HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-01

RESOLUTION APPROVING THE REVISION AND SUBMISSION OF THE HARRIS COUNTY HOUSING AUTHORITY 2022 ANNUAL PHA (PUBLIC HOUSING AUTHORITY) PLAN FOR THE PHA FISCAL YEAR BEGINNING APRIL 1, 2021 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, Harris County Housing Authority (HCHA) held a Resident Advisory Board meeting on October 31, 2020; and

WHEREAS, the Board of Commissioners conducted a Public Hearing on January 20, 2021, for the HCHA 2022 Annual PHA Plan for the fiscal year beginning April 1, 2021; and

WHEREAS, HCHA staff recommends revising the Annual PHA Plan to update/revise, **Part B. Annual Plan, B.1 Revisions of Plan Elements – Substantial Deviation - Significant Amendment/Modification, B.6 Progress Report, 5) – Update, and B.7 Resident Advisory Board (RAB) Comments**; and

WHEREAS, HCHA staff recommends the approval of the revision/submission of the HCHA Annual PHA Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Harris County Housing Authority hereby adopts the revision and approves the submission of the HCHA 2022 Annual PHA Plan for the PHA fiscal year beginning April 1, 2021 to HUD.

PASSED by the Board of Commissioners this 20th day of January 2021.

Chairman: ______________________

Secretary: ______________________

Attachment:

Annual PHA Plan
HUD-50077-ST-HCV-HP
HUD-50075-HCV

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION 21-02

RESOLUTION AUTHORIZING THE RENEWAL OF THE SOFTWARE SUPPORT CONTRACTS WITH MRI SOFTWARE, LLC

WHEREAS, Harris County Housing Authority (HCHA) desires to ratify HCHA's payment of a renewal fee for a current term; and renew and extend, for an additional one-year Renewal Term, the software support contracts required to manage the Housing Choice Voucher, Jackson Hinds SRO (Single Room Occupancy), Project-Based Voucher, and Veteran Affairs Supportive Housing (VASH) Programs; and

WHEREAS, on or before December 2003, HCHA entered into software support contracts with Happy Software, Inc., for the operating software and software support services to manage the above-referenced programs; and

WHEREAS, MRI Software, LLC ("MRI") subsequently acquired Happy Software, Inc.; and

WHEREAS, MRI Software, LLC, is an essential provider of software services that forms a vital and strategic foundation for HCHA's daily operations; and

WHEREAS, the MRI support contracts approved by Resolution 19-06 provided for an Initial Term of one year and recurring Renewal Terms of one year, HCHA has chosen to adopt and renew the support contracts and pay the annual renewal fee on one-year terms only; and

WHEREAS, in 2020, HCHA paid an annual renewal fee of **Thirty-Four Thousand Six Hundred Forty-Four Dollars and Fifty-Six Cents ($34,644.56)** for the period of March 1, 2020 through February 28, 2021 to re-connect and obtain direct access to these vital support services; and

WHEREAS, the current annual fee renewal period will end on February 28, 2021; and

WHEREAS, the renewal of the support contracts and an annual renewal payment is due for the next Renewal Term of March 1, 2021 through February 28, 2022; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Harris County Housing Authority:

1) Ratifies the renewal of the software support contracts with MRI Software, LLC for the renewal period of March 1, 2020 through February 28, 2021 for a one-year term and the

payment of an annual renewal fee of **Thirty-Four Thousand Six Hundred Forty-Four Dollars and Fifty-Six Cents ($34,644.56)** for the said term; and

2) Authorizes the Chief Executive Officer to negotiate and execute the renewal of the software support contracts with MRI Software, LLC for a one-year term from March 1, 2021 through February 28, 2022 and the payment of the annual renewal fee in an amount not to exceed **Thirty-Eight Thousand Eight Hundred One Dollars and Ninety-One Cents ($38,801.91)**.

PASSED by the Board of Commissioners on this 20th day of January 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-03

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE A SECOND AMENDMENT TO THE AGREEMENT WITH LANTANA COMMUNICATIONS CORPORATION FOR TELEPHONE PRODUCTS AND SERVICES FOR HARRIS COUNTY HOUSING AUTHORITY

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

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

WHEREAS, the Board of Commissioners on May 15, 2019, authorized the negotiation and execution of an Agreement with Lantana through Resolution No. 19-27; and

WHEREAS, HCHA and Lantana executed a 3-year Telephone Products and Services contract with a one-time hardware/software fee of $15,974.95 and a recurring monthly cloud hosting and maintenance fee of $1,745.25; and

WHEREAS, on January 16, 2020, the Board of Commissioners entered into an Amendment to the Agreement with Lantana, authorized by Resolution 20-06, that stated that Lantana would provide electronic faxing services for HCHA's property management offices, which added $35.00 to the then monthly fee, raising it from $1,745.25 to $1,780.25; and

WHEREAS, HCHA again needs additional services from Lantana that will allow laptop computers to deliver telephone service through Lantana's "LCV Premium User: LC Voice Premium User" program, and HCHA plans to expand the service to include 33 HCHA laptops at an added cost of $252.00 to the current monthly fee; and

WHEREAS, HCHA and Lantana mutually desire to enter into a Second Amendment to the Agreement to additional services to the Agreement and to increase the monthly fee from $1,780.25 to $2,032.25, beginning on February 1, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to execute a Second Amendment to the Agreement with Lantana Communications Corporation for the expanded and updated telephone products and services described herein and increasing the recurring monthly fee from $1,745.25 to $2,032.25.

PASSED by the Board of Commissioners on this day 20th of January 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-04

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY APPROVING AND RATIFYING ACTIONS IN CONNECTION WITH EXTENDING THE FINANCING OF FENIX ESTATES: (I) FENIX ESTATES I, LP AND FENIX ESTATES COMMERCIAL, LLC TO ENTER INTO AN AMENDMENT TO THE LOAN AGREEMENTS WITH CITIBANK, N.A. AND (II) TO TAKE SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

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

i) the sole member of Fenix Estates I GP, LLC, a Texas limited liability company (the "General Partner"); and

ii) the General Partner is the sole general partner of Fenix Estates I, LP, a Texas limited partnership ("Residential Borrower"); and

WHEREAS, the Redevelopment Authority is:

i) the sole member of Fenix Estates Commercial MM, LLC, a Texas limited liability company (the "Managing Member"); and

ii) the Managing Member is the sole managing member of Fenix Estates Commercial, LLC, a Texas limited liability company ("Commercial Borrower"); and

WHEREAS, on May 19, 2017, the Residential Borrower and Commercial Borrower entered into agreements for a construction loan in the amount of up to **$25,000,000.00** (the "Loan") from Citibank, N.A., a national banking association ("Citibank"), in conjunction with bonds that were issued by the Harris County Housing Authority Public Facility Corporation ("Governmental Lender"), for the development and related costs of the construction of a 200-unit multifamily complex known as Fenix Estates (the "Project"); and

WHEREAS, because the construction completion of the Project was delayed, on April 28, 2020, the Residential Borrower and the Commercial Borrower executed loan documents authorizing an extension of the then mandatory prepayment date of the Loan from May 1, 2020 until August 1, 2020 ("First Extension Date") in consideration of payment of an extension fee totaling $18,718.19 ("First Extension Fee"); and

WHEREAS, because un-anticipated easement issues with CenterPoint Energy, Co. and the City of Houston required attention on July 30, 2020, the Residential Borrower and the Commercial Borrower executed loan documents authorizing an extension of the then mandatory prepayment date of the Loan from August 1, 2020 until February 1, 2021 ("Second Extension

Date") in consideration of payment of an extension fee totaling $35,847.80 ("Second Extension Fee"); and

WHEREAS, the mandatory prepayment of the Loan following the Second Extension was to occur on or before February 1, 2021; and

WHEREAS, due to the additional time required to correctly resolve the easement issues with CenterPoint Energy, Co., and the City of Houston and the procuring of a contractor and the completion of construction modifications; the Residential Borrower and the Commercial Borrower requested a third extension ("Third Extension") of the mandatory prepayment date of the Loan until April 1, 2021 ("Third Extension Date") in consideration of payment of an extension fee totaling $18,718.19 ("Third Extension Fee"); and

WHEREAS, in connection with the Third Extension of the prepayment of the Loan, Residential Borrower, the General Partner, the Managing Member, the Commercial Borrower, and the Redevelopment Authority are required to enter into amendments of various documents that will evidence the Third Extension and such other loan documentation instruments as may be required by Citibank in connection with the Third Extension (collectively, all of such loan and security documents are hereinafter referred to as the ("Amended Loan Documents").

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Harris County Housing Authority that, in connection with the Fenix Estates Project, the Redevelopment Authority, acting in its various capacities on behalf of the Residential Borrower, and in its various capacities on behalf of the Commercial Borrower, is authorized and directed to execute the Amended Loan Documents and pay the Third Extension Fee totaling $18,718.19; and

BE IT FURTHER RESOLVED, that Horace Allison is authorized to execute the Amended Loan Documents in his capacity as the Executive Director of the Authority, the Secretary (the "Executing Officer") of the Redevelopment Authority, and in his various capacities on behalf of the Residential Borrower, the General Partner, the Managing Member, and the Commercial Borrower, 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 Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, Redevelopment Authority Residential Borrower, the General Partner, the Managing Member, and the Commercial Borrower, to execute all of the Amended Loan Documents and any other documents and agreements executed in connection with the transaction contemplated hereby; and

BE IT FURTHER RESOLVED, that to the extent any of the actions authorized by this Resolution has already been taken, such actions are hereby ratified and confirmed as the valid actions of the Authority, the Redevelopment Authority, the General Partner, the Managing Member, the Residential Borrower, and the Commercial Borrower, as the case may be, effective as of the date such actions were taken; and

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

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

PASSED by the Board of Commissioners this 20th day of January 2021.

Chairman: ______________________

Secretary: ______________________

RESOLUTION NO. 21-05

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY AUTHORIZING THE HCHA REDEVELOPMENT AUTHORITY, INC. TO PURCHASE HUDSON LIMITED PARTNER'S INTEREST IN BAYBROOK PARK RETIREMENT CENTER, LTD.

WHEREAS, Baybrook Park Retirement Center, Ltd., a Texas limited partnership (the "Partnership") owns and operates a certain 100-unit senior development known as Baybrook Park Retirement Center located in Webster, Texas; and

WHEREAS, the partners in the Partnership consist of (i) HCHA Baybrook Park, LLC, a Texas limited liability company (the "General Partner"), (ii) Hudson Baybrook, LLC, a Delaware limited liability company (the "Investment Partnership"), (iii) Hudson SLP, LLC, a Delaware limited liability company ("Special Limited Partner"), which together with the "Investment Partnership" are together referred to as the "Hudson Limited Partners"), and (iv) Investors Affordable Housing Group V, LLC, a Texas limited liability company ("Class A Limited Partner"); and

WHEREAS, the Hudson Limited Partners desires to sell its Interest to HCHA Redevelopment Authority, Inc. (the "Corporation"), a Texas non-profit corporation and instrumentality of the Harris County Housing Authority (the "Authority") **for Fifty-Six Thousand Three Hundred Seventy Dollars and Thirty-Six Cents ($56,370.36)** (the "Purchase Price"); and

WHEREAS, the Purchase Price is the total consideration payable to the Hudson Limited Partners for its Interest and any other obligations owing to the Hudson Limited Partners or Affiliates; and

WHEREAS, the Corporation will be admitted as a Limited Partner, and Hudson Limited Partners will withdraw from the Partnership.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Authority, that the Corporation, in its individual capacity, is hereby authorized, empowered, and directed to purchase Hudson Limited Partner's interest in Baybrook Park Retirement Center, Ltd. for **Fifty-Six Thousand Three Hundred Seventy Dollars and Thirty-Six Cents ($56,370.36)**; and

BE IT FURTHER RESOLVED, that the Authority, 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 20th day of January 2021.

Chairman of Harris County Housing Authority

Secretary of Harris County Housing Authority

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION 21-06

RESOLUTION TO AMEND THE EMPLOYMENT CONTRACT WITH HORACE ALLISON AS CHIEF EXECUTIVE OFFICER

WHEREAS, the Harris County Housing Authority entered into an employment contract with Horace Allison effective January 1, 2018; and

WHEREAS, an amendment to the current employment contract is desired; and

WHEREAS, the Board of Commissioners, is satisfied with Horace Allison's performance during the term of his current contract; and

WHEREAS, the Board of Commissioners wishes to amend the current employment contract with Horace Allison effective February 1, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Harris County Housing Authority shall enter into an Amended Employment Contract with Horace Allison effective February 1, 2021.

PASSED by the Board of Commissioners this 20th day of January 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-07

RESOLUTION ADOPTING AND APPROVING A REVISION OF HARRIS COUNTY HOUSING AUTHORITY CHECK WRITING 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 requirement for recurring monthly checks payable to five specifically named payees; and

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas nonprofit corporation (the "Corporation") is an instrumentality of the Harris County Housing Authority and 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, LLC, a Texas limited liability company (the "Company"); and

WHEREAS, the Company, is the owner of the office space located in Building 3 at 1933 Hussion Street, Houston, Texas, and also the Borrower in that one certain permanent loan with Citibank, N.A. ("Citibank") that covers the office space; and

WHEREAS, Berkadia Commercial Mortgage, LLC is the loan servicer for the Company's Citibank loan; and

WHEREAS, HCHA, on behalf of the HCHA Redevelopment Authority, will be submitting recurring monthly mortgage payments to Berkadia to pay the permanent loan covering the office space located in Building 3 at 1933 Hussion Street, Houston, Texas; and

WHEREAS, HCHA desires to revise the Policy to add Berkadia Commercial Mortgage, LLC, as a specifically named payee on the list of recurring monthly checks that do not require two signatures for payments of $10,000.00 or more; and

WHEREAS, HCHA desires to revise the Policy to delete the following: "A check for monthly office rent for an amount approved by the Board of Commissioners."

