

Resolution No. 13-01

Resolution Authorizing the Negotiation and Execution of a Contract for Real Estate Brokerage Services for the Sale of Real Property

WHEREAS, the Harris County Housing Authority (HCHA) issued a Qualification Based Solicitation # 12-2 (QBS) on October 15, 2012, soliciting proposals for Real Estate Firms to provide Brokerage Services related to the sale of real property related to the HCHA's real estate holdings; and

WHEREAS, HCHA desires to retain a Real Estate Broker to assist the Authority with the sale of parcel(s) of land and/or other real estate holdings; and

WHEREAS, the QBS was advertised in the local newspaper on October 21th and 28th, 2012, and posted on HCHA's website; and

WHEREAS, responses to QBS #12-2 were due October 29, 2012; and

WHEREAS, HCHA received three response to QBS #12-2 from Transwestern, Lewis Property Company, and George E. Johnson Properties LLC; and

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

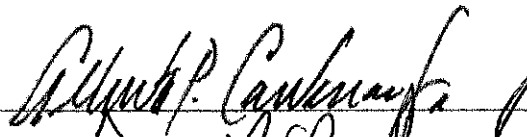
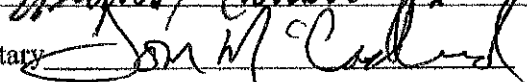
WHEREAS, HCHA staff found that all applicants' proposals complied with the requirements of the RFP; and

WHEREAS, HCHA staff found that two applicants' qualifications merited that they be brought to the board for consideration given the proposals' response to the criteria stated in the QBS.

NOW THEREFORE BE IT RESOLVED, that the Chief Executive Officer of HCHA, is authorized and directed to negotiate and execute a contract for Real Estate Brokerage Services with Transwestern to provide services related to the sale of parcel(s) of land and/or other real estate holdings, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document or taking of any action to be conclusive evidence of the necessity therefor. The Board of Commissioners further authorizes and directs staff to allow for brokerage services not to exceed 4% for their buyer and seller fees combined and 3% if Transwestern is the sole broker.

Chair

Secretary

Resolution No. 13-02

Resolution Authorizing the Negotiation and Execution of a Contract for Bond Counsel Services

WHEREAS, the Harris County Housing Authority (HCHA) issued a Request for Proposals on November 5, 2012, soliciting proposals for Legal Firms to provide Bond Counsel Services related to HCHA's affordable housing program; and

WHEREAS, the RFP was advertised in the local newspaper on November 4, 2012 and November 11, 2012, and posted on HCHA's website; and

WHEREAS, responses to RFP #11-01 were due November 27, 2012; and

WHEREAS, HCHA received four responses to RFP #11-01 from Bates & Coleman, Bracewell & Giuliani, Fulbright & Jaworski, and Haynes & Boone; and

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

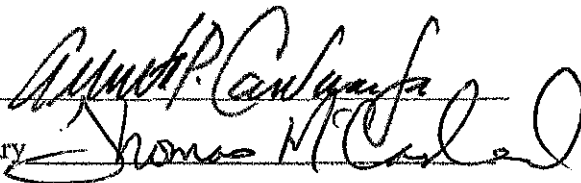
WHEREAS, HCHA staff working with the Board of Commissioners found the received qualifications and proposals complied with the requirements of the RFP; and

WHEREAS, Fulbright & Jaworski proposal was ranked number one and the proposal, scope and fees (subject to negotiation) are most advantageous to HCHA.

NOW THEREFORE BE IT RESOLVED, that the Chief Executive Officer of HCHA, is authorized and directed to negotiate and execute a contract for Bond Counsel with Fulbright & Jaworski for services related to HCHA's Affordable Housing Development and Construction Program, and to take such actions, inclusive of the negotiation of the best available discount rates, 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.

Chair

Secretary

The image shows two handwritten signatures. The top signature is for the Chair, and the bottom signature is for the Secretary. Both signatures are written in dark ink and are somewhat stylized.

Resolution No. 13-03

Resolution Authorizing the Negotiation and Execution of a Contract for Permanent Loan Financing

WHEREAS, Harris County Housing Authority (HCHA) issued a Request for Proposals #12-09 (RFP) on December 9, 2012, soliciting proposals for financial institutions to provide Permanent Loan Financing related to HCHA's Cypresswood Estates senior affordable housing development; and

WHEREAS, the RFP was advertised in the local newspaper on December 9, 2012 and December 16, 2012, and posted on HCHA's website; and

WHEREAS, responses to RFP #12-09 were due January 8, 2013; and

WHEREAS, HCHA received one response to RFP #12-09 from Community Bank of Texas; and

WHEREAS, the staff of HCHA reviewed and evaluated the response to the RFP; and

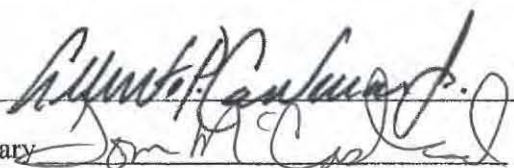
WHEREAS, HCHA staff found the proposal complied with the requirements of the RFP; and

WHEREAS, the Community Bank of Texas proposal, scope and fees (subject to negotiation) are most advantageous to HCHA.

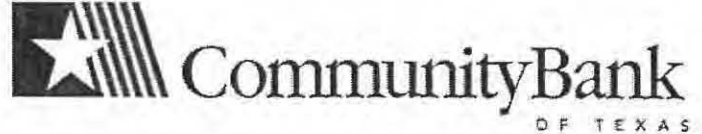
NOW THEREFORE BE IT RESOLVED, that the Chief Executive Officer of HCHA, is authorized and directed subject to the terms of the attached Term Sheet from the Community Bank of Texas, to negotiate and execute a contract for Permanent Loan financing with Community Bank of Texas for financing related to HCHA's Cypresswood Estates development, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document or taking of any action to be conclusive evidence of the necessity therefor.

Chair

Secretary

The block contains two handwritten signatures. The first signature, for the Chair, is written in dark ink and appears to be 'R. H. ...'. The second signature, for the Secretary, is also in dark ink and appears to be 'J. ...'. Both signatures are written over horizontal lines that serve as guides for the text labels.

Attachment: Term Sheet



January 8, 2013

Todd Graff
Harris County Housing Authority
8933 Interchange Drive
Houston, Texas 77054

Re: Cypresswood Estates

Dear Todd,

CommunityBank of Texas (the "Bank") is pleased to provide the following term sheet for permanent financing to HCHA Cypresswood Estates, Ltd. (the "Borrower") for the development of Cypresswood Estates, an 88-unit seniors development financed with funds from the CDBG and NSP Programs located in Houston, Texas. The proposed terms and conditions are as follows:

Summary of Terms

Borrower:	HCHA Cypresswood Estates, Ltd.
Guaranty:	Loan will be non-recourse to borrower.
Project:	Cypresswood Estates located 15331 Kuykendahl Road, Houston, Texas 77090
Credit Facilities:	<p>Permanent loan of approximately \$3,500,000:</p> <ul style="list-style-type: none">• 4.25% fixed rate• 60-month term• Minimum of 1.25x debt service coverage at initial underwriting.• <u>Zero pre-payment penalty – You may pay off the loan at anytime without penalty.</u>• Monthly principal and interest payments based on a 4.25% fixed rate and a 30-year amortization with the remainder principal balance due as a balloon payment at the end of the 60-month maturity.• Replacement reserves to be \$250 per unit per year with agreed upon increases for future years.• Operating reserve in the amount 3% of net operating income will be escrowed into the operating reserve account annually.• One 60-month extension to be priced at 6.75% subject to 1) No event of default has occurred or potential for default to occur, 2) 90% occupancy and 3) No material adverse change in the financial condition of the Project (i.e., deferred

maintenance, significant reserve depletions, etc.). Amortization would continue on the remaining 25 years left on the original 30-year amortization.

Loan-to-value: 1) Actual permanent loan amount not to exceed 80% during permanent period, based on stabilized rent-restricted value. Appraisal report will be in form and substance acceptable to the Bank.

Collateral:

- 1st lien leasehold interest and assignment of leases and rents on the subject property
- UCC filing on furniture, fixtures, and equipment
- Security interest in replacement reserve funds
- Assignment and subordination of deferred developer fee and other management fees collected by general partner or a related entity.
- Assignment and subordination of management, construction, architectural contracts, etc.

Fees: Origination fee of 0.75% of the permanent loan (payable at permanent loan closing) and 0.25% for the extension. Borrower will also pay for all reasonable costs incurred by the Bank in connection with the loan including, but not limited to, legal fees and expenses, appraisal/survey fees, title insurance premiums and search fees, UCC searches, environmental assessment fees, whether or not the loan contemplated herein are funded. This obligation will survive whether or not the loan is approved.

Reporting Requirements: Include but are not limited to:

- Annual audited financial statements of Borrower
- Quarterly operating statements on the property

Summary of Conditions

This proposal is subject to all of the following conditions being met prior to construction closing:

Project Operations: Review of current operating financial statements indicating annualized 1.25x debt service coverage. Principal amount of loan may be adjusted based on this review.

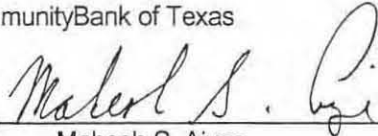
Other Conditions: Receipt and approval of those items listed in the Due Diligence Checklist

If you should have any questions concerning these terms and conditions, please feel free to call me at (832) 214-3129. Todd, thank you for giving us the opportunity to consider financing for this project.

Sincerely,

CommunityBank of Texas

By:



Mahesh S. Aiyer
Executive Vice President

Agreed to:

By:

Authorized signer of Borrower

Resolution No. 13-04

Resolution Authorizing the Negotiation and Execution of a Contract for Legal Consulting Services-Transaction Real Estate & Construction

WHEREAS, the Harris County Housing Authority (HCHA) issued a Request for Proposals (RFP) # 10-04 on October 8, 2012 and (RFP) #12-16 on December 20, 2012, soliciting proposals for Legal Firms to provide legal services related to the HCHA's affordable housing and construction program; and

WHEREAS, the RFP was advertised in the local newspaper on October 7th and 14th, 2012, December 20th and 30th 2012, and posted on the HCHA website; and

WHEREAS, responses to RFP #10-04 were due November 2, 2012 and RFP #12-16 were due on January 18, 2013; and

WHEREAS, the HCHA received two responses to RFP #10-04 from Reno & Cavanaughhand Coats/Rose and no response to RFP #12-16; and

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


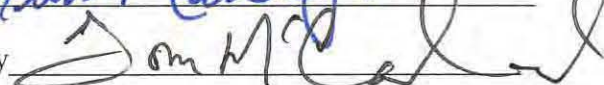
WHEREAS, HCHA staff found the Coats/Rose qualifications and proposal complied with the requirements of the RFP; and

WHEREAS, Coats/Rose's proposal was ranked number one and the proposal, scope and fees (subject to negotiation) are most advantageous to the HCHA.

NOW THEREFORE BE IT RESOLVED, that Chief Executive Officer of the HCHA, is authorized and directed to negotiate and execute a contract for Legal Services with Coats/Rose for services related to the HCHA's Affordable Housing Development and Construction Program, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document or taking of any action to be conclusive evidence of the necessity therefor.

Chair

Secretary

RESOLUTION NO. 13-05

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR
ARCHITECTURAL AND ENGINEERING SERVICES FOR VARIOUS PROJECTS
UNDER THE AFFORDABLE HOUSING DEVELOPMENT PROGRAM**

WHEREAS, the Harris County Housing Authority issued a Request for Qualifications (RFQ No. 13- 01) for Architectural and Engineering Services on January 13, 2013 for HCHA's Affordable Housing Development program (AHDP); and

WHEREAS, such RFQ was advertised in the local newspaper on January 13, 2013 and January 20, 2013, and posted on the HCHA website on January 14, 2013 and made available to all interested professionals; and

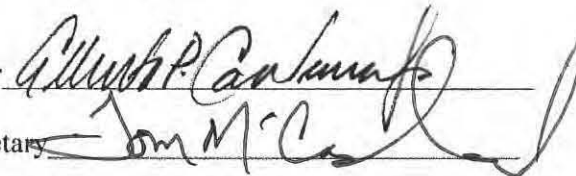
WHEREAS, applications from 9 Architectural and Engineering firms were received; and

WHEREAS, applications were reviewed and evaluated, and Glassman, Shoemaker, Maldonado was determined to be the most qualified Architectural & Engineering firm; and

NOW THEREFORE BE IT RESOLVED, that the Chief Executive Officer of the HCHA, is authorized and directed to negotiate a contract with Glassman, Shoemaker, Maldonado for Architectural and Engineering Services related to HCHA's Affordable Housing Development and Construction Program.

Chair

Secretary

The image shows two handwritten signatures. The first signature, for the Chair, is written in dark ink and appears to be "G. M. P. Cantun". The second signature, for the Secretary, is also in dark ink and appears to be "Tom McCauley". Both signatures are written over horizontal lines that serve as guides for the text labels.

Resolution No. 13-06

**Resolution Regarding Collaboration between Harris County Housing Authority and
Houston Housing Authority**

WHEREAS, Harris County's largest incorporated city is the City of Houston;

WHEREAS, Harris County and the City of Houston face similar challenges in providing quality, affordable housing option to low-income residents;

WHEREAS, Harris County Housing Authority and Houston Housing Authority have overlapping jurisdictions for housing homeless veterans through HUD's Veteran Affairs Supportive Housing (VASH) program;

WHEREAS, Harris County Housing Authority desires to reduce inefficiencies and redundancies in providing quality, affordable housing options to low-income residents;

NOW THEREFORE BE IT RESOLVED that the Chief Executive Officer of Harris County Housing Authority is authorized and directed to seek future opportunities for collaboration with future affordable housing developments between Harris County Housing Authority and Houston Housing Authority.

Chair

Secretary

The image shows two handwritten signatures. The top signature is in blue ink and appears to be "Gilbert A. Canales". The bottom signature is in black ink and appears to be "Tom McCall". Both signatures are written over horizontal lines.

Resolution No. 13-07

Resolution Authorizing the Negotiation and Execution of a Contract for Fee Accounting Services

WHEREAS, the Harris County Housing Authority (HCHA) issued a Small Purchase Request for Proposals (RFP) # 13-05 on February 7, 2013, soliciting proposals for fee accounting services;

WHEREAS, responses to RFP #13-05 were due February 18, 2013; and

WHEREAS, HCHA received one responses to RFP #13-05 from the Cornwell Associates, Accountants Inc.;

WHEREAS, the staff of HCHA reviewed the response to the RFP; and

WHEREAS, HCHA staff found the Cornwell Associates, Accountants' qualifications and proposal complied with the requirements of the RFP;

NOW THEREFORE BE IT RESOLVED, that the Chief Executive Officer of the HCHA, is authorized and directed to negotiate and execute a contract for fee accounting services with The Cornwell Associates, Accountants Inc. for accounting services for a fee not to exceed \$48,190, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document or taking of any action to be conclusive evidence of the necessity therefor.

Chair

Secretary

The image shows two handwritten signatures in blue ink. The top signature is for the Chair, and the bottom signature is for the Secretary. Both signatures are written over horizontal lines.

RESOLUTION NO. 13-09

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT MANAGERS OF HCHA LOUETTA, LLC (THE "COMPANY"), AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority"), as the sole Member of the HCHA Louetta, LLC (the "Company"), has accepted the resignations of previous Managers of the Company;

WHEREAS, the Authority, as the sole Member of the Company, desires to appoint Tom McCasland and Horace Allison as the Managers of the Company, and these Managers shall be all of the current Managers of, and the only current Managers of, the Company;

NOW, THEREFORE, the Authority hereby adopts the following Resolutions on behalf of itself and on behalf of the Company, at a duly called meeting, and

IT IS HEREBY RESOLVED, that the individuals named below are hereby appointed as the current Managers of the Company:

Tom McCasland,

Horace Allison;

and it is further

RESOLVED, that each of the Managers named above shall serve in his or her respective capacity until a successor is duly qualified and appointed by the Authority; and it is further

RESOLVED, that these Managers, individually and without the joinder of the other, are empowered to carry out the day-to-day business of the Company, to perform all acts necessary and appropriate to carry out the business of the Company, subject to the direction, control, and purpose of the Authority; and it is further

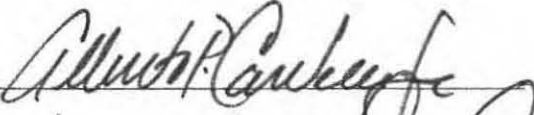
RESOLVED that the Company and the Authority, as applicable, is each authorized to take such other action in the consummation of these Resolutions to do any and all other acts and things necessary or proper in furtherance of these Resolutions, as the Authority shall deem to be necessary or desirable, and all such acts heretofore taken to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company; and it is further

RESOLVED, that the past lawful actions of the Commissioners related to these Resolutions, taken on behalf of the Authority or the Company, are hereby ratified, approved, and adopted; and it is further

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

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman:

A handwritten signature in dark ink, appearing to read "William P. Carlsberg", written over a horizontal line.

Secretary:

A handwritten signature in dark ink, appearing to read "J. M. Carlsberg", written over a horizontal line.

RESOLUTION NO. 13-10

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT MANAGERS OF HCHA OLIVE GROVE, LLC (THE "COMPANY"), AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority"), as the sole Member of the HCHA Olive Grove, LLC (the "Company"), has accepted the resignations of previous Managers of the Company;

WHEREAS, the Authority, as the sole Member of the Company, desires to appoint Tom McCasland and Horace Allison as the Managers of the Company, and these Managers shall be all of the current Managers of, and the only current Managers of, the Company;

NOW, THEREFORE, the Authority hereby adopts the following Resolutions on behalf of itself and on behalf of the Company, at a duly called meeting, and

IT IS HEREBY RESOLVED, that the individuals named below are hereby appointed as the current Managers of the Company:

Tom McCasland,

Horace Allison;

and it is further

RESOLVED, that each of the Managers named above shall serve in his or her respective capacity until a successor is duly qualified and appointed by the Authority; and it is further

RESOLVED, that these Managers, individually and without the joinder of the other, are empowered to carry out the day-to-day business of the Company, to perform all acts necessary and appropriate to carry out the business of the Company, subject to the direction, control, and purpose of the Authority; and it is further


RESOLVED that the Company and the Authority, as applicable, is each authorized to take such other action in the consummation of these Resolutions to do any and all other acts and things necessary or proper in furtherance of these Resolutions, as the Authority shall deem to be necessary or desirable, and all such acts heretofore taken to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company; and it is further

RESOLVED, that the past lawful actions of the Commissioners related to these Resolutions, taken on behalf of the Authority or the Company, are hereby ratified, approved, and adopted; and it is further

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

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman: 

Secretary: 

RESOLUTION NO. 13-11

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT MANAGERS OF HCHA WATERSIDE, LLC (THE "COMPANY"), AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority"), as the sole Member of the HCHA Waterside, LLC (the "Company"), has accepted the resignations of previous Managers of the Company;

WHEREAS, the Authority, as the sole Member of the Company, desires to appoint Tom McCasland and Horace Allison as the Managers of the Company, and these Managers shall be all of the current Managers of, and the only current Managers of, the Company;

NOW, THEREFORE, the Authority hereby adopts the following Resolutions on behalf of itself and on behalf of the Company, at a duly called meeting, AND:

IT IS HEREBY RESOLVED, that the individuals named below are hereby appointed as the current Managers of the Company:

Tom McCasland,

Horace Allison;

and it is further

RESOLVED, that each of the Managers named above shall serve in his or her respective capacity until a successor is duly qualified and appointed by the Authority; and it is further

RESOLVED, that these Managers, individually and without the joinder of the other, are empowered to carry out the day-to-day business of the Company, to perform all acts necessary and appropriate to carry out the business of the Company, subject to the direction, control, and purpose of the Authority; and it is further

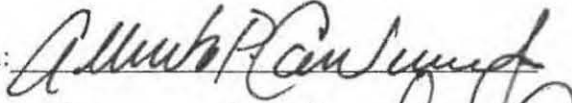
RESOLVED that the Company and the Authority, as applicable, is each authorized to take such other action in the consummation of these Resolutions to do any and all other acts and things necessary or proper in furtherance of these Resolutions, as the Authority shall deem to be necessary or desirable, and all such acts heretofore taken to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company; and it is further

RESOLVED, that the past lawful actions of the Commissioners related to these Resolutions, taken on behalf of the Authority or the Company, are hereby ratified, approved, and adopted; and it is further

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

PASSED, by the Board of Commissioners this 26th day of March, 2013.

