Construction Funding Agreement, Assignments of Management Agreement, Assignments of Equity Interests, Assignments of Construction Contract, Assignments of Subcontract, Assignments of Architect's Agreement, Replacement Reserve Agreement, Financing Statement(s), Assignments of Project Documents, one or more Intercreditor and Subordination Agreements, Ground Lessor Estoppel Certificates, any further agreements, and any commitment letters, affidavits, financing statements, certifications, consents, indemnifications, authorizing resolutions, and various other loan documentation as may be required by the Lender in connection with the Loan (collectively, all of such Loan and security documents are hereinafter referred to as the "Loan Documents"); and

WHEREAS, in connection with the contemplated Loan transaction, the Partnership, the General Partner, and the Corporation are also required to enter into corresponding bond documents of up to **\$45,000,000.00** (the aggregate of up to \$40,000,000.00 tax exempt notes and up to \$5,000,000.00 taxable notes) in conjunction with 4% tax credits, including, but not limited to

Harris County Housing Authority Public Facility Corporation Governmental Lender Note (Northwood Apartments), Series 2020A and Harris County Housing Authority Public Facility Corporation Governmental Lender Note (Northwood Apartments), Series 2020B in the aggregate amount of up to \$40,000,000.00 (the "Bonds"), Borrower Loan Agreement, Land Use Restriction Agreement, General and No-Litigation Certificate of the Partnership, Certificate of Sole Member of General Partner, General and No-Litigation Certificate of Commercial Owner, Leasehold Multifamily Deed of Trust, Assignment of Rents, Security Agreements and Fixture Filings, Assignment of Deed of Trust and Loan Documents, any letters, affidavits, certifications, consents, indemnifications, financing statements, and various other documentation as may be required by the issuer or the trustee in connection with the Bonds (collectively, all such documents are hereinafter referred to as the "Bond Documents") for further financing the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners that, in connection with the transactions contemplated by these Resolutions, the Corporation, acting in its corporate and individual capacity and in its capacity as the sole member of the General Partner and in turn in its capacity as the sole general partner of the Partnership, is authorized and directed (i) to enter into the Loan and the Bonds, (ii) to negotiate the terms of the Loan and the Bonds, (iii) to execute, and/or to enter into, as necessary, each of Loan Documents and the Bond Documents (collectively, the "Closing Documents"), and (iv) to take such other and further actions and to execute and to enter into such Closing Documents and such contracts, agreements, instruments, and amendments thereof in such form and such provisions as the General Partner may deem appropriate in order to deal with the development of the Project; and

BE IT FURTHER RESOLVED, that the form, terms, and provisions of the Closing Documents and such other documents as contemplated thereby are hereby in each and every respect authorized, approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that the authorization of the Corporation to enter into the Loan Documents and that execution and delivery of the Closing Documents, in the name and on behalf of the Corporation, the General Partner, and the Partnership, by Horace Allison, the Secretary (the "Executing Officer") of the Corporation, individually and without the joinder of any other person, in the form as so executed and delivered, is hereby authorized, approved, ratified, and confirmed; 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, the General Partner, and/or the Partnership, 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 Corporation, the General Partner, and the Partnership, 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 Closing Documents, and (ii) to take such other actions for the Corporation, the General Partner, and/or the Partnership, 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, the General Partner, and/or the Partnership, as applicable, under the Closing Documents and any other documents and agreements executed in connection with the transactions contemplated hereby; and

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

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

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PASSED by the Board of Commissioners this 19th day of August 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-55

RESOLUTION AUTHORIZING THE EXECUTION OF A
CONTRACT FOR QUEUING SERVICES AND EQUIPMENT

WHEREAS, Harris County Housing Authority (HCHA) requires client queuing, sequencing, and appointment-related services that include a freestanding service kiosk (combined the "Queuing Services"); and,

WHEREAS, HCHA staff solicited Quotes for Small Purchase ("QSP") Proposals from entities to provide Queuing Services and equipment; and