NOW, THEREFORE, BE IT RESOLVED, that the HCHA Board of Commissioners hereby adopts and approves a revision to the HCHA Check Writing and Wire Transfer Policy to name Berkadia Commercial Mortgage, LLC 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 24th day of February 2021

Chairman: ____________________

Secretary: ____________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION 21-08

RESOLUTION AUTHORIZING A BROADBAND COMMUNICATIONS SERVICES AGREEMENT WITH COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC TO PROVIDE INTERNET SERVICES TO HARRIS COUNTY HOUSING AUTHORITY CLIENTS

WHEREAS, on September 11, 2018, Harris County entered into a Master Services Agreement and Addendum with Comcast Cable Communications Management, LLC ("Comcast") to provide telecommunications services, including but not limited to Ethernet Network Services, Ethernet Private Line, Ethernet Virtual Private Line, Ethernet Dedicated Internet, Business Trunks, Business VoiceEdge, SIP Trunking, and Business Internet resulting from the Request for Proposal ("RFP") Purchasing Job No. 16/0175 ("Master Agreement"); and

WHEREAS, in December 2020, Harris County entered into a First Amendment to the Master Agreement ("First Amendment") that included the provision of broadband communication services ("Internet Services") by Comcast through County Project No. JHR102020 by utilizing Comcast's "Internet Essentials Partner Program"; and,

WHEREAS, the First Amendment utilized federal CARES Act Funds apportioned to Harris County to pay for the Internet Services; and

WHEREAS, in 2016, the Harris County Housing Authority ("HCHA") and Harris County entered into an Interlocal Agreement that allows HCHA to use Harris County's procurement processes and vendors to purchase materials, goods, and services efficiently and effectively; and

WHEREAS, HCHA has determined that it is in the best interest of its clients to use some portion of HCHA's allocated CARES Act Funds to provide Internet Services provided in the First Amendment to HCHA's client households that include families with school-age children and elderly heads of households with disabilities or elderly heads of households who share the household with residents with disabilities (both types of households being hereafter referred to as an "HCHA Designated Client Household"); and

WHEREAS, HCHA has reviewed Harris County's Request for Offer for Job No. JHR102020 and Comcast's Response approved by the Harris County Commissioners Court approval of the First Amendment and HCHA has determined that Comcast's proposal represents the best overall value to HCHA considering price and other factors; and

WHEREAS, Comcast has agreed to provide Internet Services to HCHA's designated clients under substantially similar terms as County Project No. JHR102020.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority:

1) Authorizes the Chief Executive Officer to negotiate and execute an Agreement with Comcast Cable Communications Management, LLC, to provide Internet Services to HCHA Designated Client Households under substantially similar terms as County Project No. JHR102020, for an initial term of six-months with an optional six-month renewal, provided federal CARES ACT Funds are available to fund said services; and

2) Authorizes an amount not to exceed $10.47 per month for each HCHA Designated Client Household, to be paid from HCHA's allocation of federal CARES Act Funds, to pay for the Internet Services provided by Comcast Cable Communications Management, LLC under the Agreement.

PASSED by the Board of Commissioners on this 24th day of February 2021.

Chairman: ______________________________

Secretary: ______________________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-09

RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE AUDIO/VISUAL EQUIPMENT AND TECHNICAL PROGRAMMING SERVICES FOR THE HARRIS COUNTY HOUSING AUTHORITY BOARD ROOM

WHEREAS, the 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, HCHA Board Resolution No. 20-59 authorized the negotiation and execution of a contract with DataVox, Inc. to purchase audio/visual equipment for $26,232.83; and

WHEREAS, before executing the contract authorized by Resolution No. 20-59, DataVox, Inc., determined that CCS Solutions, the installer of the original equipment, would not provide Data Vox, Inc. with the programming source code to allow re-programming and interface between the old and new equipment; and

WHEREAS, CCS Solutions (old equipment installer) is willing to provide the programming source code to Data Vox, Inc. for a fee of $12,000.00; and

WHEREAS, HCHA determined that CCS Solution's fee was unacceptable; and

WHEREAS, DATA Vox, Inc. can overwrite and install a new source code, provide the new source code to HCHA, and perform the re-programming services to allow the old and new audio/visual equipment to interface; and

WHEREAS, the fee for Data Vox, Inc. to provide the additional re-programming services for the interface between the old and new equipment is an additional $7,481.45; and

WHEREAS, this Resolution rescinds Resolution 20-59, and the contract authorized by this Resolution replaces and supersedes any contract authorized by Resolution 20-59:

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. to purchase audio/visual equipment and provide technical programing services for the HCHA Board Room located in Building 3 of The Villas at Eastwood in the amount of $33,714.28.

PASSED by the Board of Commissioners on this day 24th day of February 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-10

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONTRACT FOR ENVIRONMENTAL CONSULTING SERVICES

WHEREAS, the Harris County Housing Authority (HCHA) issued Request for Proposals ("RFP") 21-01 on January 5, 2021, soliciting proposals from environmental consultants to provide environmental consulting services for HCHA's 91-acre parcel of land located on West Lake Houston Parkway in Houston, Texas, owned by the Harris County Housing Authority; and

WHEREAS, the RFP was advertised in the local newspaper on January 3, 2021, and January 10, 2021, and posted on HCHA's website; and

WHEREAS, responses to RFP 21-01 were due January 28, 2021; and

WHEREAS, HCHA received six responses to RFP 21-01 from the following companies:
Terracon Consultants, Inc.
Berg Oliver Associates, Inc.
Hollaway Environmental and Communications
Cox McClain Environmental Consulting, Inc.
Perennial Environmental Services, LLC
Enviropro Consulting Services, Inc.; and

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

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

WHEREAS, Terracon Consultants, Inc. ranked number one, Berg Oliver Associates, Inc. ranked number two, Hollaway Environmental and Communications ranked number three, Cox McClain Environmental Consulting, Inc. ranked number four, Perennial Environmental Services, LLC ranked number five, and Enviropro Consulting Services, Inc. ranked number six; and

WHEREAS, Terracon Consultants, Inc. provided a proposal representing the best overall value to HCHA, considering pricing and other factors set forth in the RFP.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute a contract with Terracon Consultants, Inc. in the amount of $21,563.00 for Environmental Consulting Services, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution.

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

PASSED by the Board of Commissioners this 24th day of February 2021.

Chairman

Secretary

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-11

RESOLUTION APPROVING THE FISCAL YEAR ENDING MARCH 31, 2021 BUDGET REVISION No. 1

WHEREAS, the staff of Harris County Housing Authority (HCHA) drafted and proposes the adoption of Budget Revision No.1 for the fiscal year beginning April 1, 2020, and ending March 31, 2021; and

WHEREAS, on a consolidated basis, HCHA is projected to have a positive cash flow of $2,651,748.00for the fiscal year ending March 31, 2021; and

WHEREAS, Budget Revision No.1 includes additions and adjustments for increased Housing Assistance Payment (HAP) expenses due to the COVID-19 Pandemic, funds received from HUD to cover COVID-19 administrative expenses, and the additional administrative expenses related to the COVID-19 Pandemic; and

WHEREAS, Budget Revision No.1 also includes the addition of a part-time Public Relations Officer position and three (3) temporary employees to assist with the added administrative duties arising from the COVID-19 Pandemic and the removal of the previously budgeted Marketing Consultant position.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority adopts the attached Budget Revision No. 1 for the fiscal year beginning April 1, 2020 ending March 31, 2021.

PASSED by the Board of Commissioners this 24th day of February 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-12

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONTRACT FOR BANKING SERVICES WITH AMEGY BANK OF TEXAS

WHEREAS, the Harris County Housing Authority (HCHA) issued a Request for Proposals (RFP) #20-04 on October 18, 2020, soliciting proposals for Banking Services for Harris County Housing Authority; and

WHEREAS, the RFP was advertised in the local newspaper on October 18, 2020 and on October 25, 2020, posted on HCHA's website and sent to sixteen vendors; and

WHEREAS, responses to RFP #20-04 were due on Monday, November 23, 2020 at 3:00 p.m.; and

WHEREAS, HCHA received responses from Amegy Bank of Texas, Forest Bank, and Cadence Bank; and

WHEREAS, the proposal submitted by Amegy Bank of Texas represents the best overall value to HCHA, considering price and other factors.

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 for Banking Services with Amegy Bank of Texas in accordance with the attached Amegy Bank of Texas full proforma for two years with an option to extend the contract for up to two additional years. The Banking Services total cost may vary depending on the number of accounts, account types, and transactions.

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

PASSED by the Board of Commissioners this 24th day of February 2021.

Chairman: ____________________

Secretary: ____________________

RESOLUTION NO. 21-13

RESOLUTION AUTHORIZING THE PAYMENT OF COSTS ASSOCIATED WITH THE EMINENT DOMAIN CASE INVOLVING 1901 HUSSION STREET, HOUSTON, TEXAS 77003

WHEREAS, the Harris County Housing Authority ("HCHA") and related entities are parties in that one certain lawsuit filed under Cause No. 2017-71486 in the 133rd Judicial District Court of Harris County, Texas (the "Court") styled as HUSSION STREET BUILDINGS, LLC, Plaintiff, vs. HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION, HARRIS COUNTY REDEVELOPMENT AUTHORITY, INC., and QUALIFIED CONSTRUCTION, INC., Defendants (the "Lawsuit"); and

WHEREAS, HCHA intervened in the Lawsuit to institute condemnation proceedings ("Condemnation") against the Plaintiff and Plaintiff's real property located at 1901 Hussion Street, Houston, Texas 77003; and

WHEREAS, on June 24, 2020, the Special Commissioners appointed by the Court to hear the Condemnation matter awarded Plaintiff the amount of $1,250,000.00 as damages under the Condemnation; and

WHEREAS, on July 27, 2020, the Board of Commissioners of HCHA determined the amount to be excessive and beyond the available budget, and rejected the award of the Special Commissioners and moved to dismiss the Condemnation action against the Plaintiffs and Plaintiff's property; and

WHEREAS, HCHA is obligated to pay certain court costs associated with the Condemnation; and

WHEREAS, invoices presented to HCHA for the expenses associated with the Condemnation are as follows:

1) $18,830.75 to Gus E. Pappas, P.C. for attorney's fees,
2) $977.68 to Deal Sykes for appraisal services,
3) $5,950.00 to Realty Discovery Consultants, Inc. for expert witness services, and
4) $11,250.00 to Special Commissioners Gerald Birnberg ($3,750.00), Kathy Stone ($3,750.00), and Peggy Dean ($3,750.00).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority authorizes the Chief Executive Officer to pay the expenses stated above related to the Condemnation.

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

PASSED by the Board of Commissioners this 24th day of February 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-14

RESOLUTION AUTHORIZING THE AMENDMENT OF A CONTRACT FOR LAND-USE MASTER PLANNING SERVICES FOR HCHA'S 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 qualified firms to provide land use-master planning services for HCHA's 91-acre tract near Lake Houston, commonly known as Patriots by the Lake; and

WHEREAS, HCHA Board Resolution #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 Design Group; and

WHEREAS, HCHA Board Resolution #20-40 authorized the Chief Executive Officer to execute a contract with LAI Design Group for the land use-master planning services in an amount not to exceed $58,150.00.

WHEREAS, HCHA staff and LAI Design Group desire to expand the project scope to include additional services for the development of architectural design guidelines, schematic design, landscaping design, and additional planning support with the other parties associated with the development of HCHA's 91-acre tract; and

WHEREAS, LAI Design Group proposes a fee of $130,455.00 for the additional services.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to amend the contract to include additional services with LAI Design Group for land use-master planning services for HCHA's 91-acre tract near Lake Houston, in the amount of $130,455.00.

PASSED by the Commissioners on this 24th day of February 2021

Chairman: ______________________

Secretary: ______________________

RESOLUTION NO. 21-19

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE RENEWAL OF AN INTERLOCAL AGREEMENT BETWEEN THE HARRIS COUNTY HOUSING AUTHORITY AND THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL TO PROVIDE INSURANCE COVERAGE

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

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

WHEREAS, the current Interlocal Agreement with TMLIRP expires on April 1, 2021; and

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

NOW, THEREFORE, BE IT RESOLVED, that the HCHA Board of Commissioners approves and authorizes the Chief Executive Officer to execute a renewal of the Interlocal Agreement for insurance coverage with Texas Municipal League Insurance Risk Pool in the amount of **Ten Thousand Three Hundred Ninety-Three and 00/100 Dollars ($10,393.00)**, for an additional one-year term.

PASSED by the Board of Commissioners this 17th day of March 2022.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-20

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A UNIVERSAL MEMBERSHIP AGREEMENT BETWEEN THE HARRIS COUNTY HOUSING AUTHORITY AND TALX CORPORATION TO PROVIDE WAGE AND EMPLOYMENT VERIFICATION SERVICES

WHEREAS, Harris County Housing Authority (HCHA) verifies employment and wage information for the Housing Choice Voucher Program participants and applicants by accessing a national employment database (The Work Number) through an existing agreement with TALX Corporation (TALX); and

WHEREAS, the Universal Membership Agreement with TALX expired February 28, 2021; and

WHEREAS, based upon an estimated 2,500 transactions per year at $17.37 per transaction, TALX has presented to HCHA a quote for a proposed annual fee of $45,230.00 (consisting of a one time set-up charge of $125.00; $1,680.00 for Monthly Service Fees [$140.00 x 12]; and $43,425.00 for Monthy Installment Fees [$3,618.75 x 12]); and

WHEREAS, the TALX proposal provides that any transaction in excess of the annual estimated amount of 2,500 transactions per year will be charged at a rate of $17.87 per transaction.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority approves and authorizes the Chief Executive Officer to execute a one-year Universal Membership Agreement with TALX Corporation in the amount of **Forty-Five Thousand Two Hundred Thirty and 00/100 dollars ($45,230.00)** plus an excess transaction fee of **Seventeen and 87/100 Dollars ($17.87)** per transaction above 2,500 transactions per year.

PASSED, by the Board of Commissioners this 17th day of March 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-21

RESOLUTION HONORING KIMBERLY ROGERS AS THE HARRIS COUNTY HOUSING AUTHORITY EMPLOYEE OF THE QUARTER (APRIL – JUNE 2021)

WHEREAS, Kimberly Rogers, Accountant/Purchase Agent for the Harris County Housing Authority (HCHA), has excelled and demonstrated professional excellence in her job performance; and

WHEREAS, she consistently endeavors to assist her teammates. Kimberly displays excellent customer service skills and provides accurate and the most updated information to HCHA clients and the public; and

WHEREAS, Kimberly excels in handling questions that may arise from our clients, landlords, and vendors. If she is unsure about specific information, she will seek clarification(s) regarding an inquiry from her supervisor; and

WHEREAS, Kimberly is persistently thinking of ways to improve HCHA processes. She has set up automatic reminders in Microsoft Outlook to ensure the Finance Department and other departments do not miss important deadlines. Kimberly emails upcoming contract expiration notices to each department head 60 days before the contract expires; and

WHEREAS, Kimberly has received three HCHA employment promotions and has worked in four distinct jobs during her HCHA employment tenure; and

WHEREAS, she is highly committed to the accounting profession and is an exemplar to HCHA staff.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby extends to Kimberly Rogers its sincere and grateful appreciation for the dedicated service to HCHA and to the citizens of Harris County, Texas, and congratulates Kimberly on being named Employee of the Quarter (April – June 2021).

PASSED, by the Board of Commissioners this 21st day of April 2021.