Chairman:

A handwritten signature in cursive script, appearing to read "Alvin R. Canine", written over a horizontal line.

Secretary:

A handwritten signature in cursive script, appearing to read "Jon M. Colan", written over a horizontal line.

RESOLUTION NO. 13-12

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT MANAGERS OF HCHA CORNERSTONE, LLC (THE "COMPANY"), AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority"), as the sole Member of the HCHA Cornerstone, LLC (the "Company"), has accepted the resignations of previous Managers of the Company;

WHEREAS, the Authority, as the sole Member of the Company, desires to appoint Tom McCasland and Horace Allison as the Managers of the Company, and these Managers shall be all of the current Managers of, and the only current Managers of, the Company;

NOW, THEREFORE, the Authority hereby adopts the following Resolutions on behalf of itself and on behalf of the Company, at a duly called meeting, and

IT IS HEREBY RESOLVED, that the individuals named below are hereby appointed as the current Managers of the Company:

Tom McCasland,

Horace Allison;

and it is further

RESOLVED, that each of the Managers named above shall serve in his or her respective capacity until a successor is duly qualified and appointed by the Authority; and it is further

RESOLVED, that these Managers, individually and without the joinder of the other, are empowered to carry out the day-to-day business of the Company, to perform all acts necessary and appropriate to carry out the business of the Company, subject to the direction, control, and purpose of the Authority; and it is further

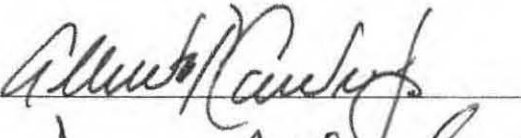
RESOLVED that the Company and the Authority, as applicable, is each authorized to take such other action in the consummation of these Resolutions to do any and all other acts and things necessary or proper in furtherance of these Resolutions, as the Authority shall deem to be necessary or desirable, and all such acts heretofore taken to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company; and it is further

RESOLVED, that the past lawful actions of the Commissioners related to these Resolutions, taken on behalf of the Authority or the Company, are hereby ratified, approved, and adopted; and it is further

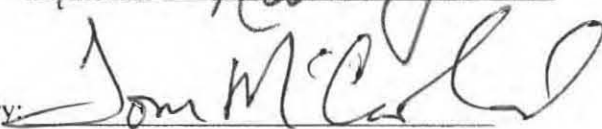
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman:

A handwritten signature in dark ink, appearing to read "Alvin R. Ruckelshaus", written over a horizontal line.

Secretary:

A handwritten signature in dark ink, appearing to read "Tom McClellan", written over a horizontal line.

RESOLUTION NO. 13-13

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT MANAGERS OF HCHA Bammel, LLC (THE "COMPANY"), AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority"), as the sole Member of the HCHA Bammel, LLC (the "Company"), has accepted the resignations of previous Managers of the Company;

WHEREAS, the Authority, as the sole Member of the Company, desires to appoint Tom McCasland and Horace Allison as the Managers of the Company, and these Managers shall be all of the current Managers of, and the only current Managers of, the Company;

NOW, THEREFORE, the Authority hereby adopts the following Resolutions on behalf of itself and on behalf of the Company, at a duly called meeting, AND:

IT IS HEREBY RESOLVED, that the individuals named below are hereby appointed as the current Managers of the Company:

Tom McCasland,

Horace Allison;

and it is further

RESOLVED, that each of the Managers named above shall serve in his or her respective capacity until a successor is duly qualified and appointed by the Authority; and it is further

RESOLVED, that these Managers, individually and without the joinder of the other, are empowered to carry out the day-to-day business of the Company, to perform all acts necessary and appropriate to carry out the business of the Company, subject to the direction, control, and purpose of the Authority; and it is further

RESOLVED that the Company and the Authority, as applicable, is each authorized to take such other action in the consummation of these Resolutions to do any and all other acts and things necessary or proper in furtherance of these Resolutions, as the Authority shall deem to be necessary or desirable, and all such acts heretofore taken to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company; and it is further

RESOLVED, that the past lawful actions of the Commissioners related to these Resolutions, taken on behalf of the Authority or the Company, are hereby ratified, approved, and adopted; and it is further

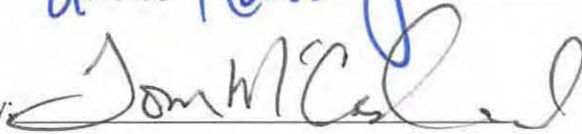
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman: _____

A handwritten signature in blue ink, appearing to read "William P. Carls", written over a horizontal line.

Secretary: _____

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

RESOLUTION NO. 13-14

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT MANAGERS OF HCHA BAYBROOK PARK, LLC (THE "COMPANY"), AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority"), as the sole Member of the HCHA Baybrook Park, LLC (the "Company"), has accepted the resignations of previous Managers of the Company;

WHEREAS, the Authority, as the sole Member of the Company, desires to appoint Tom McCasland and Horace Allison as the Managers of the Company, and these Managers shall be all of the current Managers of, and the only current Managers of, the Company;

NOW, THEREFORE, the Authority hereby adopts the following Resolutions on behalf of itself and on behalf of the Company, at a duly called meeting, and

IT IS HEREBY RESOLVED, that the individuals named below are hereby appointed as the current Managers of the Company:

Tom McCasland,

Horace Allison;

and it is further

RESOLVED, that each of the Managers named above shall serve in his or her respective capacity until a successor is duly qualified and appointed by the Authority; and it is further

RESOLVED, that these Managers, individually and without the joinder of the other, are empowered to carry out the day-to-day business of the Company, to perform all acts necessary and appropriate to carry out the business of the Company, subject to the direction, control, and purpose of the Authority; and it is further

RESOLVED that the Company and the Authority, as applicable, is each authorized to take such other action in the consummation of these Resolutions to do any and all other acts and things necessary or proper in furtherance of these Resolutions, as the Authority shall deem to be necessary or desirable, and all such acts heretofore taken to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company; and it is further

RESOLVED, that the past lawful actions of the Commissioners related to these Resolutions, taken on behalf of the Authority or the Company, are hereby ratified, approved, and adopted; and it is further

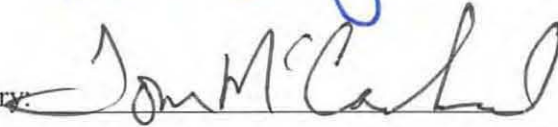
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman: _____

A handwritten signature in blue ink, appearing to read "William P. Conley", written over a horizontal line.

Secretary: _____

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

RESOLUTION NO. 13-15

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT MANAGERS OF HCHA SIERRA MEADOWS, LLC (THE "COMPANY"), AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority"), as the sole Member of the HCHA Sierra Meadows, LLC (the "Company"), has accepted the resignations of previous Managers of the Company;

WHEREAS, the Authority, as the sole Member of the Company, desires to appoint Tom McCasland and Horace Allison as the Managers of the Company, and these Managers shall be all of the current Managers of, and the only current Managers of, the Company;

NOW, THEREFORE, the Authority hereby adopts the following Resolutions on behalf of itself and on behalf of the Company, at a duly called meeting,

IT IS HEREBY RESOLVED, that the individuals named below are hereby appointed as the current Managers of the Company:

Tom McCasland,

Horace Allison;

and it is further

RESOLVED, that each of the Managers named above shall serve in his or her respective capacity until a successor is duly qualified and appointed by the Authority; and it is further

RESOLVED, that these Managers, individually and without the joinder of the other, are empowered to carry out the day-to-day business of the Company, to perform all acts necessary and appropriate to carry out the business of the Company, subject to the direction, control, and purpose of the Authority; and it is further

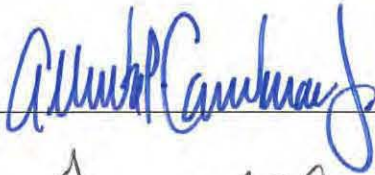
RESOLVED that the Company and the Authority, as applicable, is each authorized to take such other action in the consummation of these Resolutions to do any and all other acts and things necessary or proper in furtherance of these Resolutions, as the Authority shall deem to be necessary or desirable, and all such acts heretofore taken to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company; and it is further

RESOLVED, that the past lawful actions of the Commissioners related to these Resolutions, taken on behalf of the Authority or the Company, are hereby ratified, approved, and adopted; and it is further

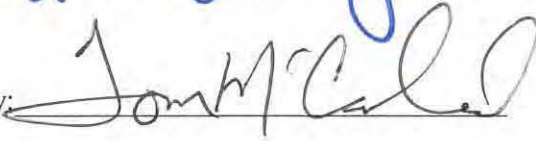
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 26th day of March, 2013.

Chairman:



Secretary:



RESOLUTION NO. 13-16

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT MANAGERS OF HCHA CYPRESSWOOD ESTATES, LLC (THE "COMPANY"), AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority"), as the sole Member of the HCHA Cypresswood Estates, LLC (the "Company"), has accepted the resignations of previous Managers of the Company;

WHEREAS, the Authority, as the sole Member of the Company, desires to appoint Tom McCasland and Horace Allison as the Managers of the Company, and these Managers shall be all of the current Managers of, and the only current Managers of, the Company;

NOW, THEREFORE, the Authority hereby adopts the following Resolutions on behalf of itself and on behalf of the Company, at a duly called meeting, AND:

IT IS HEREBY RESOLVED, that the individuals named below are hereby appointed as the current Managers of the Company:

Tom McCasland,

Horace Allison;

and it is further

RESOLVED, that each of the Managers named above shall serve in his or her respective capacity until a successor is duly qualified and appointed by the Authority; and it is further

RESOLVED, that these Managers, individually and without the joinder of the other, are empowered to carry out the day-to-day business of the Company, to perform all acts necessary and appropriate to carry out the business of the Company, subject to the direction, control, and purpose of the Authority; and it is further

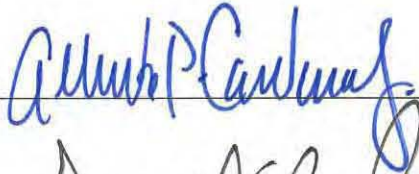
RESOLVED, that the Company and the Authority, as applicable, is each authorized to take such other action in the consummation of these Resolutions to do any and all other acts and things necessary or proper in furtherance of these Resolutions, as the Authority shall deem to be necessary or desirable, and all such acts heretofore taken to such end are hereby expressly ratified and confirmed as the acts and deeds of the Company; and it is further

RESOLVED, that the past lawful actions of the Commissioners related to these Resolutions, taken on behalf of the Authority or the Company, are hereby ratified, approved, and adopted; and it is further

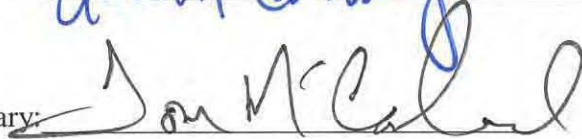
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman:

A handwritten signature in blue ink, appearing to read "Alvin P. Cantu", written over a horizontal line.

Secretary:

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

RESOLUTION NO. 13-17

RESOLUTION APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO APPOINT AN EXECUTING OFFICER, AND AUTHORIZING THE AUTHORITY AND THE COMPANY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority (the "Authority") desires to assign and grant signatory authority to an officer of the Authority;

NOW THEREFORE, the Board of Commissioners of the Harris County Housing Authority hereby authorizes and approves the following:

RESOLVED, that the Authority hereby appoints Thomas McCasland (the "Executing Officer"), the CEO of the Authority, to be the executing officer of the Authority and of any entity that is controlled by the Authority, and authorizes him to execute any documents, instruments, certifications, actions, and correspondence on behalf of the Authority and/or on behalf of any entity that is controlled by the Authority;

RESOLVED FURTHER, that this Resolution and the form resolutions to which it is applicable shall continue in full force and effect until official written notice of the rescission thereof;

RESOLVED FURTHER, that the Executing Officer is authorized to negotiate, execute, and/or approve all other documents necessary to effectuate the foregoing Resolution, all on such terms and containing such provisions as the Executing Officer executing same shall deem appropriate, and the approval of the terms of each such instrument herein described by the Executing Officer shall be conclusively evidenced by his execution and delivery thereof;

RESOLVED FURTHER, that the execution by the Executing Officer of any document or instrument authorized by the foregoing Resolutions or any document or instrument executed in the accomplishment of any action or actions authorized, or the execution of any amendment or modification of any such document or instrument shall be deemed to be conclusive approval thereof by the Authority;

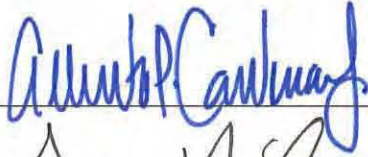
RESOLVED FURTHER, that the Authority take such other steps and actions as the Authority deems necessary or convenient to carry out these Resolutions;

RESOLVED FURTHER, that to the extent any of the actions authorized by this Resolution have already been taken on behalf of the Authority, such actions are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and that the past lawful actions of the Commissioners and Officers related to these Resolutions, taken on behalf of the Authority, are hereby ratified, approved, and adopted;

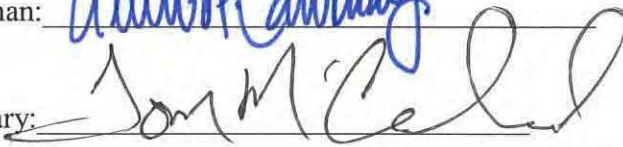
This Resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman:

A handwritten signature in blue ink, appearing to read "Allan P. Carlucci", written over a horizontal line.

Secretary:

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

RESOLUTION NO. 13-18

RESOLUTION ADOPTING A REVISED HCHA ADMINISTRATIVE PLAN

WHEREAS, the Harris County Housing Authority ("HCHA") held a Resident Advisory Board meeting on November 19, 2012; and

WHEREAS, HCHA held a public hearing on the revised HCHA Annual Plan and the revised HCHA Administrative Plan on January 11, 2013; and

WHEREAS, the HCHA Board of Commissioners approved the revised HCHA Annual Plan and the revised HCHA Administrative Plan at the January 23, 2013 meeting of the HCHA Board of Commissioners;

WHEREAS, no significant amendment or substantial deviation or modification has been made to the HCHA Administrative Plan since the dates of the Resident Advisory Board meeting and the Public Hearing;

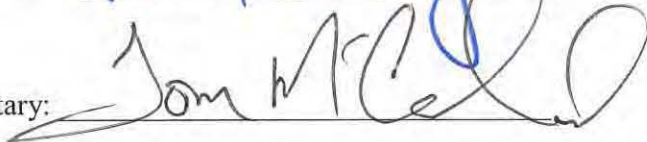
NOW, THEREFORE BE IT RESOLVED, that HCHA hereby adopts the HCHA Administration Plan attached to this Resolution.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman:

Handwritten signature of Anthony P. Cantu in blue ink.

Secretary:

Handwritten signature of Tom McCall in black ink.

Attachment: HCHA Administrative Plan

RESOLUTION NO. 13-19

RESOLUTION ADOPTING THE APPROVED HCHA ANNUAL PLAN

WHEREAS, the Harris County Housing Authority ("HCHA") held a Resident Advisory Board meeting on November 19, 2012; and

WHEREAS, HCHA held a public hearing on the revised HCHA Annual Plan and the revised HCHA Administrative Plan on January 11, 2013; and

WHEREAS, the HCHA Board of Commissioners approved the revised HCHA Annual Plan and the revised HCHA Administrative Plan at the January 23, 2013 meeting of the HCHA Board of Commissioners;

WHEREAS, no changes have been made to the HCHA Annual Plan since the dates of the Resident Advisory Board meeting, the Public Hearing or the January 23, 2013 Board meeting;

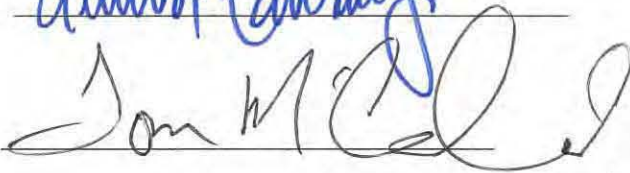
NOW, THEREFORE BE IT RESOLVED, that HCHA hereby adopts the HCHA Annual Plan attached to this Resolution.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman:

A handwritten signature in blue ink, appearing to read "Arthur P. Cantelmo", written over a horizontal line.

Secretary:

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

Attachment: HCHA Annual Plan

RESOLUTION NO. 13-20

**RESOLUTION ADOPTING A CHECK WRITING POLICY AND ADDING THE CEO AS
A SIGNATORY TO HCHA'S CHECKING ACCOUNTS**

WHEREAS, the Harris County Housing Authority ("HCHA") desires to establish a check writing policy;

NOW, THEREFORE BE IT RESOLVED, that HCHA hereby adopts the following HCHA check writing policy and authorizes adding the CEO as a signatory to HCHA's checking accounts.

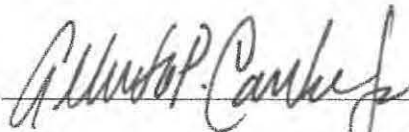
- All checks shall bear two signatures.
- As approved by the Board, only the Chairman and Vice Chairman are authorized commissioners to sign checks.
- One signature must be one of the above noted HCHA Commissioners respectively authorized to sign checks and may be a facsimile signature for checks for any amount under \$10,000.
- For all HAP payments to landlords and utility allowances to tenants, the second signature must be the other HCHA Commissioner authorized to sign checks and may also be a facsimile signature for checks for any amount under \$10,000.
- For all other checks under \$10,000, the second signature must be the manual signature of the CEO or the other HCHA Commissioner authorized to sign checks whose signature is not already on the check.
- For checks for all amounts \$10,000 or over, each check must have two manual signatures by the two HCHA Commissioners authorized to sign checks. This requirement does not include the following three monthly checks:
 - A check for monthly office rent for an amount approved by the Board of Commissioners.
 - A check for monthly health insurance payments that does not exceed the annual budget approved by the Board of Commissioners.
 - A check for monthly payments to the Texas County & District Retirement System for an amount that does not exceed the required employer contribution rate for the current plan year as approved by the Board of Commissioners.

For these specifically listed monthly checks, the second signature must be the manual signature of the CEO or the other HCHA Commissioner authorized to sign checks whose signature is not already on the check.