WHEREAS, HCHA received quotes from Qminder, Lavi Industries, and Qless, Inc.; and,

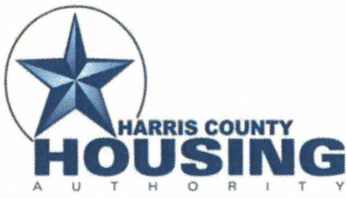
WHEREAS, Qless, Inc.'s proposal represents the best overall value to HCHA, considering price, consistency, and HCHA's future Queuing Services needs.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Harris County Housing Authority, that the Chief Executive Officer is authorized and directed to execute a contract in an amount not to exceed \$15,500.00, for Queuing Services with Qless, Inc.

PASSED, by the Board of Commissioners on this day 19th day of August 2020.

Chairman: _____

Secretary: _____



RESOLUTION NO. 20-56

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
MEMORANDUM OF UNDERSTANDING BETWEEN THE COALITION FOR THE
HOMELESS AND HARRIS COUNTY HOUSING AUTHORITY**

WHEREAS, Harris County Housing Authority (HCHA) desires to negotiate and execute a Memorandum of Understanding with the Coalition for the Homeless (CFTH) to provide a supported path from homelessness to permanent and affordable housing for families experiencing homelessness; and

WHEREAS, HCHA and CFTH will coordinate the delivery of affordable housing and social supportive services; and

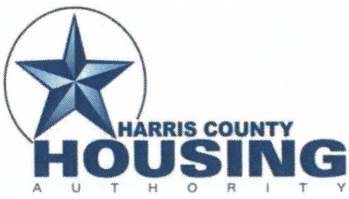
WHEREAS, the identification and referral of families will be provided to HCHA through the Way Home Coordinated Access System.

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 the Coalition for the Homeless to provide a supported path from homelessness to permanent and affordable housing for families experiencing homelessness.

PASSED, by the Board of Commissioners this 19th day of August 2020.

Chairman: _____

Secretary: _____



RESOLUTION NO. 20-57

RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE INTERNET TECHNOLOGY MANAGED SERVICES AGREEMENT BETWEEN SALCO SOLUTIONS GROUP AND HARRIS COUNTY HOUSING AUTHORITY

WHEREAS, on January 15, 2020, the Board of Commissioners of the Harris County Housing Authority ("HCHA") adopted Resolution 20-05, which authorized HCHA's Chief Executive Officer to negotiate and execute an agreement with Salco Solutions Group ("Salco") to provide internet technology managed services to HCHA; and

WHEREAS, on March 1, 2020, HCHA and Salco entered into that one certain Internet Managed Services Agreement ("Agreement"), which contained a broad range of internet technology managed services and practices within the Scope of Services to be provided by Salco to HCHA; and

WHEREAS, the Internet Managed Services Agreement sets forth an hourly rate fee (\$125 per hour) provision for additional services; and

WHEREAS, HCHA has purchased laptop computers and printers from a separate vendor and has determined a need for assistance in preparing that equipment for usage and expand its internet server capacity to accommodate additional hardware and personnel usage; and

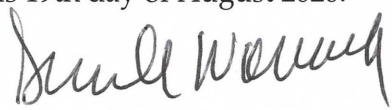
WHEREAS, HCHA has requested that Salco, within the auspices of the Agreement, propose an amendment to the Agreement's Scope of Services along with additional incumbent fees or charges for said services, to assist and accommodate HCHA's use of the new hardware and expanded internet server capacity; and

WHEREAS, Salco has presented its proposal and HCHA seeks to include the said proposal as an amendment to the Agreement; and

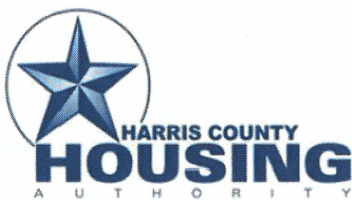
WHEREAS, Salco proposes a fee for the additional/amended services in an amount not to exceed Thirty-Five Thousand, Eight Hundred Seventy-Five Dollars (\$35,875.00) that conforms to the hourly rate fee schedule for additional services authorized by the Agreement.