Chairman: ______________________
Gerald Womack

Secretary: ______________________
Horace Allison

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-22

RESOLUTION APPROVING THE FISCAL YEAR-END MARCH 31, 2022 BUDGET

WHEREAS, the staff of Harris County Housing Authority (HCHA) drafted a budget for the fiscal year beginning April 1, 2021 and ending March 31, 2022; and

WHEREAS, all of HCHA's Lines of Business are projected to have positive cash flows for FY 2022; and

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

NOW, THEREFORE, BE IT RESOLVED, that the HCHA Board of Commissioners hereby adopts the attached budget for the Fiscal Year beginning April 1, 2021 and ending March 31, 2022 and authorizes the execution and submission of the PHA Board Resolution – HUD Form 52574 approving the budget.

PASSED by the Board of Commissioners this 21st day of April 2021.

Chairman: ______________________

Secretary: ______________________

Attachment: FY2022 Budget

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Harris County Housing Authority PHA Code: TX441

PHA Fiscal Year Beginning: April 1, 2021 Board Resolution Number: TBT

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

		DATE
☒	Operating Budget approved by Board resolution on:	04/21/2021
☐	Operating Budget submitted to HUD, if applicable, on:	
☐	Operating Budget revision approved by Board resolution on:	
☐	Operating Budget revision submitted to HUD, if applicable, on:	

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
Gerald Womack	[signature]	4/24/21

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-23

RESOLUTION AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY TO PROVIDE THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THE ANNUAL REAL ESTATE ASSESSMENT CENTER SUBMISSION AS PREPARED BY THE HARRIS COUNTY HOUSING AUTHORITY'S INDEPENDENT AUDITORS

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") requires the Harris County Housing Authority ("HCHA") submits the annual financial statements and audit information through the Real Estate Assessment Center ("REAC") system; and

WHEREAS, the independent auditors from the firm of CliftonLarsonAllen, LLP prepared financial statements and audit information relevant to HCHA's REAC Submission; and

WHEREAS, independent auditors presented the final draft of the financial statements to the Board of Commissioners on April 21, 2021, for its review and approval.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority authorizes HCHA staff to provide HUD the Annual REAC Submission as prepared by CliftonLarsonAllen, LLP no later than June 15, 2021.

PASSED by the Board of Commissioners this 21st day of April 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-24

RESOLUTION APPROVING A FIRST AMENDMENT OF THE HARRIS COUNTY HOUSING AUTHORITY AGREEMENT WITH NOVOGRADAC & COMPANY, LLP, FOR TAX CREDIT ACCOUNTING AND FINANCIAL SERVICES FOR FENIX ESTATES TO INCLUDE REBATE ANALYSIS SERVICES

WHEREAS, Harris County Housing Authority (HCHA), on behalf of HCHA Redevelopment Authority, Inc. (HCHA-RA), issued a Request for Proposal (RFP) No. 17-13R on October 29, 2017, soliciting proposals from accounting firms to provide Tax Credit Accounting and Financial Services for Fenix Estates (commonly known as The Villas at Eastwood the Project); and

WHEREAS, HCHA-RA, a Texas non-profit corporation (the Corporation), is the sole member of Fenix Estates I GP, LLC, the General Partner of the Fenix Estates I, LP; and

WHEREAS, HCHA Resolution 17-59 authorized HCHA-RA to negotiate and execute an Agreement for Tax Credit Accounting and Financial Services for Fenix Estates; and

WHEREAS, the accounting firm selected was Novogradac & Company, LLP ("Novoco"); and,

WHEREAS, on March 7, 2018, HCHA, on behalf of HCHA-RA and Novoco executed that one certain Tax Credit Accounting and Financial Services Agreement for Fenix Estates ("Agreement"); and,

WHEREAS, the Agreement was renewed and extended for a First One Year Term Renewal during Spring 2020 and for a Second One-Year Term Renewal during Spring 2021 for a current term extended until March 7, 2022; and

WHEREAS, as a requirement of the funding provided for the development of the Fenix Estates, an Arbitrage Rebate Calculation must be conducted once the bonds have been paid off; and

WHEREAS, Novoco as the tax credit accounting consultant for Fenix Estates has the necessary experience and qualifications to provide the required Arbitrage Rebate Calculation, which shall include Rebate Analysis Services (Rebate Analysis Services); and,

WHEREAS, HCHA and HCHA-RA desires to expand the existing scope of work for the Agreement to include an amendment (First Amendment) to include Rebate Analysis Services for a fee of $5,500.00.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes HCHA Redevelopment Authority, Inc. to negotiate and execute a First Amendment to the Agreement in the amount of **Five-Thousand Five-Hundred Dollars ($5,5000.00)** with Novogradac & Company, LLP to include Rebate Analysis Services for Fenix Estates.

PASSED by the Board of Commissioners on this 21st day of April 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-25

RESOLUTION APPROVING THE REVISION AND SUBMISSION OF THE HARRIS COUNTY HOUSING AUTHORITY 2022 ANNUAL (PHA) PUBLIC HOUSING AUTHORITY PLAN FOR THE PHA FISCAL YEAR BEGINNING APRIL 1, 2021 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, Harris County Housing Authority (HCHA) held a Resident Advisory Board meeting on October 31, 2020; and

WHEREAS, the Board of Commissioners conducted a Public Hearing on January 20, 2021, for the HCHA 2022 Annual PHA Plan for the fiscal year beginning April 1, 2021; and

WHEREAS, HCHA staff recommends revising the Annual PHA Plan to update and revise **Part B. Annual Plan, B.1 Revisions of Plan Elements – Financial Resources, and Rent Determination**; and

WHEREAS, HCHA staff recommends the approval of the revision and submission of the HCHA Annual PHA Plan revision.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority conducted a public hearing on April 21, 2021, and hereby adopts the revision and approves the submission of the Revised HCHA 2022 Annual PHA Plan for the PHA fiscal year beginning April 1, 2021 to the U.S. Department of Housing and Urban Development.

PASSED by the Board of Commissioners this 21st day of April 2021.

Chairman: ______________________

Secretary: ______________________

Attachment:

Revised Annual PHA Plan
HUD-50075-HCV

Streamlined Annual PHA Plan *(HCV Only PHAs)*	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires 02/29/2016**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Harris County Housing Authority **PHA Code**: TX441
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04-01-2021
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) 4240
PHA Plan Submission Type: ☐ Annual Submission ☑ Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B.	**Annual Plan.**

B.1 **Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

☐ ☒ Housing Needs and Strategy for Addressing Housing Needs.
☐ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ ☐ Financial Resources.
☐ ☐ Rent Determination.
☐ ☐ Operation and Management.
☐ ☒ Informal Review and Hearing Procedures.
☐ ☒ Homeownership Programs.
☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐ ☒ Substantial Deviation.
☐ ☐ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

See the attached Annual PHA Plan

B.2 **New Activities**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N Project Based Vouchers.

☒ ☐

(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Prisoner Release Project - 50 project based vouchers for persons who will be homeless after being released from prison. PBVs is in furtherance of our goal to provide housing opportunities to these under served population.

B.3 **Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y N N/A

☐ ☐ ☐

(b) If yes, please describe:

n/a

B.4 **Civil Rights Certification**

Form HUD-50077 *PHA Certifications of Compliance with the PHA Plans and Related Regulations.* must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.5 **Certification by State or Local Officials.**

Form HUD 50077-SL *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.6 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

See attached. Annual Plan Progress Report B.6

B.7 **Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

☐ ☒

(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-26

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

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

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

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

WHEREAS, the current Interlocal Agreement expires on May 31, 2021; and

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

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

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

PASSED by the Board of Commissioners this 21st day of April 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-27

RESOLUTION APPROVING A SECOND AMENDMENT OF THE HARRIS COUNTY HOUSING AUTHORITY AGREEMENT WITH NOVOGRADAC & COMPANY, LLP FOR TAX CREDIT ACCOUNTING AND FINANCIAL SERVICES FOR FENIX ESTATES TO INCLUDE TRUE DEBT ANALYSIS SERVICES FOR AN AMOUNT OF $4,500.00

WHEREAS, Harris County Housing Authority (HCHA), on behalf of HCHA Redevelopment Authority, Inc. (HCHA-RA), issued a Request for Proposal (RFP) No. 17-13R on October 29, 2017, soliciting proposals from accounting firms to provide Tax Credit Accounting and Financial Services for Fenix Estates (commonly known as The Villas at Eastwood)(the Project); and

WHEREAS, HCHA-RA, a Texas non-profit corporation (the Corporation), is the sole member of Fenix Estates I GP, LLC, the General Partner of the Fenix Estates I, LP; and

WHEREAS, HCHA Resolution 17-59 authorized HCHA-RA to negotiate and execute an Agreement for Tax Credit Accounting and Financial Services for Fenix Estates; and

WHEREAS, the accounting firm selected was Novogradac & Company, LLP (Novoco); and,

WHEREAS, on March 7, 2018, HCHA, on behalf of HCHA-RA and Novoco executed that one certain Tax Credit Accounting and Financial Services Agreement for Fenix Estates (Agreement); and

WHEREAS, the Agreement was renewed and extended for a First One-Year Term Renewal during Spring 2020 and a Second One-Year Term Renewal during Spring 2021 for a current term ending March 7, 2022; and

WHEREAS, HCHA Resolution 21-24 authorized the HCHA-RA to negotiate and execute a First Amendment to the Agreement for Tax Credit Accounting and Financial Services for Fenix Estates; and

WHEREAS, a True Debt Analysis must be conducted as part of the final cost certification required by the Texas Department of Housing and Community Affairs; and

WHEREAS, Novoco as the accounting consultant for the Project has the necessary experience and qualifications to provide the required True Debt Analysis and related services (True Debt Analysis Services); and

WHEREAS, HCHA and HCHA-RA desire to expand the existing scope of work for the Agreement to include a second amendment (Second Amendment) to include True Debt Analysis Services for a fee of $4,500.00.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes HCHA Redevelopment Authority, Inc. to negotiate and execute a Second Amendment to the Agreement with Novogradac & Company, LLP to include True Debt Analysis Services for Fenix Estates in the amount of **Four Thousand Five-Hundred Dollars** ($4,500.00).

PASSED, by the Board of Commissioners on this 19th day of May 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-28

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO IMPLEMENT A TRIAL PERIOD FOR A 4/10 FLEXIBLE WORK HOURS PLAN

WHEREAS, the Employee Handbook of the Harris County Housing Authority (HCHA) provides for "Flexible Schedules" that allow designated employees to work a compressed work period using the "9/80 Work Model" in which a two-week work period consists of eight workdays of nine hours per day, one workday of eight hours that day and the tenth day being a day off; and

WHEREAS, another model of flexible work scheduling involves a "4/10 Work Model" in which a single workweek consists of four workdays of ten hours with the fifth workday being a day off; and

WHEREAS, a trial period for a 4/10 Work Model plan would be implemented from June through August of 2021 and subsequently, evaluated to determine its effectiveness.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority authorizes the Chief Executive Officer to implement a trial period for a 4/10 Work Model plan during the months of June through August 2021.

PASSED, by the Board of Commissioners this 19th day of May 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-29

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AMENDMENT TO THE AGREEMENT FOR PLANNING, ENGINEERING, AND SURVEYING SERVICES RELATED TO A RULE 76 DETERMINATION AND OTHER DEVELOPMENT RELATED PURPOSES 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, HCHA Board Resolution 20-38 authorized the Chief Executive Officer to negotiate and execute an agreement with Jones & Carter, Inc. (Jones & Carter) to provide planning, engineering, and surveying services (collectively Survey Services) for an amount not to exceed $43,000.00; and

WHEREAS, on July 7, 2020, HCHA and Jones & Carter executed a Planning, Engineering, and Survey Services Agreement (Agreement) for the Survey Services; and

WHEREAS, HCHA staff and Jones & Carter desire to expand the scope of work of the Agreement to include additional planning, engineering, and surveying services (Expanded Survey Services) for the 91-acre tract at the cost of $16,500.00.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and execute an amendment to the Agreement with Jones & Carter, Inc., to provide Expanded Survey Services for a 91-acre tract near Lake Houston in the amount of **Sixteen Thousand Five Hundred Dollars ($16,500.00)**.

PASSED, by the Commissioner on this 19th day of May 2021.

Chairman: ____________________

Secretary: ____________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-30

RESOLUTION APPROVING AND FORMAL ADOPTION OF THE REVISION OF THE HCHA ADMINISTRATIVE PLAN TO INCLUDE THE HUD ISSUED AND AUTHORIZED HOUSING CHOICE VOUCHER PROGRAM COVID-19 TEMPORARY WAIVERS

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) formally adopted the HCHA Administrative Plan on February 19, 2020 ("Administrative Plan"); and

WHEREAS, on April 1, 2020, HCHA informally adopted a revision of the HCHA Administrative Plan to include the U. S. Department of Housing and Urban Development ("HUD") issued/authorized COVID-19 Waivers ("Waivers") described in Exhibit "A" attached hereto and made part of this Resolution; and

WHEREAS, HUD'S Notice PIH 2020-05, issued April 10, 2020, Section Paragraph 9. HOUSING CHOICE VOUCHER PROGRAM WAIVERS; GENERAL HCV-1: Administrative Plan provides: "As an alternative requirement any informally adopted revisions under this waiver authority must be formally adopted as soon as practicable following June 30, 2020, but no later than July 31, 2020; and

WHEREAS, HUD has extended the informal use of the Waivers by issuing the following Notices (collectively: "HUD Extensions"):

(i) PIH 2020-13 (HA), REV-1, issued July 2, 2020, superseded PIH 2020-05 and extended the formal adoption deadline until December 31, 2020; and

(ii) PIH 2020-33 (HA), REV-2, issued November 30, 2020, superseded PIH 2020-13 and 2020-05, respectively, extended the formal adoption deadline until June 30, 2021; and

(iii) PIH 2021-14 (HA), issued May 4, 2021, superseded PIH 2020-33, 2020-13, and 2020-05, respectively, extended the formal adoption deadline until December 31, 2021.

WHEREAS, beginning April 1, 2020, HCHA administered the Housing Choice Voucher Program under its informal adoption and utilization of the Waivers and has informally accepted each formal adoption deadline extended by HUD; and

WHEREAS, HCHA does not plan to extend its informal adoption of and administration of the Housing Choice Voucher Program under the Waivers beyond June 30, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority hereby approves and formally adopts the revision of the Administrative Plan to include the HUD issued and authorized Housing Choice Voucher Program COVID-19 HCHA's Waivers outlined in Exhibit "A."

PASSED, by the Board of Commissioners this 16th day of June 2021.