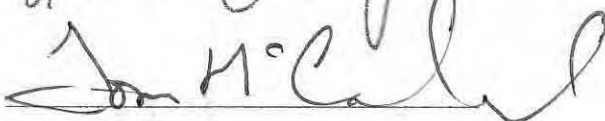
- The CEO may not allow any HCHA banking institution to use his or her facsimile signature.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman:



Secretary:



RESOLUTION NO. 13-21

**RESOLUTION APPROVING THE HARRIS COUNTY HOUSING AUTHORITY
INVESTMENT POLICY AND APPOINTING AN INVESTMENT OFFICER**

WHEREAS, the Harris County Housing Authority ("HCHA") is subject to the Public Funds Investment Act (Texas Government Code, Chapter 2256, Subchapter A); and

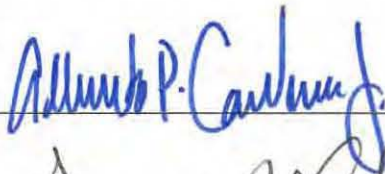
WHEREAS, HCHA's proposed Investment Policy authorizes the HCHA Board of Commissioners to delegate investment authority to one or more officers or employees as the HCHA Investment Officer;

NOW, THEREFORE BE IT RESOLVED, that HCHA hereby adopts the attached Investment Policy for its Fiscal Year 2014, and

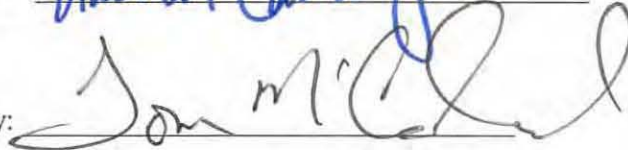
IT IS FURTHER RESOLVED, that HCHA designates Julie Guyton of Amegy Bank as its duly authorized Investment Officer with all powers and responsibilities described in the attached Investment Policy.

PASSED, by the Board of Commissioners this 26th day of March 2013.

Chairman:



Secretary:



Attachment: Investment Policy

HARRIS COUNTY HOUSING AUTHORITY INVESTMENT POLICY

Effective: March 26, 2013

Last Revised: March 26, 2013

POLICY AND PROCEDURE FOR INVESTMENTS

All investments made by the Harris County Housing Authority (HCHA) shall comply with the Public Funds Investment Act (Texas Government Code, Chapter 2256, Subchapter A) and all federal, state and local statutes, rules or regulations. Gov't Code 2256.056. The specific requirements for the investment of HUD funds are found in 24 CFR Part 85 Subpart C, the Annual Contribution Contract (ACC), the General Depository Agreement (FORM HUD-51999) and HUD Notice 96-33 as extended.

Policy Statement

It is the policy of the Harris County Housing Authority (HCHA) to manage its cash flow in order to optimize the use of funds. This will be accomplished by the appropriate planning of receipts and disbursements to assure the availability of funds to meet current expenditures and to maximize the yield from the investment of temporarily surplus funds. As a rule, the average amount on deposit in the cash account will be the amount needed on hand for transaction purposes or as a safeguard against cash shortages and any excess will be invested. In the interest of good cash management, non-interest bearing deposits will be reduced to the amount necessary to maintain a good banking relationship.

Investments shall be made in a manner that emphasizes the safety and liquidity of the principal invested and conforms to all applicable state and federal statutes governing the investment of public funds.

In order to comply with local laws and the Texas Public Funds Investment Act HCHA will strive to obtain a market rate of return on all invested funds that is consistent with the type of investment selected.

Investment earnings will be used in a manner that best serves the public trust, the interests of HCHA and complies with all applicable state and federal statutes governing the use of program income.

Written Policies

Investments shall be made in accordance with written policies approved by the Board. The investment policies must primarily emphasize safety of principal and liquidity and must address investment diversification, yield and maturity and the quality and capability of investment management. The policies must include:

A list of the types of authorized investments in which the Board's funds may be invested;

- a. maximum allowable stated maturity of any individual investment owned by the Board;
- b. For pooled fund groups, the maximum dollar-weighted average maturity allowed based on the stated maturity date of the portfolio;

HARRIS COUNTY HOUSING AUTHORITY

INVESTMENT POLICY

- c. Methods to monitor the market price of investments acquired with public funds; and
- d. A requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis.

Investment Strategies

As part of the investment policy, the Board shall adopt a separate written investment strategy for each of the funds or group of funds under the Board's control. Each investment strategy must describe the investment objectives for the particular fund under the following priorities in order of importance:

- a. Understanding the suitability of the investment to the financial requirements of the Board.
- b. Preservation and safety of principal;
- c. Liquidity;
- d. Marketability of the investment if the investment needs to be liquidated before maturity;
- e. Diversification of the investment portfolio; and
- f. Yield Gov't Code 2256.005

Delegation of Investment Authority

Investment Officer - The Board shall designate one or more officers or employees as investment officer(s) to be responsible for the investment of its funds. If the Board has contracted with another investing entity to invest its funds, the investment officer of the other investing entity is considered to be the investment officer of the contracting Board's Board. In the administration of the duties of an investment officer, the person designated as investment officer shall exercise the judgment and care, under prevailing circumstances that a person of prudence would exercise in the management of the person's own affairs, but the Board retains the ultimate responsibility as fiduciaries of the assets of the Board. Unless authorized by law, a person may not deposit, withdraw, transfer or manage in any other manner the funds of the investing entity. Authority granted to a person to invest an entity's funds is effective until rescinded by the Board or until termination of the person's employment by the Board. Gov't Code 2256.005(f)

Investment Training

Initial - the treasurer or chief financial officer and the investment officer of the Board shall attend at least one training session from an independent source approved either by the board or by a designated investment committee advising the investment officer, as provided for in the Board's investment policy. This initial training must contain at least ten hours of instruction relating to their respective responsibilities under the Public Funds Investment Act.

Within a two-year period the treasurer or chief financial officer and the investment officer must also attend an investment training session not less than once in a two-year period and receive not less than ten hours of instruction relating to investment

HARRIS COUNTY HOUSING AUTHORITY INVESTMENT POLICY

responsibilities under the Public Funds Investment Act from an independent source approved by the Board or a designated investment committee advising the investment officer, as provided for in the Board's investment policy. A Board that has contracted with another investing entity to invest the Board's funds may satisfy this training requirement by having a Board officer attend four hours of appropriate instruction in a two-year period.

Investment training shall include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with the Government Code 2256. Gov't Code 2256.008.

Standard of Care

Investments shall be made with judgment and care, under prevailing circumstances that a person of prudence, discretion and intelligence would exercise in the management of his or her own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investments shall be governed by the following objectives in order of priority:

- a. Preservation and safety of principal;
- b. Liquidity; and
- c. Yield

In determining whether an investment officer has exercised prudence with respect to an investment decision, the following shall be taken into consideration:

- a. The investment of all funds, rather than the prudence of a single investment, over which the officer had responsibility.
- b. Whether the investment decision was consistent with the Board's written investment policy. Gov't Code 2256.006

The Investment Officer and those delegated investment authority under this policy, when acting in accordance with the written procedures and this policy and in accord with the Prudent Person Standard, shall be relieved of personal responsibility and liability in the management of the portfolio provided that deviations from expectations for the specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

Internal Controls

The Investment Officer shall establish a system of internal controls to assist in controlling investments and preventing loss or misuse. The controls established shall ensure the following:

- a. Investment transactions are authorized by HCHA's Board of Directors and documented in the board minutes.
- b. Investment documents are kept in a safe fire-resistant locked file cabinet, safe deposit box, or held by an agent.

HARRIS COUNTY HOUSING AUTHORITY INVESTMENT POLICY

- c. The Investment Officer shall not also be responsible for maintaining the accounting records of investments.
- d. Investments will be maintained in a custodian or trust account.
- e. Investments will be in the name of HCHA.
- f. Investments will be recorded in detail in an investment ledger.
- g. Interest earned is collected and credited to the appropriate accounting records.
- h. Investments are reconciled periodically to the investment ledger.

A system of cash forecasting is established to ensure that cash needs are adequately planned for and that excess cash balances are invested for periods that maximize returns. HUD Notice 96-33.

Personal Interest

A Board investment officer who has a personal business relationship with a business organization offering to engage in an investment transaction with the Board shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity, as determined by Government Code Chapter 573, to an individual seeking to sell an investment to the Board shall file a statement disclosing that relationship with the Board and with the Texas Ethics Commission. For purposes of this policy, an investment officer has a personal business relationship with a business organization if:

- a. The investment officer owns ten percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- b. Funds received by the investment officer from the business organization exceed ten percent of the investment officer's gross income for the previous year; or
- c. The investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer. Gov't Code 2256.005

Quarterly Reports

The investment officer shall prepare and submit to the Board a written report of investment transactions for all funds covered by the Public Funds Investment Act. This report shall be presented to the Board not less than quarterly, within a reasonable time after the end of the period. The report must:

- a. Contain a detailed description of the investment position of the Board on the date of the report.
- b. Be prepared jointly and signed by all Board investment officers.
- c. Contain a summary statement for each pooled fund group (i.e., each internally created fund in which one or more accounts are combined for investing purposes). The report must be prepared in compliance with generally accepted accounting principles and must state:
 - i. Beginning market value for the reporting period.
 - ii. Additions and changes to the market value during the period.
 - iii. Ending market value for the period.

HARRIS COUNTY HOUSING AUTHORITY INVESTMENT POLICY

- iv. Fully accrued interest for the reporting period.
- d. State the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested.
- e. State the maturity date of each separately invested asset that has a maturity date.
- f. State the account or fund or pooled group fund in the Board for which each individual investment was acquired.
- g. State the compliance of the investment portfolio of the Board as it relates to the Board's investment strategy expressed in the Board's investment policy and relevant provisions of law.

If the Board invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the Board by that auditor. Gov't Code 2256.023.

Authorized Investments

The Board may purchase, sell and invest its funds and funds under its control in investments described below, in compliance with its adopted investment policies and according to the standard of care set out in this policy. Investments may be made directly by the Board or by a nonprofit corporation acting on behalf of the Board or investment pool acting on behalf of two or more local governments, state agencies, or a combination of the two. Gov't. Code 2256.003.

Acceptable investment under this policy shall be limited to HUD approved investments and or those approved under the Public Funds Investment Act, Texas Government Code. In cases where there are discrepancies between HUD authorized investments and those of the State of Texas, the more restrictive of the two shall prevail.

Examples of acceptable investment instruments include the following:

- a. Direct obligations of the Federal Government, which are backed by the full faith, and credit of the United States. These include U.S. Treasury bills, notes and bonds.
- b. Obligations of federal government agencies. These include issuances by the Federal Financing Bank (FFB), Government National Mortgage Association (GNMA), Maritime Administration Merchant Marine Bonds, Notes, and Obligations, Small Business Administration (SBA), and the Tennessee Valley Authority (TVA).
- c. Securities of federal government sponsored agencies. These include issuances by the Farm Credit Consolidated System, Federal Farm Credit Banks, Federal Home Loan Banks, FHLMC Mortgage Obligations, and Student Loan Marketing Association.

HARRIS COUNTY HOUSING AUTHORITY INVESTMENT POLICY

- d. Demand and savings deposits at commercial banks, mutual savings banks, savings and loan associations and credit unions if deposits are insured by either the Federal Deposit Insurance Corporations (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF). A deposit in excess of the insurance coverage may be made at a depository institution provided that it is 100 percent collateralized by any of the securities issued by the federal government. Care will be taken to ensure that withdrawals may be made on demand without loss of interest and without penalty.
- e. Municipal depository fund or local government investment pool established by the State of Texas or other State chartered municipality as long as the securities purchased:
 - i. The fund invests only in HUD approved investment securities when HUD funds are involved.
 - ii. HCHA has either an undivided or divided interest in the securities comprising the fund.
 - iii. The fund is under the control of the Investment Company Act of 1940.
 - iv. The investment objectives of the fund are to obtain as much income as possible consistent with the preservation and conservation of capital.
 - v. The fund discloses clearly the basis of earnings and how they are distributed.
 - vi. The fund provides a statement of potential risk and a clear demonstration that withdrawals from the fund will not be so restricted as to impair HCHA's day-to-day cash management.

Money market deposit accounts not to exceed 30 percent of invested funds at depository institutions that may not be insured fully by the FDIC or NCUSIF provided that the certificates are fully backed by 100 percent collateral consisting of securities back by the federal government and when amounts exceed the \$250,000 insurance limitation, HCHA has control of the underlying collateral which is clearly identified (not pooled) U.S. Government securities.

- a. Super NOW accounts as long as they meet the insurance and collateral requirements as stated in (vi.) above.
- b. Certificates of deposit if issued by institutions that are insured by an agency of the federal government and when federal funds are involved the financial institution executes Form HUD-51999, General Depository Agreement. Certificates can exceed the \$250,000 federal insurance limitation provided that the excess is 100 percent collateralized by clearly identified (not pooled) U.S. Government securities.
 - i. Repurchase agreements for a term not to exceed 30 days when issued by federally insured depositories for securities issued by the U.S. Government and provided that the seller meets the additional requirements of HUD Notice PIH 96-33 as extended.
 - ii. Sweep accounts provided that the agreements include all the requirements applicable to any of the above.

HARRIS COUNTY HOUSING AUTHORITY INVESTMENT POLICY

The following are not authorized investments:

- a. An obligation whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- b. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- c. Collateralized mortgage obligations that have a stated final maturity date of greater than ten years.
- d. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index. HUD Notice 96-33.

Change in Law

A Board is not required to liquidate investments that were authorized investments at the time of purchase. Gov't Code 2256.017.

Sellers of Investments

A written copy of the investment policy shall be presented to any person offering to engage in an investment transaction with an investing entity or to an investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio. For purposes of this policy, a business organization includes investment pools and an investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio. The qualified representative of the business organization offering to engage in an investment transaction with the Board shall execute a written instrument in a form acceptable to the Board and the business organization substantially to the effect that the business organization has:

- a. Received and thoroughly reviewed the Board investment policy; and
- b. Agrees to the terms and types of allowable investments contained herein. Gov't Code 2256.005.003 k and HUD Notice 96-33.

Annual Review and Audit

The investment policy and the investment strategy shall be reviewed not less than annually. The board shall adopt a written instrument stating that it has reviewed the investment policy and investment strategies and the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

The Board shall request an independent compliance audit of management controls on investments and adherence to the Board's established investment policies. The compliance audit shall be performed in conjunction with the annual financial audit.

RESOLUTION NO. 13-22

RESOLUTION TO ELECT THE OFFICERS OF HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION (THE "CORPORATION") AND AUTHORIZE THE OFFICERS TO PERFORM ALL ACTS NECESSARY AND APPROPRIATE TO CARRY OUT THE BUSINESS OF THE CORPORATION

WHEREAS, at a meeting of the Board of Directors of Harris County Housing Authority Public Facility Corporation (the "Corporation"), the Corporation undertakes the following actions:

NOW, THEREFORE, the Board of Directors of the Corporation hereby adopt the following resolutions at a duly-called meeting of the Corporation:

RESOLVED, that the individuals named below are hereby appointed as the current Officers of the Corporation:

President – Beto Cardenas

Vice President – Kerry Wright

Secretary – Tom McCasland

RESOLVED FURTHER, that each Officer above may enter into contracts or execute and deliver instruments on behalf of the Corporation;

RESOLVED FURTHER, that the each of the officers named above shall serve in his or her respective capacity until (a) a successor is duly qualified and appointed by the Board of Directors of the Corporation; or (b) such individual no longer serves as a Commissioner of the Board of the Harris County Housing Authority (the "Authority"), a staff member of the Authority, or an Officer of the Authority, in which case his or her office shall be vacated until a successor is duly qualified, appointed and approved.

RESOLVED FURTHER, that these Officers are empowered to carry out the day-to-day business of the Corporation, to perform all acts necessary and appropriate to carry out the business of the Corporation, subject to the direction and control of the Directors;

RESOLVED FURTHER, that all acts, transactions, agreements, or actions undertaken by any of the Officers, Directors, and/or representatives of this Corporation, prior to this date, in connection with the foregoing matters, the formation of the Corporation, and all matters resolved in all previous resolutions of the Corporation, are hereby ratified and confirmed as the valid actions of the Corporation, effective as of the date such actions were taken;

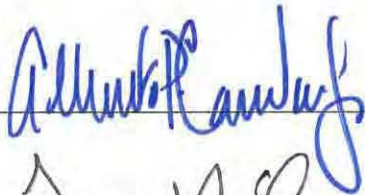
RESOLVED FURTHER, that all resolutions, consents, certificates, agreements, and actions undertaken prior hereto by any of the Officers and/or Directors of this Corporation, are

hereby ratified and confirmed as the valid actions of the Corporation, effective as of the date such actions were taken; and

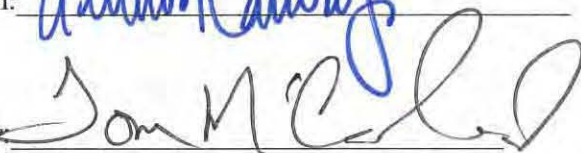
RESOLVED FURTHER, that the Officers and Directors of the Corporation be, and they hereby are, authorized to do any and all acts and things and to execute any and all agreements, consents, certificates, and documents as in their opinion, or in the opinion of counsel to the Corporation, may be necessary or appropriate in order to carry out the purposes and intent of any of the foregoing resolutions.

PASSED, by the Board of Directors of the Corporation this 26th day of March 2013.

Chairman:



Secretary:



RESOLUTION NO. 13-23

RESOLUTION SIGNATORY AUTHORITY FOR HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION (THE "CORPORATION") TO OPEN AND MAINTAIN BANK ACCOUNTS AND AUTHORIZE THE AUTHORIZED OFFICERS TO PERFORM ALL ACTS NECESSARY AND APPROPRIATE TO CARRY OUT THE BUSINESS OF THE CORPORATION

WHEREAS, at a meeting of the Board of Directors of Harris County Housing Authority Public Facility Corporation (the "Corporation"), the Corporation undertakes the following actions:

NOW, THEREFORE, the Board of Directors of the Corporation hereby adopt the following resolutions at a duly-called meeting of the Corporation:

RESOLVED, that the Corporation is authorized and directed to open and maintain an account in any state or national banking institution (the "Bank") that the Corporation may select, as may be required to establish whatever checking accounts and borrowing accounts the Corporation shall deem necessary and appropriate for and on behalf of itself and/or for and on behalf of any entity affiliated with the Corporation that is controlled by the Harris County Housing Authority or by the Corporation;

RESOLVED FURTHER, that the Corporation hereby is authorized to certify to the Bank that these Resolutions have been duly adopted and to verify to the Bank the names and specimen signatures of the Corporation authorized hereby to sign, and if and when any new authorized persons are elected, to verify the fact of the change and the name and specimen signature of the Corporation;

RESOLVED FURTHER, that this resolution and the form resolutions to which it is applicable shall continue in full force and effect until official written notice of the rescission thereof by the Corporation has been given to the Bank;

RESOLVED FURTHER, that (a) the Secretary, Thomas McCasland, and (b), Joseph Ellis (each (a) and (b) an "Authorized Officer"), in accordance with the Bylaws of the Corporation, is each individually authorized to sign checks, drafts, and other instruments drawn on the bank accounts of the Corporation at the Bank;

RESOLVED FURTHER, that these Authorized Officers are empowered to carry out the day-to-day business of the Corporation, to perform all acts necessary and appropriate to carry out the business of the Corporation and purposes of these Resolutions, subject to the direction and control of the Directors; and

RESOLVED FURTHER, that the Authorized Officers and Directors of the Corporation be, and they hereby are, authorized to do any and all acts and things and to execute any and all

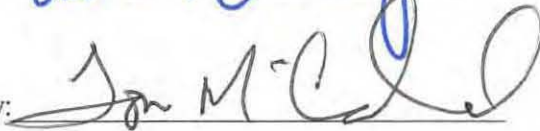
agreements, consents, certificates, and documents as in their opinion, or in the opinion of counsel to the Corporation, may be necessary or appropriate in order to carry out the purposes and intent of any of the foregoing resolutions.

PASSED, by the Board of Directors of the Corporation this 26th day of March 2013.

Chairman:

A handwritten signature in blue ink, appearing to read "A. P. Cantu", written over a horizontal line.

Secretary:

A handwritten signature in black ink, appearing to read "Jon M. C. L.", written over a horizontal line.