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 First Amendment to that one certain Information Technology Managed Services Agreement, dated March 1, 2020, between the Harris County Housing Authority and Salco Solutions Group for a fee in an amount not to exceed \$35,875.00, 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 19th day of August 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-58

**RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY
AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY PUBLIC
FACILITY CORPORATION TO INDUCE BONDS TO BE ISSUED FOR
THE RESIDENCES AT ARBOR OAKS 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, The Residences at Arbor Oaks, LP, a Texas limited partnership (the "User"), has requested that the Issuer finance a low-income multifamily housing project named The Residences at Arbor Oaks, consisting of approximately 192 units to be located on Jones Road southwest of the intersection of Jones Road and Grant Road, Houston, Texas 77070 (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.

NOW, 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;
- (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 2021 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 16th day of September 2020.

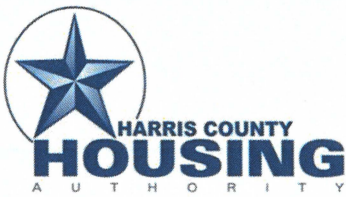
Isabel Wernick

CHAIR of the Harris County Housing
Authority

ATTEST:


Secretary of the Harris County
Authority

Secretary of the Harris County Housing
Authority



RESOLUTION NO. 20-59

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT TO PURCHASE AUDIO/VISUAL EQUIPMENT FOR THE HARRIS COUNTY
HOUSING AUTHORITY BOARD ROOM**

WHEREAS, Harris County Housing Authority (HCHA) issued a Request for Quotes (RFQ) for companies to provide audio/visual equipment for the HCHA Board Room located in Building 3 of The Villas at Eastwood; and

WHEREAS, the RFQ was issued on August 17, 2020, and the responses were due on September 1, 2020; and

WHEREAS, HCHA received two responses:

iTech Enterprises, LLC
DataVox, Inc.; and

WHEREAS, DataVox, Inc. submitted a quote in the amount of \$26,232.83; and

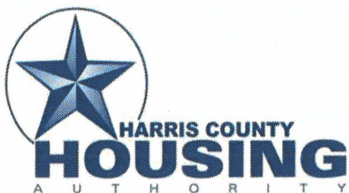
WHEREAS, the DataVox, Inc. quote represents the best value to HCHA considering qualifications and price.

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 DataVox, Inc. in the amount of **TWENTY-SIX THOUSAND TWO HUNDRED THIRTY-TWO DOLLARS AND EIGHTY-THREE CENTS (\$26,232.83)** to purchase audio/visual equipment for the HCHA Board Room located in Building 3 of The Villas at Eastwood.

PASSED, by the Board of Commissioners on this day 16th of September 2020.

Chairman: _____

Secretary: _____



RESOLUTION NO. 20-60

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR COMMERCIAL BURGLARY AND SECURITY ALARM
EQUIPMENT AND MONITORING SERVICES FOR THE HARRIS COUNTY
HOUSING AUTHORITY CENTRAL OFFICES AND THE VILLAS AT EASTWOOD

WHEREAS, Harris County Housing Authority (HCHA) issued a Request for Quotes (RFQ) for companies to provide and install commercial burglary and security alarm equipment and provide monitoring services for the HCHA Central Offices located in Building 3, the Leasing Office in Building 2, and the Business Center located in Building 1 of The Villas at Eastwood; and

WHEREAS, the RFQ was issued on August 24, 2020, and the responses were due on September 8, 2020; and

WHEREAS, HCHA received two responses:

Megasystems Security
Allied Security, LLC; and

WHEREAS, Allied Security, LLC submitted a quote in the amount of \$10,530.20 with a monthly monitoring fee of \$199.95; and

WHEREAS, Allied Security, LLC's quote represents the best value 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 Allied Security, LLC in the amount of **Ten Thousand Five Hundred Thirty Dollars and Twenty Cents (\$10,530.20)** (one-time fee) and a monthly monitoring fee of **One Hundred Ninety-Nine Dollars and Ninety-five Cents (\$199.95)** to provide and install commercial burglary and security alarm equipment and provide monitoring services for HCHA Central Offices and portions of The Villas at Eastwood.