Chairman: ____________________

Secretary: ____________________

Attachment:

Exhibit "A": COVID-19 Waivers adopted by the Harris County Housing Authority

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-31

RESOLUTION AUTHORIZING THE DISPOSITION OF PROPERTY

WHEREAS, Harris County Housing Authority (HCHA) recently completed a full inventory of its property; and

WHEREAS, Section 392.056 of the Texas Local Government Code and Section 21 of HCHA's Procurement Policy authorizes HCHA to dispose of surplus or salvage property; and

WHEREAS, HCHA has determined that the items listed in Exhibit "A" attached to this resolution ("Listed Property") are surplus or salvage property; and

WHEREAS, competitive bidding, including sealed bids, is a recognized method of disposing of surplus or salvage government property; and

WHEREAS, staff is recommending that HCHA accept sealed bids to dispose of the Listed Property as surplus or salvage property; and

WHEREAS, if surplus or salvage property is not disposed of through sealed bids, HCHA is authorized to destroy or otherwise dispose of the property as worthless.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Harris County Housing Authority approves the sale, disposal, and/or recycling of the Listed Property as surplus and salvage property; and

BE IT FURTHER RESOLVED, that HCHA shall consider any surplus or salvage Listed Property that is not otherwise disposed of through sealed bids, worthless; and

BE IT FURTHER RESOLVED, that HCHA shall destroy, or otherwise dispose of, the worthless Listed Property as allowed by Federal and/or State law.

PASSED, by the Board of Commissioners this 16th day of June 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-32

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY APPROVING ACTIONS IN CONNECTION WITH THE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG-DR) FINANCING FOR THE RESIDENCES AT ARBOR OAKS PROJECT 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 The Residences at Arbor Oaks, L.P., a Texas limited partnership (the "Partnership") shall construct a 192-unit multifamily complex known as The Residences at Arbor Oaks (the "Project"); and

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

WHEREAS, the Authority desires for the Lender to enter into a loan (the "Loan") in the amount up to $12,750,000, comprised of CDBG-DR funds (the "Funds") that shall be loaned 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 Funds and/or the Loan (collectively, the "Harris County Documents"); and

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

BE IT FURTHER RESOLVED, that Horace Allison (the "Authority 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 Harris County Documents as such Authority Executing Officer may deem best, and to execute and deliver the Harris County Documents for and on behalf of the Authority, said Harris County Documents containing such terms and conditions as may be acceptable or agreeable to such Authority Executing Officer, such acceptance and agreement to be conclusively evidenced by execution and delivery thereof by such Authority Executing Officer; and

BE IT FURTHER RESOLVED, that the Authority 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 Authority Executing Officer to be necessary in connection with or arising out of the Harris County 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 the Lender, such Loan being comprised of the Funds; and

BE IT FURTHER RESOLVED, that the Lender shall accept a Promissory Note - Second Loan payable to the order of the Lender, financing statements, borrower certifications, Second Loan Agreement, 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, Wells Fargo Bank, National Association, 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 the 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 - Second Loan, financing statements, borrower certifications, Second Loan Agreement, 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 Harris County Documents and the Loan Documents for and on behalf of the Lender, said Harris County 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 Funds and/or 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 16th day of June 2021.

Chairman: ______________________

Secretary: ______________________

4850-1850-4427

RESOLUTION NO. 21-33

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING AND RATIFYING ACTIONS IN CONNECTION WITH THE FINANCING FOR THE RESIDENCES AT ARBOR OAKS PROJECT: (i) FOR THE RESIDENCES AT ARBOR OAKS, L.P. (THE "PARTNERSHIP") TO ENTER INTO A CONSTRUCTION LOAN FROM WELLS FARGO BANK, NATIONAL ASSOCIATION, (ii) FOR THE PARTNERSHIP TO ENTER INTO A PERMANENT LOAN FROM CITIBANK, N.A., AND (iii) 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 Arbor Oaks 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 The Residences at Arbor Oaks, L.P., a Texas limited partnership (the "Partnership"); and

WHEREAS, the Authority desires for the Partnership to enter into a construction loan in an amount up to $23,800,000 (the "Construction Loan") from Wells Fargo Bank, National Association, a national banking association ("Wells"), 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 Residences at Arbor Oaks (the "Project") is planned; and

WHEREAS, the Partnership desires to enter into a permanent loan in an amount up to $12,750,000 (the "Permanent Loan") from Citibank, N.A., a national banking association ("Citi", and along with Wells, collectively, the "Lenders"), in conjunction with the Bonds described below, for the permanent financing and related costs of the Property and the Project; and

WHEREAS, in connection with the contemplated Construction Loan and Permanent Loan transactions, the Partnership, the General Partner, and the Corporation are required to enter into various documents that will evidence the Construction Loan and the Permanent Loan, including, but not limited to, for the Construction Loan, a Construction Funding Agreement, Construction Leasehold Deed of Trust, with Absolute Assignment of Lease and Rents, Security

Agreement and Fixture Filing, Assignment of Notes, Liens, Security Interests and Related Documents, Promissory Note Secured by Deed of Trust, Assignment and Subordination of Development Agreement, Assignment of Construction Agreements, Assignment of Architectural Agreements and Plans and Specs, Assignment of Management Agreement, Disbursement Instruction Agreement, a Pledge and Security Agreement, and Hazardous Materials Indemnity Agreement, as well as, for the Permanent Loan, the Amended and Restated Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Texas) Together with Ground Lessor (Fee Owner) Subordination and Joinder, Amended and Restated Multifamily Note, Assignment of Deed of Trust and Loan Documents, Assignment of Management Agreement, Agreement of Environmental Indemnification, Forward Commitment Fee Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Texas) Together with Ground Lessor (Fee Owner) Subordination and Joinder, Promissory Note (Forward Commitment Fee), Forward Purchase Agreement, Intercreditor, Subordination, and Funding Agreement, Loan Covenant Agreement, Replacement Reserve Agreement, Ground Lessor's Estoppel Certificate, any further guaranty agreements, and any commitment letters, affidavits, financing statements, certifications, consents, indemnifications, authorizing resolutions, and various other loan documentation as may be required by the Lenders in connection with the Construction Loan and with the Permanent 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 $20,000,000 in conjunction with 4% tax credits, including, but not limited to the $20,000,000 Harris County Housing Authority Public Facility Corporation Multifamily Housing Governmental Note (The Residences at Arbor Oaks), Series 2021 (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, Certificate of Sole Member of Managing Member, Assignment of Notes, Liens, Security Interests and Related 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 Construction Loan, the Permanent Loan, and the Bonds, (ii) to negotiate the terms of the Construction Loan, the Permanent 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 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 Closing Documents and that execution and delivery thereof, in the name and on behalf of the Corporation, the General Partner, and the Partnership, by Horace Allison, the Secretary of the Corporation and a Manager of the General Partner, or by Paul Curry, the Finance Director of Harris County Housing Authority and a Manager of the General Partner (each individual an "Executing Officer"), 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, individually and without the joinder of the other, 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, individually and without the joinder of the other, 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 Closing Documents and any other documents and agreements executed in connection with the transactions contemplated hereby; and

BE IT FURTHER RESOLVED, that the Executing Officer, individually and without the joinder of the other, 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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4819-4041-1627

PASSED, by the Board of Commissioners this 16th day of June 2021.

Chairman: ______________________

Secretary: ______________________

4819-4041-1627

RESOLUTION NO. 21-34

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY APPROVING AND RATIFYING ACTIONS IN CONNECTION WITH THE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG-DR) FINANCING FOR THE RESIDENCES AT ARBOR OAKS PROJECT FOR PARTNERSHIP 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 Arbor Oaks GP, LLC, a Texas limited liability company (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"), 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 Residences at Arbor Oaks (the "Project"); and

WHEREAS, the Authority desires for the Partnership and HCHA Development Corporation (the "Lender") to enter into a loan (the "Loan") in an amount up to $12,750,000, comprised of a loan of Harris County CDBG-DR funds (the "Funds") that shall be loaned 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 - Second Loan, payable to the order of the Lender, Second Loan Agreement, one or more Deed of Trusts against the Project, one or more Intercreditor and Subordination Agreements among Harris County, Harris County Housing Authority, Wells Fargo Bank, National Association, Citibank, N.A., Harris County Housing Authority Public Facility Corporation, the Lender, and the Partnership, Declarations of

Restrictions, financing statements, subordinations, certifications, 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 Secretary of the Corporation, the Executive Director/CEO of the Authority, and a Manager of the General Partner, or Paul Curry, the Finance Director of the Authority and a Manager of the General Partner (each individual an "Executing Officer"), is hereby severally 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 any Executing Officer, individually and without the joinder of the other, is hereby severally 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 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 of the Corporation, on behalf of the Corporation, the General Partner, or the Partnership, are hereby ratified, confirmed, and adopted by the Corporation, the General Partner, and/or the Partnership, as applicable; 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 16th day of June 2021.

Chairman: ______________________

Secretary: ______________________

4825-1876-4779

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-35

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING AND RATIFYING: (i) THE ADMISSION OF AN INVESTOR LIMITED PARTNER AND RE-DESIGNATION OF A SPECIAL LIMITED PARTNER TO THE RESIDENCES AT ARBOR OAKS, L.P. (THE "PARTNERSHIP"), (ii) FOR HCHA ARBOR OAKS 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 non-profit corporation (the "Corporation") an instrumentality of the Harris County Housing Authority (the "Authority"), is the sole member of HCHA Arbor Oaks GP, LLC, a Texas limited liability company (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") 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 Residences at Arbor Oaks (the "Project"); and

WHEREAS, all of the current partners of the Partnership are the General Partner, and The Residences at Arbor Oaks SLP, LLC, as the original limited partner; and

WHEREAS, Wells Fargo Affordable Housing Community Development Corporation, a North Carolina corporation (the "Investor Limited Partner"), is being admitted into the Partnership as its investor limited partner; and The Residences at Arbor Oaks SLP, LLC will be re-designated as the special limited partner (the "Special Limited Partner") of the Partnership; and

WHEREAS, the Partnership will enter into a certain Development Agreement (the "Development Agreement") with The Residences at Arbor Oaks Development, LLC, a Texas limited liability company (the "Developer"), authorized to do business in Texas, as Developer, for the development of the Project, and the Authority desires for the Developer to enter into a

Development Fee Agreement (the "Fee Sharing Agreement") with the Corporation whereby the Developer will pay a portion of the developer fee to the Corporation; 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 a 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 Investor Limited Partner and the Special Limited Partner as limited partners to the Partnership; and

BE IT FURTHER RESOLVED, that the form, terms, and provisions of the Amended and Restated Agreement of Limited Partnership of the Partnership (the "Amended Partnership Agreement") with respect to the admission of the Investor Limited Partner to the Partnership and the re-designation of the Special Limited Partner, in conjunction with the closing of the construction loan and bond financing for the Project, along with a Right of First Refusal and Option Agreement, a Reimbursement and Assignment Agreement a Security Agreement, an Asset Management Fee Agreement, an Incentive Management Fee Agreement, a General Partner and Special Limited Partner Representations Letter, and ancillary equity agreements and documents 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, the Development Agreement, and the Fee Sharing 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 any such other actions necessary, convenient, or appropriate to carry out these Resolutions are hereby authorized, approved, ratified, and confirmed; 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 Executive Director/CEO of the Authority (the "Authority Executing Officer"), has been and hereby is authorized and directed, as the act and deed of the Authority, to execute and deliver the Land Documents and all other documents as may be necessary or desirable to consummate the actions described in the preceding Resolutions and in the Land Documents, on behalf of the Authority; and

BE IT FURTHER RESOLVED, that Horace Allison, the Secretary of the Corporation and a Manager of the General Partner, or Paul Curry, the Finance Director of Harris County Housing Authority and a Manager of the General Partner (each individual an "Executing Officer"), individually and without joinder of the other, has been and hereby is authorized and directed, for and on behalf of the Corporation, the General Partner, and/or the Partnership, as applicable, 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 Resolutions 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 Investor Limited Partner, in connection with the aforesaid events and transactions, containing such terms and conditions as are acceptable to the Partnership (collectively with the Partnership Documents and the Land Documents, the "Closing Documents"); and

BE IT FURTHER RESOLVED, that any such other actions necessary, convenient, or appropriate to carry out these Resolutions are hereby authorized, approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that the Authority Executing Officer is authorized (i) to negotiate definitive terms (not inconsistent with the terms described above) of the Land Documents and (ii) to take such other actions for the Authority as the Authority Executing Officer shall consider appropriate toward completion of the transactions contemplated by these Resolutions or performance of the obligations of the Authority under the Land Documents; and

BE IT FURTHER RESOLVED, that any Executing Officer, individually and without joinder of the other, is authorized, in the name of an on behalf of the Corporation, the General Partner, and/or the Partnership, (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 Investor Limited Partner and the re-designation of the Special Limited Partner; and

BE IT FURTHER RESOLVED, that any action by the Authority Executing Officer, to do and perform, or cause to be done and performed, in the name and on behalf of the Authority, or the execution and delivery, or causing to be executed and delivered, of the Land Documents, in the name and on behalf of the Authority, as it may deem to be necessary or advisable in order to carry into effect the intent of the foregoing Resolutions or to comply with the requirements of the Land Documents, are hereby approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED, that any action by any Executing Officer, individually and without joinder of the other, to do and perform, or cause to be done and performed, in the name and on behalf of the Corporation, the General Partner, and/or 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 to carry into effect the intent of the foregoing Resolutions or 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 the Authority Executing Officer's or any Executing Officer's, as applicable, execution of such document or of any document relating to such item or matter; and

BE IT FURTHER RESOLVED, that the Investor Limited Partner, the Special Limited Partner, and the 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 16th day of June 2021.