RESOLUTION NO. 13-24

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR
PHASE 1 ENVIRONMENTAL ASSESSMENT SERVICES FOR VARIOUS PROJECTS
UNDER THE AFFORDABLE HOUSING DEVELOPMENT PROGRAM**

WHEREAS, Harris County Housing Authority issued a Request for Qualifications (**RFQ No. 13-04**) for Phase 1 Environmental Assessment Services for HCHA's Affordable Housing Development program; and

WHEREAS, the RFQ was advertised in the local newspaper, posted on HCHA's website and made available to all interested professionals; and

WHEREAS, HCHA received five (5) proposals from the following Consulting Firms:

InControl Technologies, Inc.
Crouch Environmental Services, Inc.
ERC Environmental & Construction Services, Inc.
Partner Engineering & Science
Kenall, Inc.

WHEREAS, the proposals were reviewed and evaluated by staff, and Partner Engineering & Science was determined to be the most responsive, responsible and qualified Consulting Firm; and

WHEREAS, HCHA requires the immediate and initial need of an Environmental Assessment firm to undertake the design of developments to be funded utilizing funds from the General Land Office; and

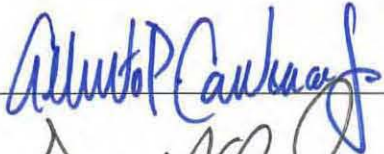
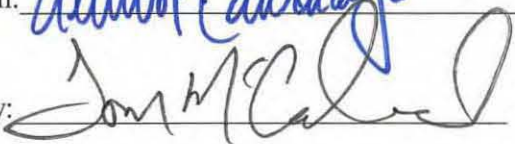
WHEREAS, Partner Engineering & Science has submitted a fee proposal, when averaged is in the amount of **\$1862.00 (one thousand eight hundred sixty two dollars)** exclusive any sampling and testing that maybe required environmental hazards are identified; and

WHEREAS, the cost of sampling and testing if required will be negotiated with Partner Engineering & Science on a project by project basis dependent upon the quantity agreed to.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to negotiate and execute a contract with Partner Engineering & Science for Phase 1 Environmental Services for various projects associated with the HCHA Affordable Housing Development Program.

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

PASSED, by the Board of Commissioners this 22nd day of April 2013.

Chairman: 
Secretary: 

RESOLUTION NO. 13-25

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR
ARCHITECTURAL AND ENGINEERING SERVICES FOR THE DESIGN OF A
PERMANENT SOCIAL SUPPORTIVE AFFORDABLE HOUSING DEVELOPMENT**

WHEREAS, Harris County Housing Authority issued a Request for Qualifications (**RFQ No. 13-01**) for Architectural and Engineering Services for HCHA's Affordable Housing Development program; and

WHEREAS, the proposals were reviewed and evaluated by staff, and Glassman Shoemake Maldonado Architects, Inc was determined to be the most responsive, responsible and qualified Architectural & Engineering firm; and

WHEREAS, HCHA requires the immediate and initial need of an Architectural and Engineering firm to undertake the design of developments to be funded utilizing funds from the General Land Office; and

WHEREAS, the Board of Commissioners of the Harris County Housing Authority authorized the Chief Executive Officer to negotiate and execute a contract with Glassman Shoemake Maldonado Architects, Inc. for the Architectural and Engineering Services for various projects associated with the HCHA Affordable Housing Development Program; and

WHEREAS, HCHA is in need of schematic architectural design presentation type drawings for a proposed 40-50 unit Permanent Social Supportive Development; and

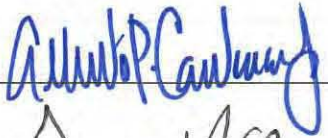
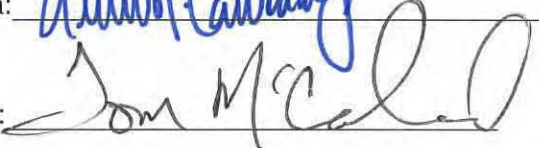
WHEREAS, GSMA has agreed to prepare the architectural design presentation drawings for a fee in the amount of \$4500.00; and

WHEREAS, staff has reviewed GSMA's fee proposal and determined it to be acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to negotiate and execute a contract with Glassman Shoemake Maldonado Architects for schematic architectural design presentation drawing services for a Permanent Social Supportive Housing Development in the amount of \$4500.00.

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

PASSED, by the Board of Commissioners this 22nd day of April 2013.

Chairman: 
Secretary: 

RESOLUTION NO. 13-26

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TO COVER MONTHLY AFFORDABLE HOUSING EXPENSES

WHEREAS, Harris County Housing Authority (HCHA) maintains a separate checking account for affordable housing activities; and

WHEREAS, some monthly affordable housing expenses are incurred jointly with HCHA's other lines of business; and

WHEREAS, the attached expenses and descriptions were incurred for affordable housing activities within HCHA's main checking account for the following months and amounts:

November 2012: \$27,040.83

December 2012: \$31,614.34

January 2013: \$38,347.24

February 2013: \$31,416.81

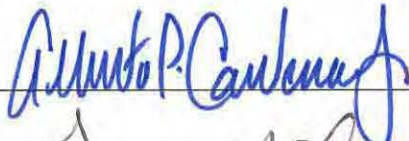
March 2013: \$29,750.25

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to transfer \$158,169.47 to the main HCHA checking account to cover the above cited affordable housing expenditures.

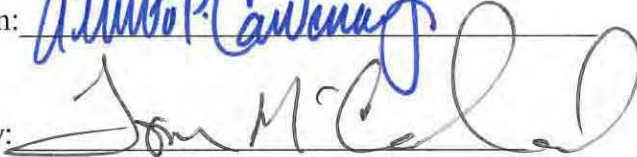
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 22nd day of April 2013.

Chairman:



Secretary:



Attachments: Detailed expenditures for Nov. 2012 to March 2013 affordable housing expenses.

**Harris County Housing Authority
Affordable Housing Expenses
From 11/1/2012 Through 11/30/2012**

Effective Date	Description	Amount	Name
11/2/2012	Global Sharp Rent 11/01/12 thru 11/30/12	329.06	Global Services LLC
11/2/2012	Office Rent @ HCHA 8933 Interchange - November 2012	923.81	Houston Business Exchange I Ltd
11/2/2012	Water Utility @ HCHA 8933 Interchange - November 2012	24.75	Houston Business Exchange I Ltd
11/7/2012	SS, Med, FU, and SU Taxes Employer - 11-08-12	395.13	
11/7/2012	FIT, SS, and Med Taxes Employee - 11-08-12	1,692.36	
11/7/2012	Reclass Payroll from G/L 11117 to G/L 11114	6,672.34	
11/9/2012	Gasoline Expense for October 2012	147.70	FUELMAN
11/9/2012	HCFCU - Payroll Deduction - 11/08/2012	264.00	Harris County Federal Credit Union
11/9/2012	Postage - October 2012	205.21	Mail Services of Houston, Inc
11/15/2012	TCDRS - EE Contributions - October 2012	1,367.85	Texas County & District Retirement System
11/15/2012	TCDRS - ER Contributions - October 2012	1,967.62	Texas County & District Retirement System
11/16/2012	Mobile Monthly charge from 11/02/12-12/01/12	226.10	AT&T Mobility
11/16/2012	Web Maintenance & Website Updates Oct 2012	348.75	Toadfly Technologies
11/16/2012	Unum LTD Benefits Coverage: Dec 1 thru Dec 31, 2012	33.28	Unum Life Insurance Company of America
11/20/2012	SS, Med, FU, and SU Taxes Employer - 11-21-12	363.23	
11/20/2012	FIT, SS, and Med Taxes Employee - 11-21-12	1,655.24	
11/20/2012	Reclass Payroll from G/L 11117 to G/L 11114	6,648.51	
11/21/2012	BCBS Group Health Insurance - December 2012	1,957.30	Blue Cross Blue Shield of Texas
11/21/2012	United Healthcare - Vision & STD 12/01-12/31/2012	62.44	United Healthcare
11/21/2012	HCFCU - Payroll Deduction - 11/21/2012	264.00	Harris County Federal Credit Union
11/28/2012	Filing Fee:Change Registered Agent for HCHA Hsg	(5.00)	Secretary of State
11/30/2012	Guardian Dental/Life Insurance - December 2012	163.55	Guardian Life Insurance Company of
11/30/2012	RFP:Firms for Bond Counsel Svcs associated w/AH11/4-	734.60	Houston Chronicle
11/30/2012	Web Maintenance & Website Updates Oct thru Nov 2012	99.00	Toadfly Technologies
11/30/2012	Rcls Payroll Cash from G/L 11117 to G/L 11114	500.00	
		<u>27,040.83</u>	

Harris County Housing Authority
Affordable Housing Expenses
From 12/01/2012 Through 12/31/2012

Effective Date	Description	Amount	Name
12/5/2012	SS, Med, FU, and SU Taxes Employer - 12-06-12	359.33	
12/5/2012	FIT, SS, and Med Taxes Employee - 12-06-12	1,640.50	
12/5/2012	Reclass Payroll from G/L 11117 to G/L 11114	6,615.84	
12/7/2012	Gasoline Expense for November 2012	69.59	FUELMAN
12/7/2012	Global Sharp Rent 12/01/12 thru 12/31/12	329.06	Global Services LLC
12/7/2012	Office Rent @ HCHA 8933 Interchange - December 2012	923.81	SL Interchange, LP
12/7/2012	Water Utility @ HCHA 8933 Interchange - December 2012	24.75	SL Interchange, LP
12/7/2012	HCFCU - Payroll Deduction - 12/06/2012	264.00	Harris County Federal Credit Union
12/14/2012	Starta Service Fees for November 2012	792.00	Starta Development Inc
12/14/2012	Starta Service Fees for December 2012	792.00	Starta Development Inc
12/17/2012	TCDRS - EE Contributions - November 2012	1,374.50	Texas County & District Retirement System
12/17/2012	TCDRS - ER Contributions - November 2012	1,977.22	Texas County & District Retirement System
12/19/2012	SS, Med, FU, and SU Taxes Employer - 12-20-12	369.28	
12/19/2012	FIT, SS, and Med Taxes Employee - 12-20-12	1,678.10	
12/19/2012	Reclass Payroll from G/L 11117 to G/L 11114	6,699.26	
12/21/2012	Mobile Monthly Charge from 12/02/12 thru 01/01/13	226.10	AT&T Mobility
12/21/2012	Sves thru 11/30/12 RE:Planning & Preliminary for Audit	4,375.00	CliftonLarsonAllen LLP
12/21/2012	Global Copy Charges 10/12/12 thru 11/11/12	4.12	Global Services
12/21/2012	Unum LTD Benefits Coverage: Jan 1 - Jan 31, 2013	33.28	Unum Life Insurance Company of America
12/21/2012	HCFCU - Payroll Deduction - 12/20/2012	264.00	Harris County Federal Credit Union
12/28/2012	BCBS Group Health Insurance - January 2013	1,957.30	Blue Cross Blue Shield of Texas
12/28/2012	Guardian Dental/Life Insurance - January 2013	163.55	Guardian Life Insurance Company of
12/28/2012	United Healthcare - Vision & STD 01/01/13 thru 01/31/13	62.44	United Healthcare
12/28/2012	Postage - November 2012	119.31	Mail Services of Houston, Inc
12/31/2012	Rcls Payroll Cash from G/L 11117 to G/L 11114	500.00	
		<u>31,614.34</u>	

Harris County Housing Authority
Affordable Housing Expenses
From 01/01/2013 Through 01/31/2013

Effective Date	Description	Amount	Name
1/2/2013	SS, Med, FU, and SU Taxes Employer - 01-03-13	1,076.91	
1/2/2013	FIT, SS, and Med Taxes Employee - 01-03-13	2,110.77	
1/2/2013	Reclass Payroll from G/L 11117 to G/L 11114	6,155.85	
1/4/2013	Global Sharp Rent 01/01/13 thru 01/31/13	329.06	Global Services LLC
1/4/2013	Office Rent @ 8933 Interchange - January 2013	923.81	SL Interchange, LP
1/4/2013	Water Utility @ 8933 Interchange - January 2013	24.75	SL Interchange, LP
1/4/2013	Office Supplies: Deposit Stamp for AHD account	26.50	Staples Advantage
1/4/2013	HCFCU - Payroll Deduction - 01/03/2013	264.00	Harris County Federal Credit Union
1/11/2013	Gasoline Expense for December 2012	30.71	FUELMAN
1/15/2013	TCDRS - EE Contributions - December 2012	1,371.89	Texas County & District Retirement System
1/15/2013	TCDRS - ER Contributions - December 2012	1,973.49	Texas County & District Retirement System
1/16/2013	SS, Med, FU, and SU Taxes Employer - 01-17-13	979.47	
1/16/2013	FIT, SS, and Med Taxes Employee - 01-17-13	2,104.45	
1/16/2013	Reclass Payroll from G/L 11117 to G/L 11114	6,279.33	
1/18/2013	Mobile Monthly Charge from 12/05/12 thru 01/04/13(HCV &	87.28	AT&T Mobility
1/18/2013	RFP for firm to provide Legal Consulting svc, run12/20&30/12	550.94	Houston Chronicle
1/18/2013	Unum LTD Benefits Coverage: Feb 1 thru Feb 28, 2013	33.28	Unum Life Insurance Company of America
1/18/2013	Winstead Legal Svcs - Svcs thru Dec. 31, 2012	400.00	Winstead PC
1/18/2013	HCFCU - Payroll Deduction - 01/17/2013	264.00	Harris County Federal Credit Union
1/25/2013	BCBS Group Health Insurance - February 2013	1,957.30	Blue Cross Blue Shield of Texas
1/25/2013	RFP for Prof. firm to provide A&E svcs,run 01/13/13&01/20/13	654.80	Houston Chronicle
1/25/2013	United Healthcare - Vision & STD 02/01/13 thru 02/28/13	62.44	United Healthcare
1/25/2013	Guardian Dental/Life Insurance - February 2013	163.55	Guardian Life Insurance Company of
1/30/2013	SS, Med, FU, and SU Taxes Employer - 01-31-13	842.54	
1/30/2013	FIT, SS, and Med Taxes Employee - 01-31-13	2,214.50	
1/30/2013	Reclass Payroll from G/L 11117 to G/L 11114	6,965.62	
1/31/2013	Rcls Payroll Cash from G/L 11117 to G/L 11114	500.00	
		<u>38,347.24</u>	

Harris County Housing Authority
Affordable Housing Expenses
From 02/01/2013 Through 02/28/2013

Effective Date	Description	Amount	Name
2/1/2013	Svcs thru 12/31/12RE:Audit for the Financial Statements FY12	800.00	CliftonLarsonAllen LLP
2/1/2013	Global Sharp Rent 02/01/13 thru 02/28/13	329.06	Global Services LLC
2/1/2013	Toyota Svcs - VIN#5TDZK23C78S181061 (08 Sienna)	199.58	MIKE CALVERT TOYOTA
2/1/2013	Office Rent & Water Utility @ HCHA 8933 Interchange - Feb 13	948.56	SL Interchange, LP
2/1/2013	Starta Service Fee for January 2013	792.00	Starta Development Inc
2/8/2013	Gasoline Expense for January 2013	105.87	FUELMAN
2/8/2013	Office Supplies: Copy papers (4 months supply)	370.00	Liberty Office Products
2/13/2013	SS, Med, FU, and SU Taxes Employer - 02-14-13	735.55	
2/13/2013	FIT, SS, and Med Taxes Employee - 02-14-13	2,047.33	
2/13/2013	Reclass Payroll from G/L 11117 to G/L 11114	6,286.19	
2/15/2013	Starta Service Fees for February 2013	499.00	Starta Development Inc
2/15/2013	Title Report: 2719 S Houston Rd., Pasadena, TX 77502	500.00	Stewart Title Company
2/15/2013	Unum LTD Benefits Coverage: Mar 1 - Mar 31, 2013	33.28	Unum Life Insurance Company of
2/15/2013	HCFCU - Payroll Deduction - 02/14/2013	264.00	Harris County Federal Credit Union
2/15/2013	TCDRS - EE Contributions - January 2013	2,071.67	Texas County & District Retirement
2/15/2013	TCDRS - ER Contributions - January 2013	3,042.08	Texas County & District Retirement
2/19/2013	AT&T:Refund for Wireless Svcs 12/02/12-01/01/13 -	(57.51)	
2/22/2013	Mobile Monthly charge from 01/05/13-02/04/13	72.36	AT&T Mobility
2/22/2013	BCBS Group Health Insurance - March 2013	1,957.30	Blue Cross Blue Shield of Texas
2/22/2013	RFQ for Mkt Study, Appraisal & Environmental Svcs,runFeb1 &	648.86	Houston Chronicle
2/22/2013	Petty Cash Reimb - paid meter parking downtown for meeting	7.00	Paul Curry
2/22/2013	Title Report: 0 Parkwood, Houston, TX 77091;Houston RPC Unit	500.00	Stewart Title Company
2/22/2013	United Healthcare - Vision & STD 03/01/13 thru 03/31/13	62.44	United Healthcare
2/27/2013	SS, Med, FU, and SU Taxes Employer - 02-28-13	722.41	
2/27/2013	FIT, SS, and Med Taxes Employee - 02-28-13	2,012.86	
2/27/2013	Reclass Payroll from G/L 11117 to G/L 11114	6,216.92	
#####	Rcls Payroll Cash from G/L 11117 to G/L 11114	250.00	
		<u>31,416.81</u>	

Harris County Housing Authority
Affordable Housing Expenses
From 03/01/2013 Through 03/31/2013

Effective Date	Description	Amount	Name
3/1/2013	Guardian Dental/Life Insurance - March 2013	163.55	Guardian Life Insurance Company of
3/1/2013	LJA - Sierra Meadows Estates Surveying svcs01/28/12-	6,354.77	LJA Engineering & Surveying, Inc.
3/1/2013	Rent & Water Utility@ H8933 Interchange - March 2013	948.56	SL Interchange, LP
3/1/2013	HCFCU - Payroll Deduction - 02/28/2013	264.00	Harris County Federal Credit Union
3/8/2013	Delivery service: 02/27/13	18.00	A-1 Delivery Services Inc.
3/8/2013	Gasoline Expense for February 2013	78.83	FUELMAN
3/13/2013	SS, Med, FU, and SU Taxes Employer - 03-14-13	725.38	
3/13/2013	FIT, SS, and Med Taxes Employee - 03-14-13	2,024.83	
3/13/2013	Reclass Payroll from G/L 11117 to G/L 11114	6,241.01	
3/15/2013	Mobile Monthly charge from 02/05/13 thru 03/04/13 (HCV)	72.36	AT&T Mobility
3/15/2013	FedEx Delivery - 03/04/13	123.35	Federal Express
3/15/2013	Unum LTD Benefits Coverage: April 1-30, 2013	33.28	Unum Life Insurance Company of America
3/15/2013	HCFCU - Payroll Deduction - 03/14/2013	264.00	Harris County Federal Credit Union
3/15/2013	TCDRS - EE Contributions - February 2013	1,366.59	Texas County & District Retirement System
3/15/2013	TCDRS - ER Contributions - February 2013	2,006.95	Texas County & District Retirement System
3/15/2013	ADP State Unemployment Insurance Adj - March 2013	(2,960.64)	
3/22/2013	BCBS Group Health Insurance - April 2013	1,957.30	Blue Cross Blue Shield of Texas
3/22/2013	United Healthcare - Vision & STD 04/01/13 thru 04/30/13	62.44	United Healthcare
3/27/2013	SS, Med, FU, and SU Taxes Employer - 03-28-13	675.04	
3/27/2013	FIT, SS, and Med Taxes Employee - 03-28-13	1,821.57	
3/27/2013	Reclass Payroll from G/L 11117 to G/L 11114	5,832.53	
3/28/2013	Guardian Dental/Life Insurance - April 2013	163.55	Guardian Life Insurance Company of
3/28/2013	Starta Service Fees for March 2013	499.00	Starta Development Inc
3/28/2013	HCFCU - Payroll Deduction - 03/28/2013	264.00	Harris County Federal Credit Union
3/28/2013	Rcls Payroll Cash from G/L 11117 to G/L 11114	750.00	
		<u>29,750.25</u>	

RESOLUTION NO. 13-27

**RESOLUTION AUTHORIZING THE REIMBURSEMENT OF TRAVEL EXPENSES
TO CEO TOM McCASLAND**

WHEREAS, Tom McCasland attended the HUD-VASH Rapid Results Boot Camp in Tampa, Florida; and

WHEREAS, the timing of the travel was such that Mr. McCasland was not able to receive preapproval by the HCHA Board of Commissioners; and

WHEREAS, Mr. McCasland incurred \$399.84 for hotel expenses at the HUD-VASH conference hotel rate; and

WHEREAS, Mr. McCasland incurred \$519.30 for travel expenses.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the HCHA finance department is hereby authorized to reimburse Mr. McCasland \$919.14 for travel and hotel expenses in addition to other related expenses to this travel.

