



Kerry Wright  
Chairman

Gerald Womack  
Vice Chairman

Joe Ellis  
Commissioner

Roberto Gonzalez  
Commissioner

Joe Villarreal  
Commissioner

## SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, April 10, 2017

HCHA Board Room

Harris County Housing Authority

8933 Interchange Dr.

Houston, TX 77054

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### AGENDA

- I. Call to Order and Record of Attendance
- II. Open with Prayer and Pledge of Allegiance
- III. Public Comments

*It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.*

#### IV. Discussion and Action Items

- Action Item 2:** Resolution authorizing HCHA Bammel, LLC (HCHA Bammel), General Partner of TX Bammel Housing, L.P., the developer / owner of Primrose at Heritage Park, to admit Grand Marias, LLC as Substitute (Class B) Limited Partner in place of CAH-IDA Bammel Housing Class B LLC.
- Action Item 3:** Resolution to approve and ratify the following actions in connection with Fenix Estates: 1) enter into ground leases with the Owner Entities; 2) enter into an agreement to enter into a Housing Assistance Payment contract (the Agreement for Contract) governing project-based vouchers; and 3) take such other actions necessary or convenient to carry out this resolution.
- Action Item 4:** Resolution to approve and ratify the following actions in connection with Fenix Estates: 1) the admission of an Investor Limited Partner and a Special Limited Partner for Fenix Estates I, LP (the Partnership); 2) Fenix Estates I GP, LLC (the General Partner) to enter into an amended and restated Limited Partnership Agreement for the Partnership; and 3) take such other actions necessary or convenient to carry out this resolution.

- Action Item 5:** Resolution to approve and ratify actions in connection with the financing for the Fenix Estates project for the following: 1) Fenix Estates I, LP (the Partnership) to enter into a loan from CitiBank, N.A. (the Lender); and 2) to take such other actions necessary or convenient to carry out this resolution.
- Action Item 6:** Resolution to approve and ratify actions in connection with the financing for the Fenix Estates project for the following: 1) HCHA Development Corporation (the Corporation) to enter into a HOME loan and TIRZ loan from the City of Houston (the Lender); and 2) to take such other actions necessary or convenient to carry out this resolution.
- Action Item 7:** Resolution to approve and ratify all actions in connection with the financing for the Fenix Estates project for the following: 1) HCHA Development Corporation (the Lender) to loan the CDBG-DR funds granted by the Texas General Land Office to Fenix Estates, I, LP (the Partnership); 2) the Lender to loan the City of Houston HOME funds and TIRZ funds to the Partnership; 3) the Lender to loan Harris County funds, comprised of HOME funds, CDBG funds, and CDBG-DR funds, to the Partnership; and 4) to take such other actions necessary or convenient to carry out this resolution.
- Action Item 8:** Resolution approve and ratify actions in connection with the financing for the Fenix Estates project for the following: 1) Fenix Estates I, LP (the Partnership) to enter into a loan from HCHA Development Corporation (the Lender) for CDBG-DR funds granted by the Texas General Land Office; 2) the Partnership to enter into a loan from the Lender for HOME and TIRZ funds from the City of Houston; 3) the Partnership to enter into a loan from the Lender for funds from Harris County, comprised of both HOME funds, CDBG funds, and CDBG-DR funds; and 4) to take such other actions necessary or convenient to carry out this resolution.
- Action Item 9:** Resolution authorizing Harris County Housing Authority Public Facility Corporation's issuance, sale and delivery of multifamily housing governmental notes (Fenix Estates) series 2017A and taxable series 2017B; and approving the form and substance and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential and commercial development; and containing other provisions relating to the subject.
- Action Item 10:** Resolution to approve and ratify the following actions in connection with Fenix Estates: (i) Fenix Estates Development, LLC to enter into the Development Agreement and other agreements for the Fenix Estates project; and (ii) to take such other actions necessary or convenient to carry out this resolution.

**V. Reconvene in public session and possible action relating to matters addressed in executive session.**

**VI. Adjournment**