Chairman: ______________________

Secretary: ______________________

4823-0635-9532

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-36

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION'S ISSUANCE AND DELIVERY OF A HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING GOVERNMENTAL NOTE (THE RESIDENCES AT ARBOR OAKS), SERIES 2021; APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL PROJECT, AND CONTAINING OTHER PROVISIONS RELATING TO THE ISSUANCE OF BONDS

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: (i) to make loans to any person to provide financing for residential rental developments located within the geographic limits of the County of Harris, Texas (the "**County**"), (ii) 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 (iii) 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, pledge or grant security interests in such loans or other property of the Issuer 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 and delivery of up to a $20,000,000 Harris County Housing Authority Public Facility Corporation Multifamily Housing Governmental Note (The Residences at Arbor Oaks), Series 2021 (the "**Governmental Note**") pursuant to and in accordance with the terms of a Funding Loan Agreement (the "**Funding Loan Agreement**"), among the Issuer, Wilmington Trust, National Association, as fiscal agent (the "**Fiscal Agent**"), and Wells Fargo, National Association, as initial funding lender (the "**Initial Funding Lender**"), for the purpose of lending the proceeds thereof to The Residences at Arbor Oaks, L.P., a Texas limited partnership (the "**Borrower**"), to provide financing for the acquisition, construction, and equipping of a multifamily rental residential development (the "**Residential Project**") to be known as The Residences at Arbor Oaks to be located on Jones Road southwest of the intersection of Jones Road and Grant Road, Houston ETJ, Harris County, Texas, 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 September 16, 2020, declared its intent to provide financing for the Project; and

WHEREAS, 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 (the "**Borrower Loan Agreement**"), between the Issuer and the Borrower and acknowledged by the Initial Funding Lender, pursuant to which: (i) the Issuer will agree to make a mortgage loan funded with the proceeds of the Governmental Note (the "**Borrower Loan**") to the Borrower to enable the Borrower to finance the cost of acquisition, construction and equipping of the Project and related costs, and (ii) the Borrower will execute and deliver to the Issuer a promissory note (the "**Construction Borrower Note**"), in an original principal amount equal to the original aggregate principal amount of the Governmental Note, and providing for payment of interest on such principal amount equal to the interest on the Governmental Note and to pay other costs described in the Borrower Loan Agreement; and

WHEREAS, 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 Borrower Loan and the Construction Borrower Note will be secured by a Multifamily Leasehold Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement, and Fixture Filing (the "**Construction Security Instrument**") from the Borrower for the benefit of the Issuer; and

WHEREAS, the Issuer's rights (except for certain reserved rights) under the Borrower Loan and the Construction Borrower Note, including the Construction Borrower Note and the Construction Security Instrument, will be assigned to the Fiscal Agent, as its interests, may appear, pursuant to an Assignment of Note, Liens, Security Interests and Related Documents from the Issuer to the Fiscal Agent (the "**Construction Assignment**"); and

WHEREAS, upon completion and stabilization of the Project, pursuant to a Forward Purchase Agreement, (the "**Purchase Agreement**") among the Borrower, the Initial Funding Lender, and Citibank, N.A., as permanent funding lender (the "**Permanent Funding Lender**"), the Permanent Funding Lender will agree to acquire the Initial Funding Lender's interest in the

Governmental Note, the Construction Borrower Note, and related documents upon satisfaction of the terms and conditions set forth therein; and

WHEREAS, as a condition of the Permanent Funding Lender's purchase of the Initial Funding Lender's remaining interests in the Governmental Note, the Construction Borrower Note, and related documents, the Initial Funding Lender will require that the Governmental Lender, the Fiscal Agent and the Borrower enter into certain agreements, including: (i) an Amended and Restated Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the "**Permanent Security Instrument**" and, together with the Construction Security Instrument, the "**Security Instruments**"), to amend and restate the Construction Security Instrument in its entirety, (ii) an Amended and Restated Multifamily Note from the Borrower to the Fiscal Agent (the "**Permanent Borrower Note**" and, together with the Construction Borrower Note, the "**Borrower Notes**"), to amend and restate the Construction Borrower Note in its entirety, (iii) an Assignment of Deed of Trust and Loan Documents from the Issuer to the Fiscal Agent, assigning the Permanent Security Instrument and the Permanent Borrower Note to the Fiscal Agent as security for the Governmental Lender Note, and (iv) a replacement Governmental Note registered in the name of the Permanent Funding Lender and in the outstanding amount of the Funding Loan on the Conversion Date; and

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

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

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

WHEREAS, with respect to the Governmental Note issued by the Issuer, the AER is the Commissioner's Court of Harris County, Texas (the highest elected legislative body of Harris County, Texas); and

WHEREAS, notice of a public hearing with respect to the Governmental Note and the Project held by the Issuer on May 27, 2021, was published no less than seven (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 Note and the Project to be heard; and

WHEREAS, the Board and its advisors have examined proposed forms of the Borrower Loan Agreement, and the Funding Loan Agreement, the Regulatory Agreement, the

Governmental Note, the Borrower Notes, the Security Instruments, and the Construction 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 Note, 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 Harris County Housing Authority 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 Note and the Project was held on May 27, 2021; that notice of such public hearing was published no less than seven (7) 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 Note; and that all comments from interested persons were taken at such public hearing and were provided to the AER; and

Section 2. --Issuance, Execution, and Delivery of the Governmental Note. The issuance of the Governmental Note 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 and Secretary/Treasurer of the Issuer each are authorized hereby to execute, attest, and affix the Issuer's seal to the Governmental Note and to deliver the Governmental Note 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 Note to the initial funding thereof and deliver the Governmental Note 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 Note, 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 Note 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 Note (including any default interest rate) exceed the maximum interest rate permitted by applicable law; (b) the aggregate principal amount of the Governmental Note shall not exceed $20,000,000; and (c) the final maturity of the Governmental Note shall occur not later than December 31, 2057; 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 is hereby approved, and that the officers of the Issuer are each hereby authorized to execute, attest, and affix the Issuer's seal 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, attest, and affix the Issuer's seal 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 Instruments and the Borrower Notes. That the Security Instruments 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, if applicable, 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, attest, and affix the Issuer's seal 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 Construction 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 officer's 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 and delivery of the Governmental Note; and

Section 13. --Purposes of Resolution. The Board has expressly determined and hereby confirms that the issuance of the Governmental Note to assist in the financing of the Project will promote the public purposes set forth in Chapter 392 and Section 392.003 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low- and moderate-income in the County to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, 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 Note are hereby ratified, confirmed, and approved; and

Section 15. --Limited Obligations. The Governmental Note 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 Note, and under no circumstances shall the Governmental Note 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 Note of the appropriate opinions of Bond Counsel with respect to the Governmental Note; 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 Note 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 16th day of June 2021.

Chairman: ___________________________

Secretary: ___________________________

4818-1462-6023

Exhibit A to RESOLUTION NO. 21-36
Description of the Project's Property

METES AND BOUNDS DESCRIPTION OF 10.387 ACRES

Being a tract of land containing 10.387 acres, located in the Samuel Everett Survey, Abstract Number 956, in Harris County, Texas; Said 10.387 acre being all of a called 10.350 acre tract of land recorded in the name of MMJK Properties, LLC, in Harris County Clerk's File Number (H.C.C.F. No.) 20130375062; Said 10.387 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod set at the southeast corner of Unrestricted Reserve "A", Block 1, of Cy-Fair Plaza, a subdivision of record in Volume 316, Page 131, of the Harris County Map Records (H.C.M.R.), on the west Right-of-Way (R.O.W.) line of Jones Road (one hundred feet wide), for the northeast corner of the herein described tract;

THENCE, South 03° 10' 23" East, with the west R.O.W. line of said Jones Road, at a distance of 11.65 feet pass a 5/8-inch iron rod found, continuing in all a distance of 317.87 feet to a 5/8-inch capped iron rod set at the northeast corner of Restricted Reserve "A", Block 1, of Drive-Up Mini Storage No. 1, a subdivision of record in Film Code (F.C.) No. 447138 of the H.C.M.R., for the southeast corner of the herein described tract;

THENCE, South 86° 52' 14" West, with the south line of said 10.350 acre tract and the north line of said Restricted Reserve "A", at a distance of 946.68 feet pass a point at the northwest corner of said Restricted Reserve "A" and the southeast corner of a called one hundred feet wide Harris County Flood Control drainage easement of record in H.C.C.F. No. F616230, from which a 5/8-inch iron rod found bears South 08° 28' West, a distance of 0.6 feet, continuing with the south line of said drainage easement in all a distance of 1,056.68 feet to a 5/8-inch capped iron rod set at the southwest corner of said drainage easement;

THENCE, South 87° 14' 28" West, continuing with the south line of said 10.350 acre tract and with the north line of Unrestricted Reserve "B" of Regency Green Section One, a subdivision of record in Volume 312, Page 32, of the H.C.M.R, a distance of 305.95 feet to a 5/8-inch capped iron rod set at the southwest corner of said 10.350 acre tract, same being the northeast corner of Restricted Reserve "B" of Northwest Harris County M.U.D. No. 9 Water Plant Site No. 2, a subdivision of record in Volume 338, Page 60, of the H.C.M.R. and the southeast corner of Block 1 of Fairfield at Grant Road Apartments, a subdivision of record in F.C. No. 422147 of the H.C.M.R., for the southwest corner of the herein described tract, from which a 5/8-inch iron rod found bears South 50° 36' West, a distance of 2.3 feet;

THENCE, North 46° 49' 51" East, with the northwest line of said 10.350 acre tract and the southeast line of said Fairfield at Grant Road Apartments, a distance of 964.02 feet to a 5/8-inch capped iron rod set at the northwest corner of said 10.350 acre tract and the westerly corner of said Unrestricted Reserve "A", for the northerly corner of the herein described tract;

THENCE, with the southerly lines of said Unrestricted Reserve "A", the following two (2) courses:

1. South 30° 08' 28" East, a distance of 339.81 feet to an "X" cut in concrete found at the southwest corner of said Unrestricted Reserve "A", from which a one-inch iron pipe found bears South 17° 05' West, a distance of 3.5 feet;

2. North 87° 03' 32" East, a distance of 470.00 feet to the POINT OF BEGINNING and containing 10.387 acres of land.

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-37

RESOLUTION HONORING KATHERINE ESCAMILLA AS THE HARRIS COUNTY HOUSING AUTHORITY EMPLOYEE OF THE QUARTER FOR JULY – SEPTEMBER 2021

WHEREAS, Katherine Escamilla, VASH Coordinator for the Harris County Housing Authority (HCHA), has excelled and demonstrated professional excellence in her job performance; and

WHEREAS, she consistently endeavors to assist her peers and management. Katherine displays excellent customer service skills and provides accurate and the most updated information to HCHA clients and the public; and

WHEREAS, Katherine excels in teamwork. She is consistently helping with supervisory calls, aiding in processing re-certifications for those that may need assistance, reviewing HAP contracts and assisting with SEMAP and annual audits; and

WHEREAS, Katherine is consistently thinking of ways to improve HCHA VASH program processes. Katherine participates in various sponsored veteran activities and endeavors to educate herself in the availability of other programs/services to address the needs of VASH program participants, such as:

1. the Coalition for the Homeless "Homeless Count";
2. the "VA Medical Center Housing Homeless Summit";
3. the "Stand Down" for Veterans;
4. During COVID-19, Katherine was able to establish an ongoing relationship with "The Helping Hands Foundation";
5. Attended an online training for "Suicide Prevention," and;

WHEREAS, Katherine has worked closely with her team to increase the VASH lease-up rate to 100% and works closely with the Veteran Affairs - VASH Case Managers to increase the VASH program's retention rate to prevent veterans from losing their vouchers and becoming homeless.; and

WHEREAS, she is highly committed to the VASH Program and is an exemplar to HCHA staff.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby extends to Katherine Escamilla its sincere and grateful appreciation for the dedicated service to HCHA, United States Veterans, and the citizens of Harris County, Texas, and congratulates Katherine on being named Employee of the Quarter for July – September 2021.

PASSED, by the Board of Commissioners this 21st day of July 2021.

Chairman: ______________________
Gerald Womack

Secretary: ______________________
Horace Allison

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-38

RESOLUTION AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY TO PURCHASE FROM HARRIS COUNTY MUNICIPAL UTILITY DISTRICT 499, 244 EQUIVALENT SINGLE-FAMILY CONNECTIONS OF WASTEWATER TREATMENT CAPACITY IN WASTEWATER TREATMENT PLANT NO. 2 FOR HCHA'S LAKE HOUSTON PROJECT

WHEREAS, the Harris County Housing Authority ("HCHA") owns a 90-plus-acre tract of land at Lake Houston ("HCHA Tract"), which is wholly situated within the boundaries of Harris County Municipal Utility District No. 499 ("MUD 499"); and

WHEREAS, MUD 499 jointly owns Wastewater Treatment Plant No. 2 ("Treatment Plant") with Harris County Municipal Utility District Nos. 400 ("MUD 400"), 422, 423 and Harris County Fresh Water Supply District No. 48 (collectively, the "Participants"); and

WHEREAS, MUD 400 manages, maintains, and operates the Treatment Plant on behalf of the Participants and their respective landowners; and

WHEREAS, MUD 400 is currently in the process of entering into agreements with the Participants to undertake the construction of an expansion of the Treatment Plant ("2023 Expansion Project") to provide additional wastewater capacity to the Participants; and

WHEREAS, MUDs 400 and 499 will further agree that payment for MUD 499's proportionate share of the 2023 Expansion Project shall be made by and through MUD 499 to MUD 400; and

WHEREAS, HCHA has delivered to MUD 499 its December 22, 2020, Letter of Intent advising MUD 499 of its intent to develop the HCHA Tract and of HCHA's need for additional Equivalent Single-Family Connections ("ESFCs") of wastewater capacity to service the HCHA Tract; and

WHEREAS, on May 20, 2021, Jones | Carter, in its capacity as engineers for MUDs 499 and 400, issued a letter reporting that the 2023 Expansion Project will produce 244 ESCFs for HCHA's purchase and use in the development of the HCHA Tract at a total cost currently estimated to be $950,589.00 ("Projected Total Costs"), i.e., HCHA's and MUD 499's respective share of the costs of the 2023 Expansion Project; and

WHEREAS, on December 17, 2019, Harris County Commissioner's Court approved an Order authorizing the execution of an Interlocal Agreement ("Agreement") between Harris County ("County"), acting by and through its Community Services Department ("HCCSD"), and HCHA, which provides a framework for a cooperative development of the HCHA Tract ("Lake Houston Project"); and

WHEREAS, on September 15, 2020, Harris County Commissioner's Court approved an Order authorizing a Memorandum of Understanding ("MOU") between HCCSD and the Harris County Engineers Department ("HCED"), which provides a framework for administrative cooperation between HCCSD and HCED in the development of the Lake Houston Project; and

WHEREAS, for the past several months, HCHA, HCCSD, and HCED have been coordinating development discussions, plans, activities, and actions for the Lake Houston Project; and

WHEREAS, a current proposal anticipates that HCCSD, HCED, or a related entity (collectively "Harris County Entity") may acquire up to 113 ESFCs to accommodate its proportionate development of the Lake Houston Project; and

WHEREAS, 113 ESFCs represents 46% at a pro-rata cost of $437,270.94 for the purchase of the 244 ESFCs, and the remaining 131 ESFCs represents 54% at a pro-rata cost of $513,318.06 of the purchase of the 244 ESFCs; and

WHEREAS, if HCCSD and HCED cannot act expeditiously to coordinate a shared purchase of the 244 ESFCs, HCHA may need to purchase all 244 ESFCs to ensure timely acquisition of the total amount of ESFCs available to HCHA under the 2023 Expansion Project.

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 any and all agreements or all other documents or instruments and to take any and all actions necessary for the Harris County Housing Authority to participate in the 2023 Expansion Project and purchase from MUD 499 either:

1) a pro-rata share of 131 ESFCs at a cost of $513,318.06; or
2) all 244 ESFCs at a cost of $950,589.00.

PASSED, by the Board of Commissioners this 21st day of June 2021.