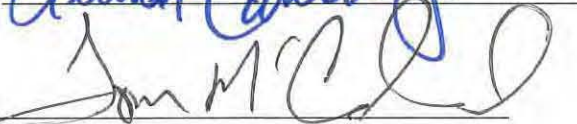
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 22nd day of April 2013.

Chairman:



Secretary:



Attachments: Memorandum from Tom McCasland; Checking account detail showing charge for \$399.84; receipt from Embassy Suites \$399.84; and Itinerary and receipt from United Airlines for \$519.30.

RESOLUTION NO. 13- 28

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR
APPRAISAL SERVICES FOR VARIOUS PROJECTS UNDER THE AFFORDABLE
HOUSING DEVELOPMENT PROGRAM**

WHEREAS, Harris County Housing Authority issued a Request for Qualifications (RFQ No. 13-04) for Appraisal Services for HCHA's Affordable Housing Development program; and

WHEREAS, the RFQ was advertised in the local newspaper, posted on HCHA's website and made available to all interested professionals; and

WHEREAS, HCHA received two (2) proposals from the following Consulting Firms:
Travis Cooper & Associates
O'Connor & Associates.

WHEREAS, the proposals were reviewed and evaluated by staff, and both firms were determined to be responsive, responsible and qualified Consulting firms; and

WHEREAS, HCHA requires the immediate and initial need of an Firm to undertake the design of developments to be funded utilizing funds from the General Land Office; and


WHEREAS, O'Connor & Associates has submitted a fee proposal, when averaged is in the amount of \$4825.00; and \$5315.63 for Travis Cooper & Associates

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to negotiate and execute contracts with O'Connor & Associates and Travis Cooper & Associates for Appraisal Services for various projects associated with the HCHA Affordable Housing Development Program.

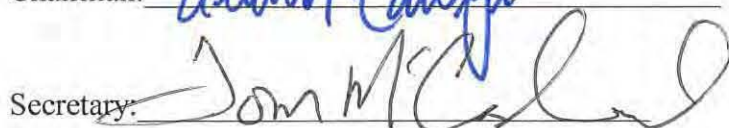
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 22nd day of April 2013.

Chairman:



Secretary:



RESOLUTION NO. 13- 29

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR
MARKET STUDY SERVICES FOR VARIOUS PROJECTS UNDER THE
AFFORDABLE HOUSING DEVELOPMENT PROGRAM**

WHEREAS, Harris County Housing Authority issued a Request for Qualifications (RFQ No. 13-04) for Market Study Services for HCHA's Affordable Housing Development program; and

WHEREAS, the RFQ was advertised in the local newspaper, posted on HCHA's website and made available to all interested professionals; and

WHEREAS, HCHA received two (2) proposals from the following Consulting Firms:
Novogradic & Company, LLP
O'Connor & Associates.

WHEREAS, the proposals were reviewed and evaluated by staff, and both firms were determined to be responsive, responsible and qualified Consulting firms; and

WHEREAS, HCHA requires the immediate and initial need of a Market Study firm to undertake the design of developments to be funded utilizing funds from the General Land Office; and

WHEREAS, Novogradic & Company, LLP has submitted a fee proposal, when averaged is in the amount of \$6,125.00; and \$7225.00 for O'Connor & Associates

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to negotiate and execute contracts with Novogradic & Company, LLP and O'Connor & Associates for Market Study Services for various projects associated with the HCHA Affordable Housing Development Program.

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

PASSED, by the Board of Commissioners this 22nd day of April 2013.

Chairman:

Secretary:

The image shows two handwritten signatures in blue ink. The first signature, for the Chairman, is written over a horizontal line and appears to read "Glen R. Cantrell". The second signature, for the Secretary, is also written over a horizontal line and appears to read "Tom McCall".

Resolution No. 13-30

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONTRACT FOR
PERMANENT LOAN FINANCING**

WHEREAS, quotes were obtained from financial institutions to provide Permanent Loan Financing related to Sierra Meadows a senior affordable housing development; and

WHEREAS, the quotes were requested, by the Developer (Integrated Sierra Meadows Developer, LLC), on behalf of the Partnership (Sierra Meadows, LTD), during the period March 11, 2013 through May 27, 2013; and

WHEREAS, the Developer obtained three (3) quotes (Community Bank of Texas, Greystone Financial Group & Comercia Bank); and

WHEREAS, the HCHA's financial consultant and HCHA staff reviewed/evaluated the quotes and recommendation of the Developer; and

WHEREAS, the HCHA's financial consultant and HCHA staff concurred with the Developer's recommendation of Comercia Bank as the lender of choice; and

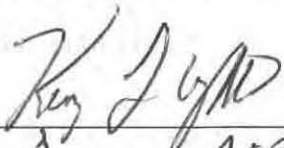
WHEREAS, the terms and conditions outlined in Comercia Bank's quotes are most advantages to the Sierra Meadows, LTD.

NOW, THEREFORE, BE IT RESOLVED, that the HCHA Sierra Meadows, LLC (General Partner of the Sierra Meadows , LTD) is authorized and directed subject to the terms outlined in Comercia Bank's quote, to negotiate and execute a contract for Permanent Loan Financing and loan documents with Comercia Bank for financing related to Sierra Meadows, LTD and to take such actions as the HCHA Sierra Meadows, LLC deems necessary to effectuate the intent of this resolution, the execution of any documents or taking of any actions to be conclusive evidence of the necessity therefor.

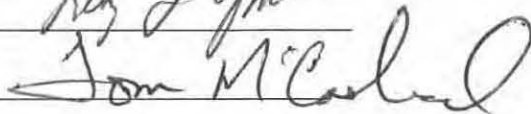
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 18th day of June 2013.

Chairman



Secretary



See Attachments

Horace Allison

From: David Cornwell <davidcornwell@cornwell-assoc.com>
Sent: Tuesday, June 04, 2013 2:53 PM
To: Horace Allison
Cc: Tom McCasland
Subject: RE: Sierra Refinancing.xlsx

Horace:

I have reviewed the four refinancing proposals provided to you by Kenneth Fambro, Integrated Real Estate Group, and provide the following analysis:

1. Both Greystone Financial Group proposals fail to meet the necessary needed re-fi balance of \$3M.
2. Community Bank of Texas, given the blended rate of 4.25/6.25% and a 10 year term, will provide a net cash flow savings of \$132,599 (\$164,599 cash flow from monthly payments less the \$32,000 additional closing costs) from the same 10 year period with a 6% loan with Comercia Bank (\$1,105 per month).
3. The Comercia 6% is a 15 year period (30 year amortization) with no closing costs.

The final analysis weights the security of a 15 year loan @ 6% against the 10 year loan providing a \$1,105/month savings in cash flow.

While not assured, all indications are that the interest rates in the very near future will rise to a level well beyond the 6% rate after a 10 year period.

Therefore, I concur with the Integrated Real Estate Group's recommendation to re-fi the debt with Comercia Bank @ 6%, 15 year term (30 year amortization).

Do not hesitate to call with any questions or concerns.

David W. Cornwell, CPA
President
The Cornwell Associates, Accountants, Inc.
4421 Northwest 39th Avenue, Building #3
Gainesville, Florida 32606-7223
(352) 371-6809 (office)
(352) 375-2747 (fax)
(352) 494-1351 (cell)
web address www.cornwell-assoc.com
email address davidcornwell@cornwell-assoc.com

This message contains information that may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy, print or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise me by reply and delete the message. Thank you in advance.

-----Original Message-----

From: Horace Allison [<mailto:Horace.Allison@hchatexas.org>]

Sent: Thursday, May 30, 2013 4:07 PM

To: davidcornwell@cornwell-assoc.com

Cc: Tom McCasland

Subject: FW: Sierra Refinancing.xlsx

Importance: High

David can you review this and is there a time on tomorrow we can discuss.

Horace Allison, AIA

Horace Allison, AIA

Harris County Housing Authority

8933 Interchange

Houston, Texas 77054

713 669-4514 ph; 713 669-4596 fax

www.hchatexas.org<<http://www.hchatexas.org>>

Because I know who I know. I am able to SMILE and Stand, no matter what the circumstance...

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2242 / Virus Database: 3184/5886 - Release Date: 06/05/13

Horace Allison

From: Kenneth W. Fambro <KFambro@integratedreg.com>
Sent: Wednesday, May 08, 2013 11:24 AM
To: Horace Allison
Subject: Sierra - conversion
Attachments: Loan Analysis Spreadsheet_Sierra.xlsx

Horace,

As a follow-up to our call, attached is the loan comparison for Sierra. The analysis provides confirmation that the revised Comerica loan is a better long-term solution given the fixed rate structure of 6% for the next 15 years. Although the blended rate proposal from Community Bank (5.25% for the first 5 years and 6.75% for the remaining 5 years) is competitive, we have interest rate exposure after year 10 compared to a fixed rate product. In addition to the interest rate risk, switching to a new lender would result in a new title policy (approx. \$3,500), legal (approx. \$6,000) and loan origination fee of \$22,500 (based on \$3mm loan). Given this information it is my recommendation that we proceed with the conversion accordingly.

The loan matures on June 29th, so we need to begin the process very soon. Please review and let me know if there are any questions.

Kenneth W. Fambro, II | Integrated Real Estate Group
3110 W. Southlake Blvd., Suite 120 | Southlake, Texas 76092
Office: (817) 742-1861x14 | Cell: (214) 497-0155 | Fax: (817) 742-1852
Email: kfambro@integratedreg.com

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2241 / Virus Database: 3162/5808 - Release Date: 05/08/13

Horace Allison

From: Kenneth W. Fambro <KFambro@integratedreg.com>
Sent: Friday, June 07, 2013 10:34 AM
To: Horace Allison
Subject: RE: Sierra

Proposal solicitation began on March 11th and concluded on May 27th. No Request for Proposals form was used for this process. We provided the loan information to several lenders and requested that each present their most competitive refinance option – rate, terms, fees, etc.

Kenneth W. Fambro, II | Integrated Real Estate Group
3110 W. Southlake Blvd., Suite 120 | Southlake, Texas 76092
Office: (817) 742-1851x14 | Cell: (214) 497-0155 | Fax: (817) 742-1852
Email: kfambro@integratedreg.com

From: Horace Allison [<mailto:Horace.Allison@hchatexas.org>]
Sent: Wednesday, June 05, 2013 10:48 AM
To: Kenneth W. Fambro
Subject: Sierra
Importance: High

Kenneth, I am putting the resolution together for Sierra refi. I need some inf. What date the when begin the solicitation for refi proposal? What date were they due? How were the solicited. DO you have a Request for Proposals form, that Integrated used, etc.???

Horace Allison, AIA

Horace Allison, AIA
Harris County Housing Authority
8933 Interchange
Houston, Texas 77054
713 669-4514 ph; 713 669-4596 fax
www.hchatexas.org

Because I know who I know. I am able to SMILE and Stand, no matter what the circumstance...

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2242 / Virus Database: 3199/5891 - Release Date: 06/07/13



May 23, 2013

Kenneth Fambro II
Integrated Real Estate Group
3110 W. Southlake Blvd., Suite 120
Southlake, Texas 76092

Re: Sierra Meadows

Dear Kenneth,

CommunityBank of Texas (the "Bank") is pleased to provide the following term sheet for permanent financing to Sierra Meadows, Ltd. (the "Borrower") for the development of Sierra Meadows, a 90-unit seniors development financed with funds from the Tax Credit Exchange Program located in Houston, Texas. The proposed terms and conditions are as follows:

Summary of Terms

Borrower: Sierra Meadows, Ltd.

Guaranty: Loan will be non-recourse to borrower.

Project: Sierra Meadows

Credit Facilities: Permanent loan of approximately \$3,000,000:

- 4.25% fixed rate
- 60-month term
- Minimum of 1.25x debt service coverage at initial underwriting.
- Zero pre-payment penalty – You may pay off the loan at anytime without penalty.
- Monthly principal and interest payments based on a 4.25% fixed rate and a 30-year amortization with the remainder principal balance due as a balloon payment at the end of the 60-month maturity.
- Replacement reserves to be \$250 per unit per year with agreed upon increases for future years.
- Operating reserve in the amount 3% of net operating income will be escrowed into the operating reserve account annually.
- One 60-month extension to be priced at 6.25% subject to 1) completion of project, 2) No event of default has occurred or potential for default to occur, 3) 90% occupancy and 4) No material adverse change in the financial condition of the

Project (i.e., deferred maintenance, significant reserve depletions, etc.). Amortization would continue on the remaining 25 years left on the original 30-year amortization.

Loan-to-value: 1) Actual permanent loan amount not to exceed 80% during permanent period, based on stabilized rent-restricted value. Appraisal report will be in form and substance acceptable to the Bank.

Collateral:

- 1st lien leasehold interest and assignment of leases and rents on the subject property
- UCC filing on furniture, fixtures, and equipment
- Security interest in replacement reserve funds
- Assignment and subordination of deferred developer fee and other management fees collected by general partner or a related entity.
- Assignment and subordination of management, construction, architectural contracts, etc.

Fees: Origination fee of 0.75% of the permanent loan (payable at permanent loan closing) and 0.25% for the extension. Borrower will also pay for all reasonable costs incurred by the Bank in connection with the loan including, but not limited to, legal fees and expenses, appraisal/survey fees, title insurance premiums and search fees, UCC searches, environmental assessment fees, whether or not the loan contemplated herein are funded. This obligation will survive whether or not the loan is approved.

Reporting Requirements: Include but are not limited to:

- Annual audited financial statements of Borrower
- Quarterly operating statements on the property

Summary of Conditions

This proposal is subject to all of the following conditions being met prior to construction closing:

Project Operations: Review of current operating financial statements indicating annualized 1.25x debt service coverage. Principal amount of loan may be adjusted based on this review.

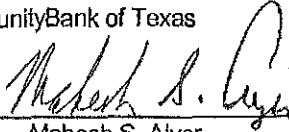
Other Conditions: Receipt and approval of those items listed in the Due Diligence Checklist

If you should have any questions concerning these terms and conditions, please feel free to call me at (832) 214-3129. Kenneth, thank you for giving us the opportunity to consider financing for this project.

Sincerely,

CommunityBank of Texas

By: _____



Mahesh S. Aiyer
Executive Vice President

Agreed to:

By: _____

Authorized signer of Borrower

GREYSTONE

FINANCIAL
GROUP

GREYSTONE SERVICING
CORPORATION, INC.
1100 ABERNATHY ROAD NE.
BLDG 500 SUITE 800
ATLANTA, GA 30328
PHONE: 770-392-9788
FAX: 770-392-9789

To: Paula Burns
Harris County Housing Authority

From: Pharran Jackson
Greystone Servicing Corporation, Inc.

Cc: Jonathan Stettin
Greystone Servicing Corporation, Inc.

Date: March 22, 2011

Re: *Sierra Meadows – Humble, Texas*

Greystone Servicing Corporation, Inc. ("Greystone") is pleased to submit the following loan proposal in regard to the referenced project. The basic terms are described below and the proposal is based on the information provided to Greystone to date. It is subject to our standard underwriting and due diligence guidelines. This Greystone quote is effective for up to 10 business days from the above referenced date.

<i>Loan Type:</i>	Fannie Mae Immediate Delivery – Refinance with cash out				
<i>Maximum Loan-to-Value:</i>	70 LTV				
<i>Minimum DSCR:</i>	1.30x for A Piece at Full Taxes and 1.05x for B Piece based on Tax Exemption				
<i>A Piece at Full Taxes</i>	Term	10 years	12 years	15 years	18 years
	Yield Maintenance	9.5 years	11.5 years	14.5 years	15 years
	Spread*	2.48%	2.64%	3.01%	3.42%
	Amortization	30 years	30 years	30 years	30 years
	Est. Rate	4.40%	4.56%	4.93%	5.34%
	A Piece Loan	\$1,994,000	\$1,957,000	\$1,875,000	\$1,790,000
All spreads quoted above are priced over the 10 Year Treasury. Priced on a 30/360 rate basis.					
*Indicative rate subject to the market's daily changes.					

<i>B Piece based on Tax Exemption</i>	Term	10 years	12 years	15 years	18 years
	Yield Maintenance	9.5 years	11.5 years	14.5 years	15 years
	Spread*	1.65%	1.61%	2.29%	2.57%
	Amortization	10 years	12 years	15 years	18 years
	Est. Rate	3.57%	3.53%	4.21%	4.49%
	B Piece Loan	\$859,130	\$1,030,956	\$1,288,695	\$1,441,367
<p>Ten year and 12 year quote are over the 5 and 7 year Treasury, respectively. All other spreads quoted above are priced over the 10 Year Treasury. Priced on a 30/360 rate basis.</p> <p>*Indicative rate subject to the market's daily changes.</p>					
<i>Combined Loan Amounts</i>	10 year \$2,853,130	12 year \$2,987,956	15 year \$3,163,695	18 year \$3,231,367	
<i>Origination Fee:</i>	Greater of \$25,000 or 1.0% of the Full Loan Amount				
<i>Prepayment Terms:</i>	Rate quoted above assumes Loan is subject to yield maintenance for the term listed above and then 1% thereafter with the last 90 days open at par.				
<i>Application / Due Diligence Fee:</i>	<p>\$2,500 application fee to cover internal costs</p> <p>\$12,500 due diligence fee to cover costs associated with the engagement of the following: appraisal, engineering and environmental reports.</p> <p>Total application and due diligence fee: \$15,000</p>				
<i>Lender Legal:</i>	Borrower shall pay for all of Greystone's legal fees, estimated to be \$12,500, which shall be paid by the Borrower at Permanent Loan Closing. Applicant shall pay to Greystone a deposit in the amount of \$5,000 at the time of application , which will be applied at closing against lender legal bills.				
<i>Recourse/Non-Recourse:</i>	Non-Recourse				
<i>Assumability:</i>	1% Assumption Fee				

<p><i>Special Considerations:</i></p>	<ul style="list-style-type: none"> • Pricing is subject to Fannie Mae approval. • Greystone will close and fund the Loan subject to the property maintaining a 90% economic occupancy for a trailing 90 day period. • Loan Amount is subject to an Effective Gross Income being no less than \$722,399 and Net Operating Income being no less than \$278,521. • Greystone will require monthly escrows for taxes and insurance. Greystone will require a replacement reserve escrow estimated at \$250 per unit per year, or \$22,500 annually, subject to the engineer's conclusions. • Satisfactory review of all Key Principals resumes, financial statements (liquidity and net worth), and schedule of real estate owned. • Affordability restrictions must be acceptable to Greystone through the term of the Loan. • Loan assumes all subordinate debt is "soft" and payable from available cash flow. • Loan assumes that the Combined Loan Amount does not exceed 70% of the Restricted Value of the property.
---------------------------------------	---

NOTE MODIFICATION AGREEMENT

THIS NOTE MODIFICATION AGREEMENT (this "**Modification**") is made and entered into as of May __, 2013, by and between SIERRA MEADOWS, LTD., a Texas limited partnership ("**Borrower**"), and COMERICA BANK, a Texas state banking association ("**Lender**"), successor by merger to Sterling Bank.