PASSED, by the Board of Commissioners on this day 21st of October 2020.

Chairman:

Secretary:



RESOLUTION NO. 20-61

**RESOLUTION ADOPTING AND APPROVING A REVISION OF HCHA'S CHECK
WRITING AND WIRE TRANSFER POLICY**

WHEREAS, Harris County Housing Authority ("HCHA") adopted a Check Writing Policy on March 26, 2013; and

WHEREAS, HCHA changed the name of the policy from "Check Writing Policy" to "Check Writing and Wire Transfer Policy" ("Policy") on March 16, 2018; and

WHEREAS, the Policy contains a section which provides that checks in an amount of \$10,000.00 or more must bear "... two manual signatures by two of three HCHA Commissioners authorized to sign checks."; but that same section further provides an exception to that requirement for recurring monthly checks payable to five specifically named payees; and,

WHEREAS, Engie North America, Inc is a company that provides electricity services to HCHA and submits recurring monthly invoices for payment in an amount of \$10,000.00 or more; and,

WHEREAS, HCHA desires to revise the Policy to add Engie North America, Inc as a sixth specifically named payee to the list of recurring monthly checks that do not require two signatures for payments of \$10,000.00 or more.

NOW, THEREFORE, BE IT RESOLVED, that HCHA Board of Commissioners hereby adopts and approves a revision to the HCHA's Check Writing and Wire Transfer Policy to name Engie North America, Inc as a payee authorized to receive recurring monthly checks that do not require two signatures for payments of \$10,000.00 or more.

PASSED, by the Board of Commissioners this 18th day of November 2020.

Chairman:

Secretary:



RESOLUTION NO. 20-62

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH GMC, LLC FOR THE HOUSING CHOICE VOUCHER MOBILITY DEMONSTRATION PROGRAM FOR MOBILITY RELATED SERVICES

WHEREAS, the Harris County Housing Authority (HCHA), issued a Request for Proposals (“RFP”) #20-03, soliciting proposals for Housing Choice Voucher (HCV) Mobility Demonstration Program for qualified Mobility Related Service Providers (Offerors); and

WHEREAS, HCHA advertised RFP #20-03 in the local newspaper September 20, 2020 and September 27, 2020, and posted on HCHA’s website; and

WHEREAS, responses for RFP #20-03 were due on October 6, 2020; and

WHEREAS, HCHA issued Amendment I on HCHA’s website on September 30, 2020, extending the due date for RFP #20-03 to October 30, 2020; and

WHEREAS, HCHA received one response from the following company:

GMC Consultants, LLC; and

WHEREAS, HCHA staff has reviewed and evaluated the response; and

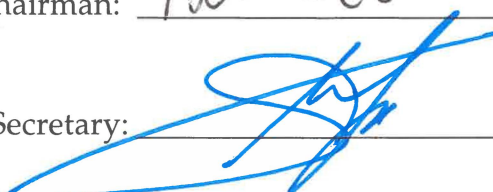
WHEREAS, HCHA staff found responder’s qualifications, experience, and proposal complied with the requirements of the RFP; and

WHEREAS, HCHA staff will enter into negotiations of the scope, fees for services and Memorandum of Understanding (MOU) with GMC Consultants, LLC; and

NOW, THEREFORE, BE IT RESOLVED, upon successful negotiation of the scope, and fees for services and MOU, HCHA staff will submit a resolution seeking authorization to execute a MOU for GMC Consultants, LLC for Mobility Related Services.