Chairman [signature]

Secretary [signature]

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-39

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND ENTER INTO A COOPERATION AGREEMENT WITH TEXAS HOUSING FOUNDATION TO REBUILD THE PARK AT KIRKSTALL WITHIN UNINCORPORATED HARRIS COUNTY

WHEREAS, there exists in Harris County a shortage of safe and sanitary housing available to lower-income residents at rents they can afford; and

WHEREAS, the Park at Kirkstall is an affordable housing complex located in Harris County, Texas; and

WHEREAS, Texas Housing Foundation (THF) is a Regional Housing Authority with jurisdiction outside of Harris County; and

WHEREAS, THF has significant experience in providing, developing, rehabilitating, financing, and managing housing projects that are affordable to lower-income residents and are assets to the community; and

WHEREAS, THF requests authority from Harris County Housing Authority (HCHA) to rebuild the Park at Kirkstall; and

WHEREAS, there is a need for THF to exercise its powers in Harris County to rebuild the Park at Kirkstall;

WHEREAS, Texas Local Government Code § 392.017(c) and § 392.059 authorizes HCHA to enter into a Cooperation Agreement with THF to rebuild the Park at Kirkstall; and

WHEREAS, Texas Local Government Code § 392.017 (c) requires that THF obtain a Resolution from the Harris County Commissioner's Court and HCHA authorizing THF to exercise its powers in the county, to declare a need for THF to exercise its authority in the county, and, to authorize a cooperation agreement under § 392.059:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the Chief Executive Officer to negotiate and enter into a Cooperation Agreement with THF to rebuild the Park at Kirkstall.

PASSED, by the Board of Commissioners this 21st day of July 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-40

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

WHEREAS, Harris County Housing Authority (HCHA) desires to negotiate and execute a Memorandum of Understanding with the Coalition for the Homeless (CFTH) to provide referral and support services for the Emergency Housing Voucher (EHV) Program; and

WHEREAS, HCHA and CFTH will collaborate in the implementation of the EHV Program to support the goal of preventing and ending homelessness; and

WHEREAS, the EHV Program is specifically designed to serve eligible households who are:

Homeless;
At the risk of homelessness;
Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having a high risk of housing instability; and

WHEREAS, the identification and referral of families will be provided to HCHA through CFTH Coordinated Entry System and/or other approved providers.

NOW, THEREFORE, BE IT RESOLVED, that the Harris County Housing Authority Board of Commissioners authorizes the Chief Executive Officer to negotiate and execute a Memorandum of Understanding with the Coalition for the Homeless for referral and services related to the Harris County Housing Authority Emergency Housing Voucher Program.

PASSED, by the Board of Commissioners this 21st day of July 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-41

RESOLUTION AUTHORIZING THE APPROVAL OF AFFORDABLE MULTIFAMILY HOUSING DEVELOPERS AS DEVELOPMENT PARTNERS

WHEREAS, Harris County Housing Authority (HCHA) issued a Request for Qualifications (RFQ) #21-01 on March 22, 2021, soliciting proposals from qualified not-for-profit or for-profit housing developers seeking to develop or acquire affordable housing in partnership with HCHA in Harris County, Texas; and

WHEREAS, the RFQ was advertised in the local newspaper on March 14, 2021, and March 21, 2021, and posted on HCHA's website; and

WHEREAS, responses to RFQ# 21-01 are due on a rolling basis; and

WHEREAS, as of June 30, 2021, HCHA received four responses to RFQ #21-01 from the following companies:

Hettig-Kahn Holdings, Inc.,
Lovett Commercial/Allied Orion Group, LLC,
Lavoro Acquisitions, LLC,
Zimmerman Properties, LLC; and

WHEREAS, HCHA staff found all responders complied with the submission requirements of the RFQ; and

WHEREAS, Hettig-Kahn Holdings, Inc., Lovett Commercial/Allied Orion Group, LLC, Lavoro Acquisitions, LLC, and Zimmerman Properties, LLC submitted proposals that represent qualified developers, considering qualifications and other factors outlined in the RFQ.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority authorizes the approval of Hettig-Kahn Holdings, Inc., Lovett Commercial/Allied Orion Group, LLC, Lavoro Acquisitions, LLC, and Zimmerman Properties, LLC as development partners to develop or acquire affordable housing in partnership with Harris County Housing Authority.

PASSED, by the Board of Commissioners this 18th day of August 2021.

Chairman: ______________________________

Secretary: ______________________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-42

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AGREEMENT FOR THE CONVEYANCE OF REAL PROPERTY FOR FAIR MARKET VALUE

WHEREAS, on December 17, 2019, the Harris County Commissioner's Court approved an order authorizing the execution of an Interlocal Agreement ("Agreement") between Harris County ("County"), acting by and through its Community Services Department ("HCCSD") and the Harris County Housing Authority ("HCHA"), which provides a framework for the cooperative development of HCHA's 90-plus-acre tract of real property ("HCHA Tract") located at Lake Houston; and

WHEREAS, on September 15, 2020, Harris County Commissioner's Court approved an order authorizing a Memorandum of Understanding ("MOU") between HCCSD and the Harris County Engineers Department ("HCED") that provides a framework for administrative cooperation between HCCSD and HCED in the development of the HCHA Tract; and

WHEREAS, for the past several months, HCHA, HCCSD, and HCED have been coordinating development discussions, plans, activities, and actions for the HCHA Tract; and

WHEREAS, HCHA proposes to develop a mixed-income/mixed-use master-planned community on the HCHA Tract to be known as The View at Lake Houston ("The View at Lake Houston"); and

WHEREAS, a current proposal anticipates a conveyance of a portion of the HCHA Tract to Harris County; and

WHEREAS, HCHA is directed by its mission and plan of operations to maximize its efforts to develop safe and sanitary affordable housing opportunities for the residents of Harris County, Texas, by acquiring, managing, selling, and developing its properties in a manner that produces the most income and resources available to assist HCHA in the development of such housing opportunities; and

WHEREAS, HCHA obtained an appraisal to determine the fair market value of all or part of the HCHA Tract; and

WHEREAS, the sale, conveyance, or exchange of a portion of the HCHA Tract for a fair market value price and other considerations will assist HCHA in securing resources and financing for its development of the remainder of the HCHA Tract as The View at Lake Houston.

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 an agreement and to take such actions necessary for the conveyance of a portion of the HCHA Tract to a Harris County:

i) for fair market value determined by an appraisal obtained by HCHA;
ii) by receipt of cash proceeds of not less than the appraised fair market value; or
iii) in exchange for the receipt of services and the construction of utilities and improvements on the HCHA Tract in an amount of not less than the appraised fair market value for the portion of the HCHA Tract to be conveyed.

PASSED, by the Board of Commissioners this 18th day of August 2021.

Chairman: ______________________________

Secretary: ______________________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-43

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A CONTRACT FOR PHOTOCOPIER SERVICES

WHEREAS, Harris County Housing Authority (HCHA) issued a Quotation for Small Purchases (QSP) on July 1, 2021, soliciting quotations for a three-year lease (with maintenance) of six (6) black and white copier machines with high-capacity paper trays, 2/3-hole punching, stapling, scanning, and black and white copying/printing ("Photocopier Services"); and

WHEREAS, the QSP was advertised via Harris County Department of Education / Choice Partners and direct outreach via email; and

WHEREAS, responses were due by July 15, 2021; and

WHEREAS, HCHA received four responses to the QSP from the following companies:

PopSmart Technologies, LLC
Houston Copier Leasing
DexImagining
Xerox Business Solutions Southwest; and

WHEREAS, HCHA staff has reviewed the responses and specifications to the QSP; and

WHEREAS, HCHA staff found all responders' quotations complied with the requirements of the QSP; and

WHEREAS, PopSmart Technologies, LLC provided a quotation representing the best overall value and lowest cost to HCHA, considering pricing and other factors outlined in the QSP; and

WHEREAS, PopSmart Technologies, LLC participates in the Harris County Department of Education's ("HCDE") Choice Partners Purchasing Co-Op Program ("Choice Partners") and was selected by HCDE under HCDE Contract No. 18/056KD-49 ("HCDE Contract") as a vendor of copy machines and related services to HCDE and its Choice Partners, including HCHA.

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 three-year contract in the amount of **Twenty-Four Thousand Six Hundred Twenty Four Dollars ($24,624.00)**, for Photocopier Services with PopSmart Technologies, LLC.

PASSED, by the Board of Commissioners this 18th day of August 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-42

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AGREEMENT FOR THE CONVEYANCE OF REAL PROPERTY FOR FAIR MARKET VALUE

WHEREAS, on December 17, 2019, the Harris County Commissioner's Court approved an order authorizing the execution of an Interlocal Agreement ("Agreement") between Harris County ("County"), acting by and through its Community Services Department ("HCCSD") and the Harris County Housing Authority ("HCHA"), which provides a framework for the cooperative development of HCHA's 90-plus-acre tract of real property ("HCHA Tract") located at Lake Houston; and

WHEREAS, on September 15, 2020, Harris County Commissioner's Court approved an order authorizing a Memorandum of Understanding ("MOU") between HCCSD and the Harris County Engineers Department ("HCED") that provides a framework for administrative cooperation between HCCSD and HCED in the development of the HCHA Tract; and

WHEREAS, for the past several months, HCHA, HCCSD, and HCED have been coordinating development discussions, plans, activities, and actions for the HCHA Tract; and

WHEREAS, HCHA proposes to develop a mixed-income/mixed-use master-planned community on the HCHA Tract to be known as The View at Lake Houston ("The View at Lake Houston"); and

WHEREAS, a current proposal anticipates a conveyance of a portion of the HCHA Tract to Harris County; and

WHEREAS, HCHA is directed by its mission and plan of operations to maximize its efforts to develop safe and sanitary affordable housing opportunities for the residents of Harris County, Texas, by acquiring, managing, selling, and developing its properties in a manner that produces the most income and resources available to assist HCHA in the development of such housing opportunities; and

WHEREAS, HCHA obtained an appraisal to determine the fair market value of all or part of the HCHA Tract; and

WHEREAS, the sale, conveyance, or exchange of a portion of the HCHA Tract for a fair market value price and other considerations will assist HCHA in securing resources and financing for its development of the remainder of the HCHA Tract as The View at Lake Houston.

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 an agreement and to take such actions necessary for the conveyance of a portion of the HCHA Tract to a Harris County:

i) for fair market value determined by an appraisal obtained by HCHA;
ii) by receipt of cash proceeds of not less than the appraised fair market value; or
iii) in exchange for the receipt of services and the construction of utilities and improvements on the HCHA Tract in an amount of not less than the appraised fair market value for the portion of the HCHA Tract to be conveyed.

PASSED, by the Board of Commissioners this 18th day of August 2021.

Chairman:______________________________

Secretary:______________________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-43

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A CONTRACT FOR PHOTOCOPIER SERVICES

WHEREAS, Harris County Housing Authority (HCHA) issued a Quotation for Small Purchases (QSP) on July 1, 2021, soliciting quotations for a three-year lease (with maintenance) of six (6) black and white copier machines with high-capacity paper trays, 2/3-hole punching, stapling, scanning, and black and white copying/printing ("Photocopier Services"); and

WHEREAS, the QSP was advertised via Harris County Department of Education / Choice Partners and direct outreach via email; and

WHEREAS, responses were due by July 15, 2021; and

WHEREAS, HCHA received four responses to the QSP from the following companies:

PopSmart Technologies, LLC
Houston Copier Leasing
DexImagining
Xerox Business Solutions Southwest; and

WHEREAS, HCHA staff has reviewed the responses and specifications to the QSP; and

WHEREAS, HCHA staff found all responders' quotations complied with the requirements of the QSP; and

WHEREAS, PopSmart Technologies, LLC provided a quotation representing the best overall value and lowest cost to HCHA, considering pricing and other factors outlined in the QSP; and

WHEREAS, PopSmart Technologies, LLC participates in the Harris County Department of Education's ("HCDE") Choice Partners Purchasing Co-Op Program ("Choice Partners") and was selected by HCDE under HCDE Contract No. 18/056KD-49 ("HCDE Contract") as a vendor of copy machines and related services to HCDE and its Choice Partners, including HCHA.

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 three-year contract in the amount of **Twenty-Four Thousand Six Hundred Twenty Four Dollars ($24,624.00)**, for Photocopier Services with PopSmart Technologies, LLC.

PASSED, by the Board of Commissioners this 18th day of August 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-44

RESOLUTION HONORING SHERIKA THOMPSON AS THE HARRIS COUNTY HOUSING AUTHORITY EMPLOYEE OF THE QUARTER (OCTOBER – DECEMBER 2021)

WHEREAS, Sherika Thompson, HCV Team Lead for the Harris County Housing Authority (HCHA), has excelled and demonstrated professional excellence in her job performance; and

WHEREAS, she consistently endeavors to assist her peers and management. Sherika displays excellent customer service skills and provides accurate and the most updated information to HCHA clients and the public; and

WHEREAS, Sherika excels in teamwork. She has been instrumental in the restructuring of the HCV department and offers ideas and resolutions for the betterment of the department and agency; and

WHEREAS, Sherika is consistently thinking of ways to improve HCHA HCV processes, i.e.

1. Organize mass move briefings to serve the clients better and assist Housing Specialists dealing with an extreme number of moves,
2. Coordinate and reorganize the Housing Specialist's cubicles to create consistency and a more efficient workspace,
3. Working weekends and from home on her days off to make sure clients and landlords are receiving the service they deserve,
4. Volunteers for every project and/or mission that is instrumental in the development and growth of the HCV Department and HCHA, and;

WHEREAS, she is highly committed to the HCV Program, its clients, and landlords and is an exemplar to HCHA staff.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby extends to Sherika Thompson its sincere and grateful appreciation for the dedicated service to HCHA and to the citizens of Harris County, Texas, and congratulates Sherika on being named Employee of the Quarter (October – December 2021).

PASSED, by the Board of Commissioners this 15th day of September 2021.

Chairman: ______________________
Gerald Womack

Secretary: ______________________
Horace Allison

RESOLUTION NO. 21-45

RESOLUTION BY HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING HCHA CYPRESSWOOD ESTATES, LLC (THE "COMPANY") TO ENTER INTO A LOAN MODIFICATION FOR CYPRESSWOOD ESTATES (THE "PROJECT"); AND AUTHORIZING HCHA REDEVELOPMENT AUTHORITY, INC. (THE "CORPORATION") AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE COMPANY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

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

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

WHEREAS, Resolution 19-08 approved the Authority and Company to enter into an FHA Loan from AGM Financial Services, Inc., a Maryland corporation (the "Lender"), of up to the sum of **Four Million Six Hundred Thirty Thousand and no/100 Dollars ($4,630,000.00)** to refinance the Project; and

WHEREAS, the Lender and Corporation desire to enter into a Loan Modification for the existing FHA Loan on the Project;

WHEREAS, the current interest rate is 4.25% and may decrease to 3.25% or lower through the Loan Modification; and

WHEREAS, the Loan Modification may be evidenced by an instrument the form of which will be substantially similar to the sample document identified as "Rider #2 attached to this Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Authority, that the Corporation, in its individual capacity, is hereby authorized, empowered and directed to enter into a Loan Modification for Cypresswood Estates; and

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

PASSED, by the Board of Commissioners this 15th day of September 2021.