W I T N E S S E T H:

WHEREAS, in accordance with the terms and provisions of a Credit Support and Funding Agreement (the "**Loan Agreement**") dated June 29, 2010, between Lender and Borrower, Borrower executed and delivered to Lender, and is legally obligated to pay, among other indebtedness, a Promissory Note (the "**Note**"), dated of even date therewith, in the original principal face amount of \$3,000,000.00; and

WHEREAS, Borrower and Lender have agreed to extend, renew, and modify the Note as hereinafter provided to clarify a term in the Note.

NOW, THEREFORE, in consideration of the premises and the mutual agreements herein set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower and Lender agree as follows:

1. **Definitions.** All capitalized terms used in this Modification which are not otherwise defined herein shall have the meanings assigned to them in the Loan Agreement (as may be hereby amended), regardless of whether a specific reference to the Loan Agreement is made.

2. **Modification of Note.** Numerical Section 3 of the Loan Agreement is deleted in its entirety and the following is substituted in place thereof:

Permanent Term Interest. Beginning on the Permanent Term Commencement Date, interest shall accrue at a fixed rate per annum equal to 6.0% (such fixed rate is sometimes referred to herein as the "**Stated Rate**").

3. **Preservation of Note.** Except as specifically amended and modified by the terms of this Modification, all of the terms, provisions, covenants, warranties, and agreements contained in the Note, the Loan Agreement and each other Loan Document shall remain in full force and effect.

4. **Joinder.** The undersigned Guarantor joins in the execution and delivery of this Modification to evidence its Guaranty remains in full force and effect (subject to the terms thereof) and continues to secure the payment of the Note as hereby modified.

5. **Counterparts.** This Modification may be executed in two or more counterparts, and it shall not be necessary that any one of the counterparts be executed by all of the parties hereto. Each fully or partially executed counterpart shall be deemed an original, but all such counterparts taken together shall constitute but one and the same instrument.

EXECUTED effective as of the date first stated in this Modification.

BORROWER:

SIERRA MEADOWS, LTD., a Texas limited partnership

By: HCHA Sierra Meadows, LLC, a Texas limited liability company, its general partner

By: _____

David Gunter, Manager

LENDER:

COMERICA BANK, a Texas state banking association

By: _____
Name: _____
Title: _____

JOINED AND AGREED TO:

RES IHS, LLC, a Texas limited liability company

By: _____
Kenneth W. Fambro II,
Vice President

Sierra Meadows Permanent Loan Quotes/Proposals

90 Unit Senior Housing Development

	Community Bank of Texas	Greystone Financial Group A - Full Taxes	Greystone Financial Group B - Tax Exempt	Comercia Bank
Guaranty	Non-recourse to Borrower	Non-recourse to Borrower	Non-recourse to Borrower	
Loan Amount	\$3,000,000.00	\$1,875,000.00	\$1,288,695.00	\$3,000,000.00
Interest Rate Fixed	4.25%	4.93%	4.21	6.00%
Term	60 months	180 months	180 months	180 months
Amortization	30 yr.	30 yr.	15 yr.	30 yr.
Replacement Reserves	\$250/unit/yr.	\$250/unit/yr.	\$250/unit/yr.	
Operating reserves	3% annually			
Extension Option				
Interest Rate Fixed	6.25%	TBD	TDB	TBD
Term	60 months	TBD	TBD	TBD
Occupancy	90%	90%	90%	
Loan-to Value Ratio	80%			
Collateral				
	1st Lien leasehold interest/assignment of leases and rent			
	UCC filing on furniture, fixtures and equipment			
	Security interest in replacement reserves			
	Assignment/Subordination of deferred developer fee/management fee of GP			
	Assignment/Subordination of management, construction, architectural services, etc. of deferred developer fee/management fee of GP			
Fees				
Origination	.75% of permanent loan	Greater of \$25,000.00 or 1%	Greater of \$25,000.00 or 1%	N/A
	.25% for extension			
	Borrower pays all reasonable costs in connection with the loan	Borrower pays all reasonable costs in connection with the loan	Borrower pays all reasonable costs in connection with the loan	Borrower pays all reasonable costs in connection with the loan

Application/Due Diligence Fee		\$2,500.00 app/\$12,500.00 due diligence	\$2,500.00 app/\$12,500.00 due diligence	
Lender Legal		\$12,500.00/\$5,000 deposit	\$12,500.00/\$5,000 deposit	
Pre-payment Terms		Yield Maintenance/1% thereafter/90 days open par	Yield Maintenance/1% thereafter/90 days open par	1%
Assumability		1%	1%	
Reporting Requirement	Annual Financial Audited	Annual Financial Audited	Annual Financial Audited	Annual Financial Audited
	Quarterly Operating Statements	Quarterly Operating Statements	Quarterly Operating Statements	Quarterly Operating Statements
Debt Service Coverage Ratio	1.25	1.30	1.05	1.15
Notes:				
Loan Type		Fannie Mae	Fannie Mae	
		Gross income no less than \$722,399.00 and Net operating Income no less than \$278,521.00	Gross income no less than \$722,399.00 and Net operating Income no less than \$278,521.00	
		All subordinated debt is soft and payable from cash flow	All subordinated debt is soft and payable from cash flow	

Summary	
Loan Amount	3,000,000
Rate	4.25%
Extension Rate	6.25%
Term (yrs)	5
Extension Term	5
Amortization (yrs)	30
min DSCR	1.25

Community Bank of Texas

Rate	4.25%			
Term	5 years	perm loan amount		3,000,000
Amort	30 years	Orig Fee	0.75% \$	22,500
Payment	14,758 per month			

Balance due at end of term 2,724,231

Month	Beginning Balance	Principal	Interest	Payment	Ending Balance
1	3,000,000	4,133	10,625	14,758	2,995,867
2	2,995,867	4,148	10,610	14,758	2,991,719
3	2,991,719	4,163	10,596	14,758	2,987,556
4	2,987,556	4,177	10,581	14,758	2,983,379
5	2,983,379	4,192	10,566	14,758	2,979,187
6	2,979,187	4,207	10,551	14,758	2,974,980
7	2,974,980	4,222	10,536	14,758	2,970,758
8	2,970,758	4,237	10,521	14,758	2,966,522
9	2,966,522	4,252	10,506	14,758	2,962,270
10	2,962,270	4,267	10,491	14,758	2,958,003
11	2,958,003	4,282	10,476	14,758	2,953,721
12	2,953,721	4,297	10,461	14,758	2,949,424
13	2,949,424	4,312	10,446	14,758	2,945,112
14	2,945,112	4,328	10,431	14,758	2,940,784
15	2,940,784	4,343	10,415	14,758	2,936,441
16	2,936,441	4,358	10,400	14,758	2,932,083
17	2,932,083	4,374	10,384	14,758	2,927,709
18	2,927,709	4,389	10,369	14,758	2,923,320
19	2,923,320	4,405	10,353	14,758	2,918,915
20	2,918,915	4,420	10,338	14,758	2,914,495
21	2,914,495	4,436	10,322	14,758	2,910,059
22	2,910,059	4,452	10,306	14,758	2,905,607
23	2,905,607	4,468	10,291	14,758	2,901,139
24	2,901,139	4,483	10,275	14,758	2,896,656
25	2,896,656	4,499	10,259	14,758	2,892,157
26	2,892,157	4,515	10,243	14,758	2,887,642
27	2,887,642	4,531	10,227	14,758	2,883,111
28	2,883,111	4,547	10,211	14,758	2,878,564
29	2,878,564	4,563	10,195	14,758	2,874,000
30	2,874,000	4,579	10,179	14,758	2,869,421
31	2,869,421	4,596	10,163	14,758	2,864,825
32	2,864,825	4,612	10,146	14,758	2,860,213
33	2,860,213	4,628	10,130	14,758	2,855,585
34	2,855,585	4,645	10,114	14,758	2,850,940
35	2,850,940	4,661	10,097	14,758	2,846,279

with loan extension

Rate	4.25% first 5 years	6.25% second 5 years	6.35%
Term	5 Years		
Amort	30 Years		

Balance due at end of term 2,100,325

Month	Beginning Balance	Principal	Interest	Payment	Ending Balance
1	3,000,000	4,133	10,625	14,758	2,995,867
2	2,995,867	4,148	10,610	14,758	2,991,719
3	2,991,719	4,163	10,596	14,758	2,987,556
4	2,987,556	4,177	10,581	14,758	2,983,379
5	2,983,379	4,192	10,566	14,758	2,979,187
6	2,979,187	4,207	10,551	14,758	2,974,980
7	2,974,980	4,222	10,536	14,758	2,970,758
8	2,970,758	4,237	10,521	14,758	2,966,522
9	2,966,522	4,252	10,506	14,758	2,962,270
10	2,962,270	4,267	10,491	14,758	2,958,003
11	2,958,003	4,282	10,476	14,758	2,953,721
12	2,953,721	4,297	10,461	14,758	2,949,424
13	2,949,424	4,312	10,446	14,758	2,945,112
14	2,945,112	4,328	10,431	14,758	2,940,784
15	2,940,784	4,343	10,415	14,758	2,936,441
16	2,936,441	4,358	10,400	14,758	2,932,083
17	2,932,083	4,374	10,384	14,758	2,927,709
18	2,927,709	4,389	10,369	14,758	2,923,320
19	2,923,320	4,405	10,353	14,758	2,918,915
20	2,918,915	4,420	10,338	14,758	2,914,495
21	2,914,495	4,436	10,322	14,758	2,910,059
22	2,910,059	4,452	10,306	14,758	2,905,607
23	2,905,607	4,468	10,291	14,758	2,901,139
24	2,901,139	4,483	10,275	14,758	2,896,656
25	2,896,656	4,499	10,259	14,758	2,892,157
26	2,892,157	4,515	10,243	14,758	2,887,642
27	2,887,642	4,531	10,227	14,758	2,883,111
28	2,883,111	4,547	10,211	14,758	2,878,564
29	2,878,564	4,563	10,195	14,758	2,874,000
30	2,874,000	4,579	10,179	14,758	2,869,421
31	2,869,421	4,596	10,163	14,758	2,864,825
32	2,864,825	4,612	10,146	14,758	2,860,213
33	2,860,213	4,628	10,130	14,758	2,855,585
34	2,855,585	4,645	10,114	14,758	2,850,940
35	2,850,940	4,661	10,097	14,758	2,846,279

36	2,846,279	4,678	10,081	14,758	2,841,601	36	2,846,279	4,678	10,081	14,758	2,841,601
37	2,841,601	4,694	10,064	14,758	2,836,907	37	2,841,601	4,694	10,064	14,758	2,836,907
38	2,836,907	4,711	10,047	14,758	2,832,196	38	2,836,907	4,711	10,047	14,758	2,832,196
39	2,832,196	4,728	10,031	14,758	2,827,469	39	2,832,196	4,728	10,031	14,758	2,827,469
40	2,827,469	4,744	10,014	14,758	2,822,725	40	2,827,469	4,744	10,014	14,758	2,822,725
41	2,822,725	4,761	9,997	14,758	2,817,964	41	2,822,725	4,761	9,997	14,758	2,817,964
42	2,817,964	4,778	9,980	14,758	2,813,186	42	2,817,964	4,778	9,980	14,758	2,813,186
43	2,813,186	4,795	9,963	14,758	2,808,391	43	2,813,186	4,795	9,963	14,758	2,808,391
44	2,808,391	4,812	9,946	14,758	2,803,579	44	2,808,391	4,812	9,946	14,758	2,803,579
45	2,803,579	4,829	9,929	14,758	2,798,750	45	2,803,579	4,829	9,929	14,758	2,798,750
46	2,798,750	4,846	9,912	14,758	2,793,904	46	2,798,750	4,846	9,912	14,758	2,793,904
47	2,793,904	4,863	9,895	14,758	2,789,041	47	2,793,904	4,863	9,895	14,758	2,789,041
48	2,789,041	4,880	9,878	14,758	2,784,161	48	2,789,041	4,880	9,878	14,758	2,784,161
49	2,784,161	4,898	9,861	14,758	2,779,263	49	2,784,161	4,898	9,861	14,758	2,779,263
50	2,779,263	4,915	9,843	14,758	2,774,348	50	2,779,263	4,915	9,843	14,758	2,774,348
51	2,774,348	4,932	9,826	14,758	2,769,416	51	2,774,348	4,932	9,826	14,758	2,769,416
52	2,769,416	4,950	9,808	14,758	2,764,466	52	2,769,416	4,950	9,808	14,758	2,764,466
53	2,764,466	4,967	9,791	14,758	2,759,499	53	2,764,466	4,967	9,791	14,758	2,759,499
54	2,759,499	4,985	9,773	14,758	2,754,514	54	2,759,499	4,985	9,773	14,758	2,754,514
55	2,754,514	5,003	9,756	14,758	2,749,511	55	2,754,514	5,003	9,756	14,758	2,749,511
56	2,749,511	5,020	9,738	14,758	2,744,491	56	2,749,511	5,020	9,738	14,758	2,744,491
57	2,744,491	5,038	9,720	14,758	2,739,453	57	2,744,491	5,038	9,720	14,758	2,739,453
58	2,739,453	5,056	9,702	14,758	2,734,397	58	2,739,453	5,056	9,702	14,758	2,734,397
59	2,734,397	5,074	9,684	14,758	2,729,323	59	2,734,397	5,074	9,684	14,758	2,729,323
60	2,729,323	5,092	9,666	14,758	2,724,231	60	2,729,323	3,764	14,215	17,980	2,725,558
61	2,724,231	5,110	9,648	14,758	2,719,121	61	2,725,558	3,784	14,196	17,980	2,721,774
62	2,719,121	5,128	9,630	14,758	2,713,993	62	2,721,774	3,804	14,176	17,980	2,717,970
63	2,713,993	5,146	9,612	14,758	2,708,847	63	2,717,970	3,824	14,156	17,980	2,714,147
64	2,708,847	5,164	9,594	14,758	2,703,683	64	2,714,147	3,843	14,136	17,980	2,710,303
65	2,703,683	5,183	9,576	14,758	2,698,500	65	2,710,303	3,864	14,116	17,980	2,705,440
66	2,698,500	5,201	9,557	14,758	2,693,299	66	2,706,440	3,884	14,096	17,980	2,702,556
67	2,693,299	5,219	9,539	14,758	2,688,079	67	2,702,556	3,904	14,076	17,980	2,698,652
68	2,688,079	5,238	9,520	14,758	2,682,842	68	2,698,652	3,924	14,055	17,980	2,694,728
69	2,682,842	5,256	9,502	14,758	2,677,585	69	2,694,728	3,945	14,035	17,980	2,690,784
70	2,677,585	5,275	9,483	14,758	2,672,310	70	2,690,784	3,965	14,014	17,980	2,686,818
71	2,672,310	5,294	9,464	14,758	2,667,016	71	2,686,818	3,986	13,994	17,980	2,682,833
72	2,667,016	5,313	9,446	14,758	2,661,704	72	2,682,833	4,007	13,973	17,980	2,678,826
73	2,661,704	5,331	9,427	14,758	2,656,372	73	2,678,826	4,027	13,952	17,980	2,674,799
74	2,656,372	5,350	9,408	14,758	2,651,022	74	2,674,799	4,048	13,931	17,980	2,670,750
75	2,651,022	5,369	9,389	14,758	2,645,653	75	2,670,750	4,070	13,910	17,980	2,666,681
76	2,645,653	5,388	9,370	14,758	2,640,265	76	2,666,681	4,091	13,889	17,980	2,662,590
77	2,640,265	5,407	9,351	14,758	2,634,858	77	2,662,590	4,112	13,868	17,980	2,658,478
78	2,634,858	5,426	9,332	14,758	2,629,431	78	2,658,478	4,133	13,846	17,980	2,654,344
79	2,629,431	5,446	9,313	14,758	2,623,986	79	2,654,344	4,155	13,825	17,980	2,650,189
80	2,623,986	5,465	9,293	14,758	2,618,521	80	2,650,189	4,177	13,803	17,980	2,646,013
81	2,618,521	5,484	9,274	14,758	2,613,036	81	2,646,013	4,198	13,781	17,980	2,641,814
82	2,613,036	5,504	9,255	14,758	2,607,533	82	2,641,814	4,220	13,759	17,980	2,637,594
83	2,607,533	5,523	9,235	14,758	2,602,009	83	2,637,594	4,242	13,737	17,980	2,633,352
84	2,602,009	5,543	9,215	14,758	2,596,467	84	2,633,352	4,264	13,715	17,980	2,629,088
85	2,596,467	5,562	9,196	14,758	2,590,904	85	2,629,088	4,287	13,693	17,980	2,624,801
86	2,590,904	5,582	9,176	14,758	2,585,322	86	2,624,801	4,309	13,671	17,980	2,620,492
87	2,585,322	5,602	9,156	14,758	2,579,720	87	2,620,492	4,331	13,648	17,980	2,616,161
88	2,579,720	5,622	9,137	14,758	2,574,099	88	2,616,161	4,354	13,626	17,980	2,611,807
89	2,574,099	5,642	9,117	14,758	2,568,457	89	2,611,807	4,377	13,603	17,980	2,607,431
90	2,568,457	5,662	9,097	14,758	2,562,796	90	2,607,431	4,399	13,580	17,980	2,603,032
91	2,562,796	5,682	9,077	14,758	2,557,114	91	2,603,032	4,422	13,557	17,980	2,598,609
92	2,557,114	5,702	9,056	14,758	2,551,412	92	2,598,609	4,445	13,534	17,980	2,594,164