PASSED, by the Board of Commissioners this 18th day of November 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-63

RESOLUTION AUTHORIZING THE EXECUTION OF A REIMBURSEMENT AGREEMENT WITH FENIX ESTATES I, LP FOR ELEVATOR MODIFICATIONS AT THE VILLAS AT EASTWOOD

WHEREAS, Harris County Housing Authority (HCHA) requested elevator modifications be made to the common area lobby elevators located in Area C of Building 3 at The Villas at Eastwood; and

WHEREAS, the elevator modifications will provide for one of the two elevators in the common area lobby to be restricted to use solely by the HCHA's staff to access the HCHA offices on the fifth floor of Building 3 of The Villas at Eastwood (the "Elevator Project"); and

WHEREAS, Fenix Estates I, LP is currently contracted with ThyssenKrupp Elevator Corporation to provide ongoing service, maintenance, upgrades, modifications, and repair of all the elevators in Buildings 1, 2, and 3 located in The Villas at Eastwood; and

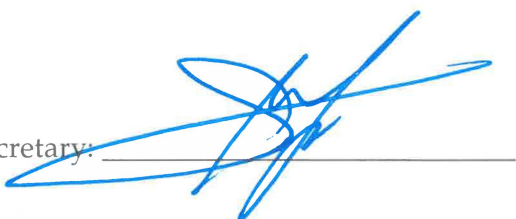
WHEREAS, Fenix Estates I, LP has obtained a bid from the ThyssenKrupp Elevator Corporation in the amount of \$42,545.00 ("Contracted Amount") to undertake the HCHA requested elevator modifications; and

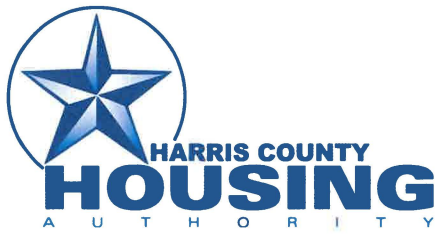
WHEREAS, Fenix Estates I, LP, is willing and has agreed to execute a repair work order with ThyssenKrupp Elevator Corporation to complete the Elevator Project and pay the Contracted Amount, and HCHA wishes to reimburse Fenix Estates I, LP for the total cost of the Elevator Project.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to execute a reimbursement agreement, in an amount of **Forty-Two Thousand Five Hundred Forty-Five Dollars (\$42,545.00)**, with Fenix Estates I, LP for elevator modifications to the common area lobby elevators located in Area C of Building 3 at The Villas at Eastwood.

PASSED, by the Board of Commissioners on this day 18th day of November 2020.

Chairman: 

Secretary: 



RESOLUTION NO. 20-64

**RESOLUTION HONORING BRENDA SANCHEZ AS THE HARRIS COUNTY HOUSING AUTHORITY
EMPLOYEE OF THE QUARTER (JANUARY – MARCH 2021)**

WHEREAS, Brenda Sanchez, Inspection Clerk for the Harris County Housing Authority (HCHA), has demonstrated excellence above and beyond in her job performance; and

WHEREAS, she voluntarily covers non-inspection related incoming calls to the Call Center and has modified and updated the inspection reports to improve the delivery of services to HCHA's program participants and for ease of use by the inspectors; and

WHEREAS, Brenda provides excellent customer service, going above and beyond, and ensuring that program participants receive the ultimate in respect and customer service while providing thorough and accurate information; and

WHEREAS, she consistently responds with ingenuity, imagination, and foresight to the duties and responsibilities given her; and

WHEREAS, Brenda consistently thinks provides a novel perspective and presents new ideas to improve the inspection program's operations and responsiveness; and