Chairman: ____________________

Secretary: ____________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-46

RESOLUTION TO AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO ADOPT ADDITIONAL FLEXIBLE WORK SCHEDULES AND AMEND THE EMPLOYEE HANDBOOK

WHEREAS, the Harris County Housing Authority (HCHA), having full-time and part-time employees, has adopted certain employment policies and procedures, the most significant of which are included in an Employee Handbook distributed to its employees; and

WHEREAS, the policies now included in the Employee Handbook authorize HCHA's officers and managers to approve a "9/80" work schedule; and

WHEREAS, the Board of Commissioners authorized a trial period during which HCHA would implement a "4/10 Work Model" from June 2021 through August 2021, under which model a single workweek consists of four workdays of ten hours each, with either Monday or Friday being a day off; and

WHEREAS, HCHA polled its employees and found the 4/10 Work Model was well received; and

WHEREAS, the risk of HCHA employees contracting COVID-19 may be reduced by allowing HCHA to adopt additional flexible work schedules that reduce the number of employees in the office on certain days and at certain times; and

WHEREAS, to assist in reducing the risk from COVID-19 and for the additional purposes of furthering a work environment attractive to existing and future employees, increasing employee morale, and being competitive with other employers, the Board of Commissioners finds it is reasonable to give HCHA's Chief Executive Officer the discretion to establish and implement additional flexible work schedules for HCHA's employees; and

WHEREAS, the Board of Commissioners further finds it is reasonable to give HCHA's Chief Executive Officer the discretion to amend the Employee Handbook to include the flexible work schedules established and state reasonable conditions for the implementation of the flexible work schedules, including but not limited to requiring that the employee first obtain management approval.

NOW, THEREFORE, BE IT RESOLVED, that HCHA gives to its Chief Executive Officer:

1. The authority to establish and implement reasonable, flexible work schedules appropriate to serve the purposes set forth in this resolution, provided the work schedules are consistent with employment practices for similarly sized employers of professional persons - by way of illustration, the work schedules adopted may include the 9/80 work schedule previously authorized, the 4/10 Work Model, and similar schedules; and

2. The authority to implement and ratification of the prior implementation of the 4/10 Work Model for the month of September 2021; and

3. From time to time, the authority to revise HCHA's Employee Handbook to include the flexible work schedules and conditions for their implementation, from time to time, by HCHA's Chief Executive Officer under this resolution.

PASSED, by the Board of Commissioners this 15th day of September 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-47

RESOLUTION ADOPTING RULES FOR PUBLIC COMMENT AND RESUMPTION OF IN-PERSON PUBLIC MEETINGS WHILE THE THREAT OF COVID-19 INFECTION REMAINS HIGH

WHEREAS, the Harris County Housing Authority (HCHA) is a governmental body that regularly meets to deliberate and take action toward the goal of providing affordable housing to the citizens of Harris County, Texas; and

WHEREAS, when Harris County Housing Authority Board of Commissioners (Board of Commissioners) meets to deliberate and take action, the meetings are often subject to Chapter 551 of the Texas Government Code (the Open Meetings Act) and may be attended by the public as well as HCHA's officers and employees; and

WHEREAS, the Open Meetings Act gives members of the public a limited right to address the Board of Commissioners;

WHEREAS, the Open Meetings Act authorizes HCHA and other governmental bodies to adopt reasonable rules and regulations regarding the public's right to address the Board of Commissioners, including rules that limit the total amount of time a member of the public may address the Board of Commissioners; and

WHEREAS, Chapter 392 of the Texas Local Government Code authorizes HCHA to make, amend, and repeal rules to implement the authority granted HCHA under Chapter 392; and

WHEREAS, if no limits are established for public comment, the result may be that only a few members of the public dominate the public comment portion of HCHA's public meetings, and the Board of Commissioners may not have adequate time to deliberate on the matters that come before it; and

WHEREAS, the "in-person" meeting requirements of the Open Meetings Act were temporarily suspended, but that suspension ended September 1, 2021; and

WHEREAS, for the protection of the health and safety of all, it is appropriate to adopt reasonable rules for "in-person" meetings that protect the public, HCHA's employees, and the Board of Commissioners during periods when the citizens of Harris County are under Threat Level 1 (Severe) or Threat Level 2 (Significant) as determined by the Harris County Public Health Department.

NOW, THEREFORE, BE IT RESOLVED, that Harris County Housing Authority Board of Commissioners adopts the Rules of Procedure, Conduct and Decorum for Public Meetings attached to this resolution, which shall be implemented in full at the next meeting of the Harris County Housing Authority Board of Commissioners and shall remain in full force and effect until amended or repealed by a majority vote of the Harris County Housing Authority Board of Commissioners.

PASSED, by the Board of Commissioners this 15th day of September 2021.

Chairman: ______________________

Secretary: ______________________

RESOLUTION NO. 21-48

RESOLUTION APPROVING THE REVISION OF THE HARRIS COUNTY HOUSING AUTHORITY ADMINISTRATIVE PLAN

WHEREAS, the Harris County Housing Authority Board of Commissioners adopted the Harris County Housing Authority Administrative Plan on May 16, 2018; and

WHEREAS, Harris County Housing Authority (HCHA) held a Resident Advisory Board meeting on October 31, 2020, to present and seek comments regarding the proposed changes; and

WHEREAS, HCHA now recommends an addition to the Administrative Plan to include Chapter 18: Emergency Housing Voucher (EHV) Program to establish policies, regulations, and implementation guidance for the EHV program.

NOW, THEREFORE, BE IT RESOLVED, that the Harris County Housing Authority Board of Commissioners hereby adopts the addition to the Harris County Housing Authority Administrative Plan.

PASSED, by the Board of Commissioners this 15th day of September 2021.

Chairman: ______________________________

Secretary: ______________________________

Attachment:
Administrative Plan –Chapter 18 – Emergency Housing Voucher (EHV) Program

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-49

RESOLUTION TO ENTER INTO A NEW EMPLOYMENT CONTRACT WITH HORACE ALLISON AS CHIEF EXECUTIVE OFFICER

WHEREAS, the Harris County Housing Authority entered into an employment contract with Horace Allison effective January 1, 2018; and

WHEREAS, the employment contract expires December 31, 2021; and

WHEREAS, the Board of Commissioners is satisfied with Horace Allison's performance during the term of his current contract; and

WHEREAS, the Board of Commissioners wishes to enter into a new employment contract with Horace Allison effective January 1, 2022, ending December 31, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Harris County Housing Authority shall enter into a new Employment Contract with Horace Allison effective January 1, 2022 and ending December 31, 2023.

PASSED, by the Board of Commissioners this 15th day of September 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-50

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR JANITORIAL SERVICES

WHEREAS, Harris County Housing Authority (HCHA) advertised its Quotation for Small Purchases (QSP) soliciting quotations for a two-year contract, with the option to extend the term two additional years, to provide janitorial services to HCHA's central offices on the 1st and 5th Floors of Building 3, 1933 Hussion Street, Houston, Texas (Janitorial Services); and

WHEREAS, the QSP was advertised in the Houston Chronicle, and bids were due September 9, 2021; and

WHEREAS, HCHA received responses to the QSP from the M & R's Elite Janitorial Solutions, LLC, and Ambassador Services; and

WHEREAS, HCHA staff reviewed the quotations received in response to the QSP and found the response of M & R's Elite Janitorial Solutions, LLC, offered to provide Janitorial Services at the cost of $1,850.00 per month, and the response of Ambassador Services offered to provide Janitorial Services at the cost of $2,691.00 per month; and

WHEREAS, HCHA staff found the quotations complied with the requirements of the QSP; and

WHEREAS, M & R's Elite Janitorial Solutions, LLC, provided a quotation that in the reasonable judgment of HCHA staff represents the best overall value and the lowest cost to HCHA, considering pricing and other factors set forth in the QSP;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of HarrisCounty Housing Authority authorizes its Chief Executive Officer to negotiate and execute a two-year contract, with one two-year renewal, with M & R's Elite Janitorial Solutions, LLC, on the terms and conditions the Chief Executive Officer finds reasonable and appropriate.

PASSED by the Board of Commissioners this 20th day October 2021.

Chairman

Secretary

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-52

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR PROFESSIONAL CONSULTING SERVICES TO UPDATE THE HARRIS COUNTY HOUSING AUTHORITY'S ADMINISTRATIVE PLAN

WHEREAS, Harris County Housing Authority ("HCHA"), issued its Request for Proposals No. 21-08 ("RFP") on September 19, 2021, soliciting proposals from interested professionals to provide Professional Consulting Services to update the Harris County Housing Authority's Administrative Plan; and

WHEREAS, the RFP was advertised in the local newspaper on September 19, 2021, and September 26, 2021, and posted on HCHA's website, with responses to the RFP due October 7, 2021; and

WHEREAS, HCHA received 1 proposal to the RFP from the following firm:

Nan McKay and Associates; and

WHEREAS, HCHA's staff has reviewed and evaluated the response to the RFP; and HCHA's staff found the Nan McKay and Associates qualifications and proposals complied with the requirements of the RFP; and

WHEREAS, Nan McKay and Associates proposal and fee in the amount of $5,015.00 (subject to negotiation) are most advantageous to HCHA;

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 for Professional Consulting Services to update the Harris County Housing Authority's Administrative Plan with Nan McKay and Associates and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, including the execution of any document and the taking of any other action reasonable or appropriate to carry out its intent.

PASSED, by the Board of Commissioners this 20th day of October 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-53

RESOLUTION BY THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING AND RATIFYING: (i) THE PURCHASE OF THE LIMITED PARTNER INTEREST IN WATERSIDE COURTS, LTD. BY HCHA REDEVELOPMENT AUTHORITY, INC. (THE "CORPORATION") (ii) ADMISSION OF THE CORPORATION AS A LIMITED PARTNER INTO THE PARTNERSHIP, (iii) EXECUTION OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT, 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, is the sole member of HCHA Waterside, LLC, a Texas limited liability company (the "General Partner"); and the General Partner is the sole general partner of Waterside Courts, Ltd., a Texas limited partnership (the "Partnership") formed to control, own, maintain, and lease a certain 118-unit multifamily complex in the City of Houston ETJ, Harris County, Texas known as Waterside Courts (the "Project"); and

WHEREAS, the partners in the Partnership include Hudson Waterside, LP, a Delaware limited partnership (the "Investment Limited Partner"), as the investment limited partner and Hudson SLP, LLC, as the special limited partner ("Special Limited Partner"); and

WHEREAS, the Investment Limited Partner and Special Limited Partner desires to sell its interests in the Partnership and the Corporation desires to purchase the limited partner interest; and

WHEREAS, the Authority desires for the Corporation to enter into a Purchase Agreement for the limited partner interest, execute an Assignment and Assumption of Limited Partner Interest and be admitted into the Partnership pursuant to a Fourth Amendment to the Partnership Agreement; and

WHEREAS, the Authority on behalf of the Corporation as the sole member of HCHA Waterside, LLC, a Texas limited liability company (the "General Partner") desires for the Corporation to enter into such documents as necessary to effectuate the sale of the limited partner interest on behalf of the Partnership; and

WHEREAS, Authority desires for the Partnership and Corporation to enter into such other certificates, affidavits, agreements, documents, and other writings (collectively the "Ancillary Agreements") necessary or desirable in the consummation of the aforementioned purchase and assignment of limited partner interests herein contemplated or as may be required.

NOW, THEREFORE, BE IT RESOLVED, by the Harris County Housing Authority Board of Commissioners, that in connection with the purchase of limited partner interests contemplated by these Resolutions, the Authority, hereby approves the purchase of the limited partner interest in the Partnership by the Corporation; and

BE IT FURTHER RESOLVED, that the form, terms, and provisions of the Purchase Agreement (the "Purchase Agreement") with respect to the purchase of the limited partner interest and the execution of the Fourth Amendment to the Partnership Agreement ("Amended Partnership Agreement") for the admission of the Corporation as limited partner to the Partnership, in conjunction with the Assignment and Assumption Agreement ("Assignment Agreement") 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 Purchase Agreement, Amended Partnership Agreement, and Assignment 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 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 Authority hereby adopts these Resolutions, individually on behalf of the Corporation, on behalf of the General Partner, and on behalf of the Partnership; and

BE IT FURTHER RESOLVED, that Horace Allison, the Secretary of the Corporation and a Manager of the General Partner, ("Executing Officer"), has been and hereby is authorized and directed, by the Authority to execute and deliver the Partnership 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, 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 in connection with the aforesaid events and transactions, containing such terms and conditions as are acceptable to the Partnership; and

BE IT FURTHER RESOLVED, that the Executing Officer is authorized (i) to negotiate definitive terms (not inconsistent with the terms described above) with the Investment Limited Partner for the purchase of the limited partner interest, 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, (iii) to take such actions on behalf of the Corporation for the purchase of the limited partner interest and admission into the Partnership as the limited partner, and any other documents and agreements executed in connection with the admission of the Corporation as the limited partner and the withdrawal of the Investment Limited Partner in the Partnership; and

BE IT FURTHER RESOLVED, that the Investment Limited Partner is hereby authorized to rely upon these Resolutions 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 Corporation, the General Partner, and/or the Partnership, such actions are hereby ratified and confirmed as the valid actions of 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 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 20th day of October 2021.

Chairman: ______________________________

Secretary: ______________________________

4827-1279-7950

HUDSON
HOUSING CAPITAL

JOSEPH A. MACARI
MANAGING MEMBER

September 8, 2021

Mr. Horace Allison
Executive Director/CEO
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003

Dear Horace:

I have recently had discussions with Barry Kahn regarding the disposition of Waterside.

The last year of the property's compliance period is 2022 and our investor is amenable to an early exit. Given the terms of the partnership agreement, they are willing to consider a sale of the interests along the following lines:

- Purchase price equal to the amount the limited partner would receive if the net working capital of the property partnership was distributed as cash flow. Based on statements recently delivered to us, the price would be $74,833. Attached is a spreadsheet showing this calculation and the statements provided on which they were based.

- As there is still a short period until the end of the compliance period, we would look for an undertaking that would guarantee LIHTC tax credit compliance through any tax audit period from an acceptable guarantor.

- Our investor would like to accomplish the sale of its interests before year end.

Please let me know your thoughts on this matter and if you would like to plan a time to discuss.