93	2,551,412	5,722	9,036	14,758	2,545,690	93	2,594,164	4,468	13,511	17,980	2,589,696
94	2,545,690	5,742	9,016	14,758	2,539,948	94	2,589,696	4,492	13,488	17,980	2,585,204
95	2,539,948	5,763	8,996	14,758	2,534,185	95	2,585,204	4,515	13,465	17,980	2,580,689
96	2,534,185	5,783	8,975	14,758	2,528,403	96	2,580,689	4,539	13,441	17,980	2,576,150
97	2,528,403	5,803	8,955	14,758	2,522,599	97	2,576,150	4,562	13,417	17,980	2,571,588
98	2,522,599	5,824	8,934	14,758	2,516,775	98	2,571,588	4,586	13,394	17,980	2,567,002
99	2,516,775	5,845	8,914	14,758	2,510,930	99	2,567,002	4,610	13,370	17,980	2,562,392
100	2,510,930	5,865	8,893	14,758	2,505,065	100	2,562,392	4,634	13,346	17,980	2,557,758
101	2,505,065	5,886	8,872	14,758	2,499,179	101	2,557,758	4,658	13,322	17,980	2,553,100
102	2,499,179	5,907	8,851	14,758	2,493,272	102	2,553,100	4,682	13,297	17,980	2,548,418
103	2,493,272	5,928	8,830	14,758	2,487,344	103	2,548,418	4,707	13,273	17,980	2,543,711
104	2,487,344	5,949	8,809	14,758	2,481,395	104	2,543,711	4,731	13,248	17,980	2,538,980
105	2,481,395	5,970	8,788	14,758	2,475,425	105	2,538,980	4,756	13,224	17,980	2,534,224
106	2,475,425	5,991	8,767	14,758	2,469,434	106	2,534,224	4,781	13,199	17,980	2,529,444
107	2,469,434	6,012	8,746	14,758	2,463,422	107	2,529,444	4,805	13,174	17,980	2,524,638
108	2,463,422	6,034	8,725	14,758	2,457,389	108	2,524,638	4,831	13,149	17,980	2,519,808
109	2,457,389	6,055	8,703	14,758	2,451,334	109	2,519,808	4,856	13,124	17,980	2,514,952
110	2,451,334	6,076	8,682	14,758	2,445,257	110	2,514,952	4,881	13,099	17,980	2,510,071
111	2,445,257	6,098	8,660	14,758	2,439,159	111	2,510,071	4,906	13,073	17,980	2,505,165
112	2,439,159	6,120	8,639	14,758	2,433,040	112	2,505,165	4,932	13,048	17,980	2,500,233
113	2,433,040	6,141	8,617	14,758	2,426,899	113	2,500,233	4,958	13,022	17,980	2,495,275
114	2,426,899	6,163	8,595	14,758	2,420,736	114	2,495,275	4,983	12,996	17,980	2,490,292
115	2,420,736	6,185	8,573	14,758	2,414,551	115	2,490,292	5,009	12,970	17,980	2,485,282
116	2,414,551	6,207	8,552	14,758	2,408,344	116	2,485,282	5,035	12,944	17,980	2,480,247
117	2,408,344	6,229	8,530	14,758	2,402,116	117	2,480,247	5,062	12,918	17,980	2,475,185
118	2,402,116	6,251	8,507	14,758	2,395,865	118	2,475,185	5,088	12,892	17,980	2,470,097
119	2,395,865	6,273	8,485	14,758	2,389,592	119	2,470,097	5,115	12,865	17,980	2,464,982
120	2,389,592	6,295	8,463	14,758	2,383,297	120	2,464,982	5,141	12,838	17,980	2,459,841
121	2,383,297	6,317	8,441	14,758	2,376,980	121	2,459,841	5,107	12,813	18,123	2,454,735
122	2,376,980	6,340	8,418	14,758	2,370,640	122	2,454,735	5,134	12,990	18,123	2,449,601
123	2,370,640	6,362	8,396	14,758	2,364,278	123	2,449,601	5,161	12,962	18,123	2,444,440
124	2,364,278	6,385	8,373	14,758	2,357,893	124	2,444,440	5,188	12,935	18,123	2,439,252
125	2,357,893	6,407	8,351	14,758	2,351,486	125	2,439,252	5,216	12,908	18,123	2,434,036
126	2,351,486	6,430	8,328	14,758	2,345,056	126	2,434,036	5,243	12,880	18,123	2,428,793
127	2,345,056	6,453	8,305	14,758	2,338,603	127	2,428,793	5,271	12,852	18,123	2,423,522
128	2,338,603	6,476	8,283	14,758	2,332,127	128	2,423,522	5,299	12,824	18,123	2,418,223
129	2,332,127	6,499	8,260	14,758	2,325,629	129	2,418,223	5,327	12,796	18,123	2,412,896
130	2,325,629	6,522	8,237	14,758	2,319,107	130	2,412,896	5,355	12,768	18,123	2,407,541
131	2,319,107	6,545	8,214	14,758	2,312,562	131	2,407,541	5,383	12,740	18,123	2,402,158
132	2,312,562	6,568	8,190	14,758	2,305,995	132	2,402,158	5,412	12,711	18,123	2,396,746
133	2,305,995	6,591	8,167	14,758	2,299,403	133	2,396,746	5,441	12,683	18,123	2,391,305
134	2,299,403	6,614	8,144	14,758	2,292,789	134	2,391,305	5,469	12,654	18,123	2,385,836
135	2,292,789	6,638	8,120	14,758	2,286,151	135	2,385,836	5,498	12,625	18,123	2,380,338
136	2,286,151	6,661	8,097	14,758	2,279,490	136	2,380,338	5,527	12,596	18,123	2,374,810
137	2,279,490	6,685	8,073	14,758	2,272,805	137	2,374,810	5,557	12,567	18,123	2,369,254
138	2,272,805	6,709	8,050	14,758	2,266,096	138	2,369,254	5,586	12,537	18,123	2,363,668
139	2,266,096	6,732	8,026	14,758	2,259,363	139	2,363,668	5,616	12,508	18,123	2,358,052
140	2,259,363	6,756	8,002	14,758	2,252,607	140	2,358,052	5,645	12,478	18,123	2,352,407
141	2,252,607	6,780	7,978	14,758	2,245,827	141	2,352,407	5,675	12,448	18,123	2,346,731
142	2,245,827	6,804	7,954	14,758	2,239,023	142	2,346,731	5,705	12,418	18,123	2,341,026
143	2,239,023	6,828	7,930	14,758	2,232,194	143	2,341,026	5,735	12,388	18,123	2,335,291
144	2,232,194	6,853	7,906	14,758	2,225,342	144	2,335,291	5,766	12,358	18,123	2,329,525
145	2,225,342	6,877	7,881	14,758	2,218,465	145	2,329,525	5,796	12,327	18,123	2,323,729
146	2,218,465	6,901	7,857	14,758	2,211,564	146	2,323,729	5,827	12,296	18,123	2,317,902
147	2,211,564	6,926	7,833	14,758	2,204,638	147	2,317,902	5,858	12,266	18,123	2,312,044
148	2,204,638	6,950	7,808	14,758	2,197,688	148	2,312,044	5,889	12,235	18,123	2,306,155
149	2,197,688	6,975	7,783	14,758	2,190,714	149	2,306,155	5,920	12,203	18,123	2,300,235

150	2,190,714	6,999	7,759	14,758	2,183,714	150	2,300,235	5,951	12,172	18,123	2,294,284
151	2,183,714	7,024	7,734	14,758	2,176,690	151	2,294,284	5,983	12,141	18,123	2,288,301
152	2,176,690	7,049	7,709	14,758	2,169,641	152	2,288,301	6,014	12,109	18,123	2,282,287
153	2,169,641	7,074	7,684	14,758	2,162,567	153	2,282,287	6,046	12,077	18,123	2,276,241
154	2,162,567	7,099	7,659	14,758	2,155,468	154	2,276,241	6,078	12,045	18,123	2,270,163
155	2,155,468	7,124	7,634	14,758	2,148,344	155	2,270,163	6,110	12,013	18,123	2,264,052
156	2,148,344	7,149	7,609	14,758	2,141,194	156	2,264,052	6,143	11,981	18,123	2,257,909
157	2,141,194	7,175	7,583	14,758	2,134,019	157	2,257,909	6,175	11,948	18,123	2,251,734
158	2,134,019	7,200	7,558	14,758	2,126,819	158	2,251,734	6,208	11,915	18,123	2,245,526
159	2,126,819	7,226	7,532	14,758	2,119,593	159	2,245,526	6,241	11,883	18,123	2,239,285
160	2,119,593	7,251	7,507	14,758	2,112,342	160	2,239,285	6,274	11,850	18,123	2,233,012
161	2,112,342	7,277	7,481	14,758	2,105,065	161	2,233,012	6,307	11,816	18,123	2,226,705
162	2,105,065	7,303	7,455	14,758	2,097,762	162	2,226,705	6,340	11,783	18,123	2,220,364
163	2,097,762	7,329	7,430	14,758	2,090,434	163	2,220,364	6,374	11,749	18,123	2,213,990
164	2,090,434	7,355	7,404	14,758	2,083,079	164	2,213,990	6,408	11,716	18,123	2,207,583
165	2,083,079	7,381	7,378	14,758	2,075,698	165	2,207,583	6,442	11,682	18,123	2,201,141
166	2,075,698	7,407	7,351	14,758	2,068,292	166	2,201,141	6,476	11,648	18,123	2,194,666
167	2,068,292	7,433	7,325	14,758	2,060,859	167	2,194,666	6,510	11,613	18,123	2,188,156
168	2,060,859	7,459	7,299	14,758	2,053,399	168	2,188,156	6,544	11,579	18,123	2,181,611
169	2,053,399	7,486	7,272	14,758	2,045,914	169	2,181,611	6,579	11,544	18,123	2,175,032
170	2,045,914	7,512	7,246	14,758	2,038,401	170	2,175,032	6,614	11,510	18,123	2,168,419
171	2,038,401	7,539	7,219	14,758	2,030,862	171	2,168,419	6,649	11,475	18,123	2,161,770
172	2,030,862	7,566	7,193	14,758	2,023,297	172	2,161,770	6,684	11,439	18,123	2,155,086
173	2,023,297	7,592	7,166	14,758	2,015,705	173	2,155,086	6,719	11,404	18,123	2,148,367
174	2,015,705	7,619	7,139	14,758	2,008,085	174	2,148,367	6,755	11,368	18,123	2,141,612
175	2,008,085	7,646	7,112	14,758	2,000,439	175	2,141,612	6,791	11,333	18,123	2,134,821
176	2,000,439	7,673	7,085	14,758	1,992,766	176	2,134,821	6,827	11,297	18,123	2,127,994
177	1,992,766	7,700	7,058	14,758	1,985,065	177	2,127,994	6,863	11,261	18,123	2,121,132
178	1,985,065	7,728	7,030	14,758	1,977,338	178	2,121,132	6,899	11,224	18,123	2,114,233
179	1,977,338	7,755	7,003	14,758	1,969,582	179	2,114,233	6,936	11,188	18,123	2,107,297
180	1,969,582	7,783	6,976	14,758	1,961,800	180	2,107,297	6,972	11,151	18,123	2,100,325
181	1,961,800	7,810	6,948	14,758	1,953,990	181	2,100,325	7,009	11,114	18,123	2,093,316
182	1,953,990	7,838	6,920	14,758	1,946,152	182	2,093,316	7,046	11,077	18,123	2,086,270
183	1,946,152	7,866	6,893	14,758	1,938,286	183	2,086,270	7,083	11,040	18,123	2,079,186
184	1,938,286	7,893	6,865	14,758	1,930,393	184	2,079,186	7,121	11,002	18,123	2,072,065
185	1,930,393	7,921	6,837	14,758	1,922,471	185	2,072,065	7,159	10,965	18,123	2,064,907
186	1,922,471	7,949	6,809	14,758	1,914,522	186	2,064,907	7,197	10,927	18,123	2,057,710
187	1,914,522	7,978	6,781	14,758	1,906,544	187	2,057,710	7,235	10,889	18,123	2,050,475
188	1,906,544	8,006	6,752	14,758	1,898,539	188	2,050,475	7,273	10,850	18,123	2,043,202
189	1,898,539	8,034	6,724	14,758	1,890,504	189	2,043,202	7,311	10,812	18,123	2,035,891
190	1,890,504	8,063	6,696	14,758	1,882,442	190	2,035,891	7,350	10,773	18,123	2,028,541
191	1,882,442	8,091	6,667	14,758	1,874,351	191	2,028,541	7,389	10,734	18,123	2,021,152
192	1,874,351	8,120	6,638	14,758	1,866,231	192	2,021,152	7,428	10,695	18,123	2,013,724
193	1,866,231	8,149	6,610	14,758	1,858,082	193	2,013,724	7,467	10,656	18,123	2,006,257
194	1,858,082	8,177	6,581	14,758	1,849,905	194	2,006,257	7,507	10,616	18,123	1,998,750
195	1,849,905	8,206	6,552	14,758	1,841,698	195	1,998,750	7,547	10,577	18,123	1,991,203
196	1,841,698	8,236	6,523	14,758	1,833,463	196	1,991,203	7,587	10,537	18,123	1,983,616
197	1,833,463	8,265	6,494	14,758	1,825,198	197	1,983,616	7,627	10,497	18,123	1,975,990
198	1,825,198	8,294	6,464	14,758	1,816,904	198	1,975,990	7,667	10,456	18,123	1,968,323
199	1,816,904	8,323	6,435	14,758	1,808,581	199	1,968,323	7,708	10,416	18,123	1,960,615
200	1,808,581	8,353	6,405	14,758	1,800,228	200	1,960,615	7,748	10,375	18,123	1,952,867
201	1,800,228	8,382	6,376	14,758	1,791,845	201	1,952,867	7,789	10,334	18,123	1,945,077
202	1,791,845	8,412	6,346	14,758	1,783,433	202	1,945,077	7,831	10,293	18,123	1,937,247
203	1,783,433	8,442	6,316	14,758	1,774,991	203	1,937,247	7,872	10,251	18,123	1,929,375
204	1,774,991	8,472	6,286	14,758	1,766,520	204	1,929,375	7,914	10,210	18,123	1,921,461
205	1,766,520	8,502	6,256	14,758	1,758,018	205	1,921,461	7,956	10,168	18,123	1,913,505
206	1,758,018	8,532	6,226	14,758	1,749,486	206	1,913,505	7,998	10,126	18,123	1,905,508

207	1,749,486	8,562	6,196	14,758	1,740,924	207	1,905,508	8,040	10,083	18,123	1,897,467
208	1,740,924	8,592	6,166	14,758	1,732,331	208	1,897,467	8,083	10,041	18,123	1,889,385
209	1,732,331	8,623	6,135	14,758	1,723,709	209	1,889,385	8,125	9,998	18,123	1,881,260
210	1,723,709	8,653	6,105	14,758	1,715,055	210	1,881,260	8,168	9,955	18,123	1,873,091
211	1,715,055	8,684	6,074	14,758	1,706,371	211	1,873,091	8,212	9,912	18,123	1,864,880
212	1,706,371	8,715	6,043	14,758	1,697,656	212	1,864,880	8,255	9,868	18,123	1,856,625
213	1,697,656	8,746	6,013	14,758	1,688,911	213	1,856,625	8,299	9,825	18,123	1,848,326
214	1,688,911	8,777	5,982	14,758	1,680,134	214	1,848,326	8,343	9,781	18,123	1,839,983
215	1,680,134	8,808	5,950	14,758	1,671,326	215	1,839,983	8,387	9,737	18,123	1,831,597
216	1,671,326	8,839	5,919	14,758	1,662,487	216	1,831,597	8,431	9,692	18,123	1,823,165
217	1,662,487	8,870	5,888	14,758	1,653,617	217	1,823,165	8,476	9,648	18,123	1,814,690
218	1,653,617	8,902	5,857	14,758	1,644,716	218	1,814,690	8,521	9,603	18,123	1,806,169
219	1,644,716	8,933	5,825	14,758	1,635,782	219	1,806,169	8,566	9,558	18,123	1,797,603
220	1,635,782	8,965	5,793	14,758	1,626,818	220	1,797,603	8,611	9,512	18,123	1,788,992
221	1,626,818	8,997	5,762	14,758	1,617,821	221	1,788,992	8,657	9,467	18,123	1,780,336
222	1,617,821	9,028	5,730	14,758	1,608,793	222	1,780,336	8,702	9,421	18,123	1,771,633
223	1,608,793	9,060	5,698	14,758	1,599,732	223	1,771,633	8,748	9,375	18,123	1,762,885
224	1,599,732	9,092	5,666	14,758	1,590,640	224	1,762,885	8,795	9,329	18,123	1,754,090
225	1,590,640	9,125	5,634	14,758	1,581,515	225	1,754,090	8,841	9,282	18,123	1,745,249
226	1,581,515	9,157	5,601	14,758	1,572,358	226	1,745,249	8,888	9,235	18,123	1,736,361
227	1,572,358	9,189	5,569	14,758	1,563,169	227	1,736,361	8,935	9,188	18,123	1,727,426
228	1,563,169	9,222	5,536	14,758	1,553,947	228	1,727,426	8,982	9,141	18,123	1,718,443
229	1,553,947	9,255	5,504	14,758	1,544,692	229	1,718,443	9,030	9,093	18,123	1,709,414
230	1,544,692	9,287	5,471	14,758	1,535,405	230	1,709,414	9,078	9,046	18,123	1,700,336
231	1,535,405	9,320	5,438	14,758	1,526,084	231	1,700,336	9,126	8,998	18,123	1,691,210
232	1,526,084	9,353	5,405	14,758	1,516,731	232	1,691,210	9,174	8,949	18,123	1,682,036
233	1,516,731	9,386	5,372	14,758	1,507,345	233	1,682,036	9,223	8,901	18,123	1,672,814
234	1,507,345	9,420	5,339	14,758	1,497,925	234	1,672,814	9,271	8,852	18,123	1,663,542
235	1,497,925	9,453	5,305	14,758	1,488,472	235	1,663,542	9,320	8,803	18,123	1,654,222
236	1,488,472	9,487	5,272	14,758	1,478,985	236	1,654,222	9,370	8,754	18,123	1,644,852
237	1,478,985	9,520	5,238	14,758	1,469,465	237	1,644,852	9,419	8,704	18,123	1,635,433
238	1,469,465	9,554	5,204	14,758	1,459,911	238	1,635,433	9,469	8,654	18,123	1,625,963
239	1,459,911	9,588	5,171	14,758	1,450,324	239	1,625,963	9,519	8,604	18,123	1,616,444
240	1,450,324	9,622	5,137	14,758	1,440,702	240	1,616,444	9,570	8,554	18,123	1,606,875
241	1,440,702	9,656	5,102	14,758	1,431,046	241	1,606,875	9,620	8,503	18,123	1,597,254
242	1,431,046	9,690	5,068	14,758	1,421,356	242	1,597,254	9,671	8,452	18,123	1,587,583
243	1,421,356	9,724	5,034	14,758	1,411,632	243	1,587,583	9,722	8,401	18,123	1,577,861
244	1,411,632	9,759	5,000	14,758	1,401,874	244	1,577,861	9,774	8,350	18,123	1,568,087
245	1,401,874	9,793	4,965	14,758	1,392,080	245	1,568,087	9,826	8,298	18,123	1,558,261
246	1,392,080	9,828	4,930	14,758	1,382,252	246	1,558,261	9,878	8,246	18,123	1,548,384
247	1,382,252	9,863	4,895	14,758	1,372,390	247	1,548,384	9,930	8,194	18,123	1,538,454
248	1,372,390	9,898	4,861	14,758	1,362,492	248	1,538,454	9,982	8,141	18,123	1,528,472
249	1,362,492	9,933	4,825	14,758	1,352,559	249	1,528,472	10,035	8,088	18,123	1,518,436
250	1,352,559	9,968	4,790	14,758	1,342,591	250	1,518,436	10,088	8,035	18,123	1,508,348
251	1,342,591	10,003	4,755	14,758	1,332,588	251	1,508,348	10,142	7,982	18,123	1,498,207
252	1,332,588	10,039	4,720	14,758	1,322,550	252	1,498,207	10,195	7,928	18,123	1,488,011
253	1,322,550	10,074	4,684	14,758	1,312,476	253	1,488,011	10,249	7,874	18,123	1,477,762
254	1,312,476	10,110	4,648	14,758	1,302,366	254	1,477,762	10,304	7,820	18,123	1,467,458
255	1,302,366	10,146	4,613	14,758	1,292,220	255	1,467,458	10,358	7,765	18,123	1,457,100
256	1,292,220	10,182	4,577	14,758	1,282,038	256	1,457,100	10,413	7,710	18,123	1,446,688
257	1,282,038	10,218	4,541	14,758	1,271,821	257	1,446,688	10,468	7,655	18,123	1,436,220
258	1,271,821	10,254	4,504	14,758	1,261,567	258	1,436,220	10,523	7,600	18,123	1,425,696
259	1,261,567	10,290	4,468	14,758	1,251,277	259	1,425,696	10,579	7,544	18,123	1,415,117
260	1,251,277	10,327	4,432	14,758	1,240,950	260	1,415,117	10,635	7,488	18,123	1,404,482
261	1,240,950	10,363	4,395	14,758	1,230,587	261	1,404,482	10,691	7,432	18,123	1,393,791
262	1,230,587	10,400	4,358	14,758	1,220,187	262	1,393,791	10,748	7,375	18,123	1,383,043
263	1,220,187	10,437	4,321	14,758	1,209,750	263	1,383,043	10,805	7,319	18,123	1,372,238