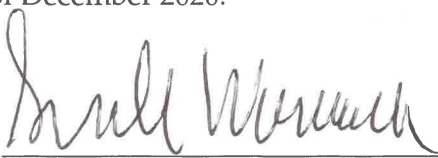
WHEREAS, Brenda always takes the time to listen and provide an appropriate response to the caller's inquiry and understands when to seek supervisory involvement; and

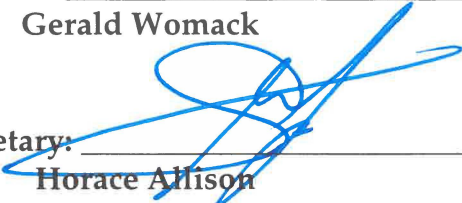
WHEREAS, Brenda portrays an example of dedication to HCHA customer service principles, and is an inspiration to her fellow employees; and

WHEREAS, she, in all her endeavors, has reflected great credit upon HCHA and the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners does hereby extend to Brenda Sanchez its sincere and grateful appreciation for her dedicated service to HCHA and to the citizens of Harris County, Texas, and congratulates her on being named Employee of the Quarter (January – March 2021).

PASSED, by the Board of Commissioners this 16th day of December 2020.

Chairman: 
Gerald Womack

Secretary: 
Horace Allison



RESOLUTION NO. 20-65

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT
FOR AUTOMATED TEMPERATURE KIOSK SERVICES AND EQUIPMENT**

WHEREAS, to minimize the risk of COVID-19 exposure to clients and staff, Harris County Housing Authority ("HCHA") needs to purchase automated temperature scanning kiosks and related services, including printers/scanners, associated hardware, inclusive of implementation and training services, and licensing (combined the "Automated Temperature Kiosk Services"); and,

WHEREAS, HCHA staff solicited Quotes for Small Purchase ("QSP") Proposals from entities to provide Automated Temperature Kiosk Services; and,

WHEREAS, HCHA received quotes from Quick Temp, 986Labs.com, Netsync, and Gilson Software Solutions - PHA, LLC ("Gilson"); and,

WHEREAS, Gilson's proposal represents the best overall value to HCHA, considering price, HCHA's automated temperature scanning kiosk service and related equipment needs and other contributing factors.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Harris County Housing Authority, that the Chief Executive Officer is authorized and directed to execute an agreement with a two-year term for Automated Temperature Kiosk Services with Gilson Software Solutions - PHA, LLC, in a total amount not to exceed \$32,565.00, for all expenses during the first two-year term; with an option to renew and extend the contract for one additional two-year term in a total amount not to exceed \$24,000.00 for recurring monthly licensing expenses and fees during the second two-year term.

PASSED, by the Board of Commissioners on this day 16th day of December 2020.

Chairman: _____

Secretary: _____



RESOLUTION NO. 20-66

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 RESIDENCES AT ARBOR OAKS 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 Residences at Arbor Oaks GP, LLC, a Texas limited liability company (the “Company” or the “General Partner”), and the General Partner is the sole general partner of The Residences at Arbor Oaks, L.P., a Texas limited partnership (the “Partnership”); and

WHEREAS, the Authority needs 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”) to raise tax credit financing for the construction of a certain multi-family housing project consisting of approximately 192 units to be located in the Southwest Quadrant of Grant Road and Jones Road in the extraterritorial jurisdiction (“ETJ”) of the City of Houston, Harris County, Texas 77070 called The Residences at Arbor Oaks (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 to obtain an award of Housing Tax Credits (HTCs) for the Project; and

BE IT FURTHER RESOLVED, that the Authority, the Corporation, the General Partner, and the Partnership shall execute any and all documents, instruments, and other writings of every nature, and review, and 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, 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 Company 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 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 HTC's, and to comply with any TDHCA requirements to receive the award of HTC's; and

ii) Negotiate, approve, execute, and deliver any and all documents necessary or desirable to market and sell the HTC's 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 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 16th day of December 2020.

Samuel W. Wainwright

Chairman of Harris County Housing Authority

ATTEST:

Secretary of Harris County Housing Authority