Sincerely,

Hudson Housing Capital LLC
630 Fifth Avenue, Rockefeller Center, 28th Floor . New York, NY 10111 . Tel. 212-218-4477 . Fax. 212-218-4467

Waterside
Working Capital at 9/3/21

Current assets		
Bank		713,127.56
Accounts receivable		2,337.47
Other current assets		236,278.68
Current Liabilities		
Accounts payable		(5,536.97)
Other current liability		(197,876.28)
Net working capital		748,330.46
Limited partner share	10%	74,833.05

WATERSIDE COURT

Hettig Management

Balance Sheet

8/25/2021 - Accrual - Accounting Book: Default

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Number Description	Balance
ASSETS	
Bank	
1000 PETTY CASH	500.00
1010 CASH - OPERATING CHECKING	254,889.91
1011 CASH - OPERATING SECURITY DEPOSITS	97,956.00
1013 CASH - SELF ESCROW - TAX	11,744.00
1102 MONEY MARKET - CADENCE	76,350.64
1103 MONEY MARKET - CAPITAL ONE	271,687.01
Total Bank	**713,127.56**
Accounts Receivable	
1300 ACCOUNTS RECEIVABLE	2,337.47
Total Accounts Receivable	**2,337.47**
Other Current Asset	
1411 ESCROW FUNDS - REPLACEMENT RESERVE (2)	146,905.69
1415 ESCROW FUNDS - INSURANCE (1)	27,586.98
1453 PREPAID INSURANCE	58,292.65
1455 PREPAID COMPLIANCE FEE	1,493.36
1470 UTILITY DEPOSITS	2,000.00
Total Other Current Asset	**236,278.68**
Fixed Asset	
1505 LAND/SITE IMPROVEMENTS	2,578,104.00
1520 BUILDING	12,539,072.39
1551 PERSONAL PROPERTY	617,835.00
1590 ACCUMULATED DEPRECIATION	-7,089,103.00
Total Fixed Asset	**8,645,908.39**
Other Asset	
1720 LOAN FEES	247,876.00
1721 PERM LOAN - CLOSING COST	10,773.37
1725 TAX CREDIT FEES	67,425.00
1780 ACCUMULATED AMORTIZATION	-179,548.00
Total Other Asset	**146,526.37**
TOTAL ASSETS	**9,744,178.47**
LIABILITIES AND EQUITY	
LIABILITIES	
Accounts Payable	
2110 ACCOUNTS PAYABLE	5,536.97
Total Accounts Payable	**5,536.97**
Other Current Liability	
2115 ACCRUED EXPENSES	66,245.45
2119 PREPAID RENT	19,335.85
2125 ACCRUED PROPERTY TAX	11,744.00
2128 ACCRUED MARGIN TAX - CURRENT YEAR	2,594.98
2160 SECURITY DEPOSITS	97,956.00
Total Other Current Liability	**197,876.28**
Long Term Liability	
2300 ACCRUED INTEREST	404,125.76
2330 ACCRUED LAND LEASE	1,000.00
2413 LOAN - HOME	500,000.00
2414 LOAN - FHLB	3,819,441.32
Total Long Term Liability	**4,724,567.08**

WATERSIDE COURT

Hettig Management

Balance Sheet

8/25/2021 - Accrual - Accounting Book: Default

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Number Description	Balance
TOTAL LIABILITIES	**4,927,980.33**
EQUITY	
3003 SYNDICATION	-8,598.00
3017 EQUITY - HUDSON SLP, LLC	-12.79
3051 EQUITY - HUDSON WATERSIDE	10,990,459.52
3052 EQUITY - HCHA WATERSIDE	-76,284.58
3072 EQUITY - INV AFF HOUSING GRP X	-6,188.79
3405 EQUITY - ACCRUAL BASIS REVENUES	-16,998.38
3410 PRIOR YEAR RETAINED EARNINGS	-6,232,973.10
Net Income	166,794.26
TOTAL EQUITY	**4,816,198.14**
TOTAL LIABILITIES AND EQUITY	**9,744,178.47**

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-54

RESOLUTION RATIFYING ACTIONS TAKEN AND AUTHORIZING ADDITIONAL ACTION TO ACQUIRE FROM MUNICIPAL UTILITY DISTRICT NO. 499, 244 EQUIVALENT SINGLE-FAMILY CONNECTIONS FOR DEVELOPMENT OF THE LAKE HOUSTON PROJECT

WHEREAS, by Resolution No. 21-38, the Board of Commissioners of the Harris County Housing Authority ("HCHA") authorized its Chief Executive Officer to negotiate and execute any and all agreements and to take any and all actions necessary for HCHA to acquire from Harris County Municipal Utility District No. 499 ("MUD 499") either:

1) a pro-rata share of 131 Equivalent Single-Family Connections ("ESFCs") at a cost of $513,318.06; or
2) all 244 ESFCs at a cost of $950,589.00; and

WHEREAS, HCHA's acquisition of ESFCs remains essential for its development of HCHA's 90.53 acres of land located along Lake Houston (the "Lake Houston Project"); and

WHEREAS, to acquire ESFCs under HCHA's existing April 1, 2009, agreement with MUD 499, HCHA is required to contribute to the cost of expanding the wastewater treatment plant that serves MUD 499; and

WHEREAS, MUD 499 recently provided a revised estimate of the cost of expanding the wastewater treatment plant, under which revised estimate HCHA's share of the expansion cost (and the cost of acquiring 244 ESFCs) increased from $950,589.00 to $961,894.00; and

WHEREAS, the letter agreement and Capacity Assignment under which MUD 499 will transfer 244 ESFCs to HCHA provides that HCHA must also bear its pro-rata share of any later increase in the expansion cost; and

WHEREAS, MUD 499 requested that representatives of HCHA attend its October 19, 2021 Board meeting, at which MUD 499's Board of Directors would vote on the letter agreement under which HCHA would provide a pro-rata share of the cost of expanding the wastewater treatment plant and, thereby, acquire the right to 244 ESFCs; and

WHEREAS, the October 19, 2021, meeting of MUD 499's Board of Directors was attended by the Chairman of HCHA's Board of Commissioners, its Chief Executive Officer, its General Counsel, and representatives of Harris County (the "County"), at which meeting MUD 499's Board of Directors approved the letter agreement; and

WHEREAS, as HCHA's Chief Executive Officer recognized that delay on HCHA's part may have jeopardized its ability to acquire the 244 ESFCs (thus imperiling the County's participation in the Lake Houston Project), and as the increase in the estimated cost of acquiring the ESFCs was only 1.2%, on October 19, 2021, HCHA's Chief Executive Officer signed the letter agreement with MUD 499 (a true and correct copy of which is attached hereto), under which HCHA will acquire the right to 244 ESFCs; and

WHEREAS, as a part of the cooperative development of the Lake Houston Project, HCHA intends to transfer to the County 115 ESFCs, more or less, to assist the County in its plans to construct single-family residences on that portion of the Lake Houston Project to be conveyed to the County; and

WHEREAS, a condition to the transfer to the County of 115 ESFCs, more or less, will be the County's compensation of HCHA or agreement to compensate HCHA in money, goods, or services (including, potentially, construction services) for its pro-rata share of the cost to acquire the 244 ESFCs.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of HCHA ratifies the action of its Chief Executive Officer in signing the attached letter agreement and authorizes its Chief Executive Officer to pay the amount required under that letter agreement (now estimated to be $961,894.00), otherwise perform under the letter agreement, and negotiate and execute any and all agreements and other documents or instruments considered by the Chief Executive Officer to be reasonable and appropriate for the acquisition of the 244 ESFCs and the transfer to the County of 115 ESFCs, more or less; and

BE IT FURTHER RESOLVED, as future increases in construction costs may require additional payment to acquire the 244 ESFCs, the total compensation HCHA pays MUD 499, and the compensation HCHA is to receive from the County, will be in the amounts and of the types as determined by HCHA's Chief Executive Officer in his reasonable discretion; however, the amount paid to MUD 499 will not exceed $961,894.00 by more than five percent ($48,099.20), without further approval of this Board of Commissioners.

PASSED by the Board of Commissioners this 17th day of November 2021.

Chairman ______________________

Secretary ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-55

RESOLUTION APPROVING EXTENSION OF AGREEMENT BETWEEN HARRIS COUNTY HOUSING AUTHORITY AND NOVOGRADAC & COMPANY, LLP FOR ACCOUNTING SERVICES FOR FENIX ESTATES

WHEREAS, pursuant to Resolution No. 17-59 adopted by Harris County Housing Authority's Board of Commissioners on December 14, 2017, Harris County Housing Authority (HCHA) acting for HCHA Redevelopment Authority, Inc. (HCHA-RA), entered into a Tax Credit Accounting and Financial Services Agreement for Fenix Estates (Agreement) with Novogradac & Company LLP (Novogradac); and

WHEREAS, under the Agreement Novogradac was to prepare the tax returns and audited financial statements of Fenix Estates I, LP, a Texas limited partnership, and Fenix Estates I GP, LLC, a Texas limited liability company, for fiscal years 2017 and 2018, and HCHA had options to extend the Agreement to include fiscal years 2019 and 2020; and

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas non-profit corporation (HCHA-RA), is an affiliate of HCHA and is the sole member of Fenix Estates I GP, LLC, the General Partner of Fenix Estates I, LP; and

WHEREAS, HCHA (acting for HCHA-RA) exercised its options to extend the Agreement to include fiscal years 2019 and 2020, and by two amendments to the Agreement, dated April 29, 2021, and May 21, 2021, respectively, HCHA (acting for HCHA-RA) and Novogradac expanded the scope of the accounting services to include a Rebate Analysis (for a fee of up to $5,500.00) and a True Debt Analysis (for a fee of up to $4,500.00); and

WHEREAS, HCHA and HCHA-RA are satisfied with the services provided by Novogradac, the amounts charged for those services, and HCHA-RA must have fiscal year 2021 tax returns prepared for Fenix Estates I, LP, and Fenix Estates I GP, LLC, and have audited financial statements prepared for Fenix Estates I, LP; and

WHEREAS, Novogradac as the tax credit accounting firm and consultant for Fenix Estates I, LP, and Fenix Estates I GP, LLC, for the last four years, has the knowledge, experience, and qualifications necessary to provide the 2021 tax returns, audited financial statements, and other accounting services required by Fenix Estates I, LP, and Fenix Estates I GP, LLC; and

WHEREAS, for the accounting services required by Fenix Estates I, LP, and Fenix Estates I GP, LLC, Novogradac has proposed the following:

(a) $8,500.00 for the audited financial statements for Fenix Estates I, LP;
(b) $3,500.00 for the tax return for Fenix Estates I, LP;
(c) $1,250.00 for the tax return for Fenix Estates I GP, LLC; and
(d) A flat fee to be negotiated and agreed upon in advance for additional accounting services requested in writing, the flat fee not to exceed $2,500.00; and

WHEREAS, HCHA and HCHA-RA desire to extend the Agreement to include the preparation of fiscal year 2021 tax returns, audited financial statements, and other accounting services deemed reasonably necessary or appropriate for Fenix Estates I, LP, and Fenix Estates I GP, LLC.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of HCHA authorizes its Chief Executive Officer to negotiate and execute an amendment to the Agreement for the benefit of HCHA-RA to extend the accounting services provided for therein to include the preparation of fiscal year 2021 tax returns, audited financial statements for fiscal year 2021, and other accounting services deemed reasonably necessary or appropriate for Fenix Estates I, LP, and Fenix Estates I GP, LLC; however, the compensation to be paid Novogradac may not exceed $15,750.00 unless the Board of Commissioners of HCHA approves additional compensation.

PASSED by the Board of Commissioners on this 17th day of November 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY HOUSING AUTHORITY

RESOLUTION NO. 21-56

RESOLUTION ADOPTING REASONABLE PERIOD OF TIME FOR PUBLIC COMMENT AT THE NOVEMBER 22, 2021 SPECIAL PUBLIC MEETING

WHEREAS, by Resolution No. 21-47, the Harris County Housing Authority (HCHA) adopted Rules of Procedure, Conduct and Decorum for Public Meetings ("Rules"); and

WHEREAS, the Rules provide that for special public meetings at which there is only one significant item on the agenda, HCHA's Board of Commissioners may establish a reasonable time limit for public comments; and

WHEREAS, HCHA's Board of Commissioners has scheduled a special public meeting to be held November 22, 2021 at Centennial Elementary School (Cafeteria/Gym) at 15130 Timber Forest Drive, Houston, TX 77044 beginning at 6:00 p.m., at which meeting the only significant item on the agenda is public comment on HCHA's proposed development of The View at Lake Houston, a proposed mixed-income, mixed-use, master-planned community located on an approximately 90.53-acre tract owned by HCHA; and

WHEREAS, HCHA has received many inquiries about the subject of this special public meeting, the Board of Commissioners expects the meeting to be well attended, and the Board of Commissioners expects that a substantial number of persons will register to offer public comment; and

WHEREAS, allowing each member of the public as much as three minutes to comment may cause the special public meeting to run very late into the evening and, consequently, may cause some members of the public who wish to offer comment to leave the meeting before they have an opportunity to speak.

NOW, THEREFORE, BE IT RESOLVED, that at the special public meeting to be held November 22, 2021:

1. The maximum amount of time allowed for public comments will be ninety minutes;
2. Only the time during which a person is speaking will be counted toward this time limit; and
3. The time allowed each person to speak will be the lesser of: (i) three minutes; or (ii) the total amount of time allowed for public comment divided by the number of persons registered to offer public comment.

PASSED by the Board of Commissioners this 17th day of November 2021.

Chairman: ______________________

Secretary: ______________________

HARRIS COUNTY
HOUSING
AUTHORITY

RESOLUTION NO. 21-57

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A TERM SHEET FOR FINANCIAL SERVICES – MORTGAGE REFINANCING

WHEREAS, Harris County Housing Authority (HCHA) issued Request for Proposals (RFP) #21-04 on October 3. 2021, soliciting proposals for Financial Services – Mortgage Refinancing for Baybrook Park Retirement Center, a senior affordable housing development; and

WHEREAS, the RFP was advertised in the local newspaper on October 3, 2021, and October 10, 2021, emailed to seven (7) different financial institutions and posted on HCHA's website; and

WHEREAS, responses to RFP #21-04 were due October 22, 2021; and

WHEREAS, HCHA received one (1) response to RFP #21-04 from AGM Financial Services, Inc.; and

WHEREAS, the staff of HCHA reviewed and evaluated the RFP response of AGM Financial Services, Inc.; and

WHEREAS, AGM Financial Services, Inc. submitted a proposal that complied with the requirements outlined in the RFP and represents financially sound value to HCHA considering price and other factors set forth in the solicitation.

NOW, THEREFORE, BE IT RESOLVED, that the Chief Executive Officers of HCHA is authorized to negotiate and execute a term sheet with AGM Financial Services, Inc. to refinance the current mortgage on Baybrook Retirement Center and take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document or taking of any action to be conclusive evidence of the necessity therefor.

PASSED by the Board of Commissioners this 17th day of November 2021.

Chairman: ______________________

Secretary: ______________________