264	1,209,750	10,474	4,285	14,758	1,199,277	264	1,372,238	10,862	7,261	18,123	1,361,376
265	1,199,277	10,511	4,247	14,758	1,188,766	265	1,361,376	10,919	7,204	18,123	1,350,457
266	1,188,766	10,548	4,210	14,758	1,178,218	266	1,350,457	10,977	7,146	18,123	1,339,480
267	1,178,218	10,585	4,173	14,758	1,167,633	267	1,339,480	11,035	7,088	18,123	1,328,445
268	1,167,633	10,623	4,135	14,758	1,157,010	268	1,328,445	11,094	7,030	18,123	1,317,351
269	1,157,010	10,660	4,098	14,758	1,146,349	269	1,317,351	11,152	6,971	18,123	1,306,199
270	1,146,349	10,698	4,060	14,758	1,135,651	270	1,306,199	11,211	6,912	18,123	1,294,987
271	1,135,651	10,736	4,022	14,758	1,124,915	271	1,294,987	11,271	6,853	18,123	1,283,717
272	1,124,915	10,774	3,984	14,758	1,114,141	272	1,283,717	11,330	6,793	18,123	1,272,386
273	1,114,141	10,812	3,946	14,758	1,103,329	273	1,272,386	11,390	6,733	18,123	1,260,996
274	1,103,329	10,851	3,908	14,758	1,092,478	274	1,260,996	11,451	6,673	18,123	1,249,545
275	1,092,478	10,889	3,869	14,758	1,081,589	275	1,249,545	11,511	6,612	18,123	1,238,034
276	1,081,589	10,928	3,831	14,758	1,070,662	276	1,238,034	11,572	6,551	18,123	1,226,462
277	1,070,662	10,966	3,792	14,758	1,059,695	277	1,226,462	11,633	6,490	18,123	1,214,829
278	1,059,695	11,005	3,753	14,758	1,048,690	278	1,214,829	11,695	6,428	18,123	1,203,134
279	1,048,690	11,044	3,714	14,758	1,037,646	279	1,203,134	11,757	6,367	18,123	1,191,377
280	1,037,646	11,083	3,675	14,758	1,026,563	280	1,191,377	11,819	6,304	18,123	1,179,558
281	1,026,563	11,122	3,636	14,758	1,015,440	281	1,179,558	11,882	6,242	18,123	1,167,677
282	1,015,440	11,162	3,596	14,758	1,004,279	282	1,167,677	11,944	6,179	18,123	1,155,732
283	1,004,279	11,201	3,557	14,758	993,077	283	1,155,732	12,008	6,116	18,123	1,143,725
284	993,077	11,241	3,517	14,758	981,836	284	1,143,725	12,071	6,052	18,123	1,131,654
285	981,836	11,281	3,477	14,758	970,555	285	1,131,654	12,135	5,988	18,123	1,119,519
286	970,555	11,321	3,437	14,758	959,235	286	1,119,519	12,199	5,924	18,123	1,107,319
287	959,235	11,361	3,397	14,758	947,874	287	1,107,319	12,264	5,860	18,123	1,095,056
288	947,874	11,401	3,357	14,758	936,472	288	1,095,056	12,329	5,795	18,123	1,082,727
289	936,472	11,442	3,317	14,758	925,031	289	1,082,727	12,394	5,729	18,123	1,070,333
290	925,031	11,482	3,276	14,758	913,549	290	1,070,333	12,459	5,664	18,123	1,057,874
291	913,549	11,523	3,235	14,758	902,026	291	1,057,874	12,525	5,598	18,123	1,045,348
292	902,026	11,564	3,195	14,758	890,463	292	1,045,348	12,592	5,532	18,123	1,032,756
293	890,463	11,604	3,154	14,758	878,858	293	1,032,756	12,658	5,465	18,123	1,020,098
294	878,858	11,646	3,113	14,758	867,213	294	1,020,098	12,725	5,398	18,123	1,007,373
295	867,213	11,687	3,071	14,758	855,526	295	1,007,373	12,793	5,331	18,123	994,580
296	855,526	11,728	3,030	14,758	843,798	296	994,580	12,860	5,263	18,123	981,720
297	843,798	11,770	2,988	14,758	832,028	297	981,720	12,928	5,195	18,123	968,791
298	832,028	11,811	2,947	14,758	820,216	298	968,791	12,997	5,127	18,123	955,795
299	820,216	11,853	2,905	14,758	808,363	299	955,795	13,066	5,058	18,123	942,729
300	808,363	11,895	2,863	14,758	796,468	300	942,729	13,135	4,989	18,123	929,594
301	796,468	11,937	2,821	14,758	784,531	301	929,594	13,204	4,919	18,123	916,390
302	784,531	11,980	2,779	14,758	772,551	302	916,390	13,274	4,849	18,123	903,116
303	772,551	12,022	2,736	14,758	760,529	303	903,116	13,344	4,779	18,123	889,772
304	760,529	12,065	2,694	14,758	748,464	304	889,772	13,415	4,708	18,123	876,357
305	748,464	12,107	2,651	14,758	736,357	305	876,357	13,486	4,637	18,123	862,871
306	736,357	12,150	2,608	14,758	724,207	306	862,871	13,557	4,566	18,123	849,313
307	724,207	12,193	2,565	14,758	712,013	307	849,313	13,629	4,494	18,123	835,684
308	712,013	12,236	2,522	14,758	699,777	308	835,684	13,701	4,422	18,123	821,983
309	699,777	12,280	2,478	14,758	687,497	309	821,983	13,774	4,350	18,123	808,209
310	687,497	12,323	2,435	14,758	675,174	310	808,209	13,847	4,277	18,123	794,363
311	675,174	12,367	2,391	14,758	662,807	311	794,363	13,920	4,204	18,123	780,443
312	662,807	12,411	2,347	14,758	650,396	312	780,443	13,993	4,130	18,123	766,450
313	650,396	12,455	2,303	14,758	637,941	313	766,450	14,068	4,056	18,123	752,382
314	637,941	12,499	2,259	14,758	625,442	314	752,382	14,142	3,981	18,123	738,240
315	625,442	12,543	2,215	14,758	612,899	315	738,240	14,217	3,907	18,123	724,023
316	612,899	12,588	2,171	14,758	600,312	316	724,023	14,292	3,831	18,123	709,731
317	600,312	12,632	2,126	14,758	587,680	317	709,731	14,368	3,756	18,123	695,363
318	587,680	12,677	2,081	14,758	575,003	318	695,363	14,444	3,680	18,123	680,920
319	575,003	12,722	2,036	14,758	562,281	319	680,920	14,520	3,603	18,123	666,400
320	562,281	12,767	1,991	14,758	549,514	320	666,400	14,597	3,526	18,123	651,803

321	549,514	12,812	1,946	14,758	536,702	321	651,803	14,674	3,449	18,123	637,128
322	536,702	12,857	1,901	14,758	523,845	322	637,128	14,752	3,371	18,123	622,377
323	523,845	12,903	1,855	14,758	510,942	323	622,377	14,830	3,293	18,123	607,547
324	510,942	12,949	1,810	14,758	497,993	324	607,547	14,908	3,215	18,123	592,638
325	497,993	12,994	1,764	14,758	484,999	325	592,638	14,987	3,136	18,123	577,651
326	484,999	13,040	1,718	14,758	471,958	326	577,651	15,067	3,057	18,123	562,584
327	471,958	13,087	1,672	14,758	458,872	327	562,584	15,146	2,977	18,123	547,438
328	458,872	13,133	1,625	14,758	445,739	328	547,438	15,226	2,897	18,123	532,212
329	445,739	13,180	1,579	14,758	432,559	329	532,212	15,307	2,816	18,123	516,904
330	432,559	13,226	1,532	14,758	419,333	330	516,904	15,388	2,735	18,123	501,516
331	419,333	13,273	1,485	14,758	406,060	331	501,516	15,469	2,654	18,123	486,047
332	406,060	13,320	1,438	14,758	392,740	332	486,047	15,551	2,572	18,123	470,496
333	392,740	13,367	1,391	14,758	379,373	333	470,496	15,634	2,490	18,123	454,862
334	379,373	13,415	1,344	14,758	365,958	334	454,862	15,716	2,407	18,123	439,146
335	365,958	13,462	1,296	14,758	352,496	335	439,146	15,800	2,324	18,123	423,346
336	352,496	13,510	1,248	14,758	338,986	336	423,346	15,883	2,240	18,123	407,463
337	338,986	13,558	1,201	14,758	325,429	337	407,463	15,967	2,156	18,123	391,496
338	325,429	13,606	1,153	14,758	311,823	338	391,496	16,052	2,072	18,123	375,444
339	311,823	13,654	1,104	14,758	298,169	339	375,444	16,137	1,987	18,123	359,308
340	298,169	13,702	1,056	14,758	284,467	340	359,308	16,222	1,901	18,123	343,086
341	284,467	13,751	1,007	14,758	270,716	341	343,086	16,308	1,815	18,123	326,778
342	270,716	13,799	959	14,758	256,917	342	326,778	16,394	1,729	18,123	310,384
343	256,917	13,848	910	14,758	243,068	343	310,384	16,481	1,642	18,123	293,903
344	243,068	13,897	861	14,758	229,171	344	293,903	16,568	1,555	18,123	277,335
345	229,171	13,947	812	14,758	215,225	345	277,335	16,656	1,468	18,123	260,679
346	215,225	13,996	762	14,758	201,229	346	260,679	16,744	1,379	18,123	243,935
347	201,229	14,046	713	14,758	187,183	347	243,935	16,833	1,291	18,123	227,102
348	187,183	14,095	663	14,758	173,088	348	227,102	16,922	1,202	18,123	210,181
349	173,088	14,145	613	14,758	158,943	349	210,181	17,011	1,112	18,123	193,170
350	158,943	14,195	563	14,758	144,747	350	193,170	17,101	1,022	18,123	176,068
351	144,747	14,246	513	14,758	130,502	351	176,068	17,192	932	18,123	158,877
352	130,502	14,296	462	14,758	116,206	352	158,877	17,283	841	18,123	141,594
353	116,206	14,347	412	14,758	101,859	353	141,594	17,374	749	18,123	124,220
354	101,859	14,397	361	14,758	87,462	354	124,220	17,466	657	18,123	106,754
355	87,462	14,448	310	14,758	73,013	355	106,754	17,558	565	18,123	89,196
356	73,013	14,500	259	14,758	58,514	356	89,196	17,651	472	18,123	71,544
357	58,514	14,551	207	14,758	43,963	357	71,544	17,745	379	18,123	53,800
358	43,963	14,602	156	14,758	29,360	358	53,800	17,839	285	18,123	35,961
359	29,360	14,654	104	14,758	14,706	359	35,961	17,933	190	18,123	18,028
360	14,706	14,706	52	14,758	0	360	18,028	18,028	95	18,123	0

last 5 years

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Summary	
Loan Amount	3,000,000
Rate	6.00%
Term (yrs)	15
Amortization (yrs)	30
min DSCR	1.15

Comerica Bank

Rate 6.00%
Term 15 years perm loan amount 3,000,000
Amort 30 years Orig Fee N/A
Payment 17,987 per month

Balance due at end of term 2,131,465

Month	Beginning Balance	Principal	Interest	Payment	Ending Balance
1	3,000,000	2,987	15,000	17,987	2,997,013
2	2,997,013	3,001	14,985	17,987	2,994,012
3	2,994,012	3,016	14,970	17,987	2,990,996
4	2,990,996	3,032	14,955	17,987	2,987,964
5	2,987,964	3,047	14,940	17,987	2,984,917
6	2,984,917	3,062	14,925	17,987	2,981,855
7	2,981,855	3,077	14,909	17,987	2,978,778
8	2,978,778	3,093	14,894	17,987	2,975,686
9	2,975,686	3,108	14,878	17,987	2,972,577
10	2,972,577	3,124	14,863	17,987	2,969,454
11	2,969,454	3,139	14,847	17,987	2,966,315
12	2,966,315	3,155	14,832	17,987	2,963,160
13	2,963,160	3,171	14,816	17,987	2,959,989
14	2,959,989	3,187	14,800	17,987	2,956,802
15	2,956,802	3,203	14,784	17,987	2,953,600
16	2,953,600	3,219	14,768	17,987	2,950,381
17	2,950,381	3,235	14,752	17,987	2,947,147
18	2,947,147	3,251	14,736	17,987	2,943,896
19	2,943,896	3,267	14,719	17,987	2,940,629
20	2,940,629	3,283	14,703	17,987	2,937,346
21	2,937,346	3,300	14,687	17,987	2,934,046
22	2,934,046	3,316	14,670	17,987	2,930,729
23	2,930,729	3,333	14,654	17,987	2,927,397
24	2,927,397	3,350	14,637	17,987	2,924,047
25	2,924,047	3,366	14,620	17,987	2,920,681
26	2,920,681	3,383	14,603	17,987	2,917,298
27	2,917,298	3,400	14,586	17,987	2,913,898
28	2,913,898	3,417	14,569	17,987	2,910,481
29	2,910,481	3,434	14,552	17,987	2,907,047

30	2,907,047	3,451	14,535	17,987	2,903,595
31	2,903,595	3,469	14,518	17,987	2,900,127
32	2,900,127	3,486	14,501	17,987	2,896,641
33	2,896,641	3,503	14,483	17,987	2,893,137
34	2,893,137	3,521	14,466	17,987	2,889,617
35	2,889,617	3,538	14,448	17,987	2,886,078
36	2,886,078	3,556	14,430	17,987	2,882,522
37	2,882,522	3,574	14,413	17,987	2,878,948
38	2,878,948	3,592	14,395	17,987	2,875,356
39	2,875,356	3,610	14,377	17,987	2,871,747
40	2,871,747	3,628	14,359	17,987	2,868,119
41	2,868,119	3,646	14,341	17,987	2,864,473
42	2,864,473	3,664	14,322	17,987	2,860,809
43	2,860,809	3,682	14,304	17,987	2,857,126
44	2,857,126	3,701	14,286	17,987	2,853,425
45	2,853,425	3,719	14,267	17,987	2,849,706
46	2,849,706	3,738	14,249	17,987	2,845,968
47	2,845,968	3,757	14,230	17,987	2,842,211
48	2,842,211	3,775	14,211	17,987	2,838,436
49	2,838,436	3,794	14,192	17,987	2,834,642
50	2,834,642	3,813	14,173	17,987	2,830,828
51	2,830,828	3,832	14,154	17,987	2,826,996
52	2,826,996	3,852	14,135	17,987	2,823,144
53	2,823,144	3,871	14,116	17,987	2,819,274
54	2,819,274	3,890	14,096	17,987	2,815,383
55	2,815,383	3,910	14,077	17,987	2,811,474
56	2,811,474	3,929	14,057	17,987	2,807,545
57	2,807,545	3,949	14,038	17,987	2,803,596
58	2,803,596	3,969	14,018	17,987	2,799,627
59	2,799,627	3,988	13,998	17,987	2,795,639
60	2,795,639	4,008	13,978	17,987	2,791,631
61	2,791,631	4,028	13,958	17,987	2,787,602
62	2,787,602	4,049	13,938	17,987	2,783,554
63	2,783,554	4,069	13,918	17,987	2,779,485
64	2,779,485	4,089	13,897	17,987	2,775,396
65	2,775,396	4,110	13,877	17,987	2,771,286
66	2,771,286	4,130	13,856	17,987	2,767,156
67	2,767,156	4,151	13,836	17,987	2,763,006
68	2,763,006	4,171	13,815	17,987	2,758,834
69	2,758,834	4,192	13,794	17,987	2,754,642
70	2,754,642	4,213	13,773	17,987	2,750,429
71	2,750,429	4,234	13,752	17,987	2,746,194
72	2,746,194	4,256	13,731	17,987	2,741,939
73	2,741,939	4,277	13,710	17,987	2,737,662
74	2,737,662	4,298	13,688	17,987	2,733,364
75	2,733,364	4,320	13,667	17,987	2,729,044
76	2,729,044	4,341	13,645	17,987	2,724,703
77	2,724,703	4,363	13,624	17,987	2,720,340
78	2,720,340	4,385	13,602	17,987	2,715,955

79	2,715,955	4,407	13,580	17,987	2,711,548
80	2,711,548	4,429	13,558	17,987	2,707,119
81	2,707,119	4,451	13,536	17,987	2,702,668
82	2,702,668	4,473	13,513	17,987	2,698,195
83	2,698,195	4,496	13,491	17,987	2,693,700
84	2,693,700	4,518	13,468	17,987	2,689,182
85	2,689,182	4,541	13,446	17,987	2,684,641
86	2,684,641	4,563	13,423	17,987	2,680,078
87	2,680,078	4,586	13,400	17,987	2,675,492
88	2,675,492	4,609	13,377	17,987	2,670,882
89	2,670,882	4,632	13,354	17,987	2,666,250
90	2,666,250	4,655	13,331	17,987	2,661,595
91	2,661,595	4,679	13,308	17,987	2,656,917
92	2,656,917	4,702	13,285	17,987	2,652,215
93	2,652,215	4,725	13,261	17,987	2,647,489
94	2,647,489	4,749	13,237	17,987	2,642,740
95	2,642,740	4,773	13,214	17,987	2,637,967
96	2,637,967	4,797	13,190	17,987	2,633,171
97	2,633,171	4,821	13,166	17,987	2,628,350
98	2,628,350	4,845	13,142	17,987	2,623,505
99	2,623,505	4,869	13,118	17,987	2,618,636
100	2,618,636	4,893	13,093	17,987	2,613,743
101	2,613,743	4,918	13,069	17,987	2,608,825
102	2,608,825	4,942	13,044	17,987	2,603,883
103	2,603,883	4,967	13,019	17,987	2,598,916
104	2,598,916	4,992	12,995	17,987	2,593,924
105	2,593,924	5,017	12,970	17,987	2,588,907
106	2,588,907	5,042	12,945	17,987	2,583,865
107	2,583,865	5,067	12,919	17,987	2,578,798
108	2,578,798	5,093	12,894	17,987	2,573,705
109	2,573,705	5,118	12,869	17,987	2,568,587
110	2,568,587	5,144	12,843	17,987	2,563,443
111	2,563,443	5,169	12,817	17,987	2,558,274
112	2,558,274	5,195	12,791	17,987	2,553,079
113	2,553,079	5,221	12,765	17,987	2,547,858
114	2,547,858	5,247	12,739	17,987	2,542,611
115	2,542,611	5,273	12,713	17,987	2,537,337
116	2,537,337	5,300	12,687	17,987	2,532,037
117	2,532,037	5,326	12,660	17,987	2,526,711
118	2,526,711	5,353	12,634	17,987	2,521,358
119	2,521,358	5,380	12,607	17,987	2,515,978
120	2,515,978	5,407	12,580	17,987	2,510,572
121	2,510,572	5,434	12,553	17,987	2,505,138
122	2,505,138	5,461	12,526	17,987	2,499,677
123	2,499,677	5,488	12,498	17,987	2,494,189
124	2,494,189	5,516	12,471	17,987	2,488,674
125	2,488,674	5,543	12,443	17,987	2,483,130
126	2,483,130	5,571	12,416	17,987	2,477,560
127	2,477,560	5,599	12,388	17,987	2,471,961

128	2,471,961	5,627	12,360	17,987	2,466,334
129	2,466,334	5,655	12,332	17,987	2,460,679
130	2,460,679	5,683	12,303	17,987	2,454,996
131	2,454,996	5,712	12,275	17,987	2,449,285
132	2,449,285	5,740	12,246	17,987	2,443,545
133	2,443,545	5,769	12,218	17,987	2,437,776
134	2,437,776	5,798	12,189	17,987	2,431,978
135	2,431,978	5,827	12,160	17,987	2,426,151
136	2,426,151	5,856	12,131	17,987	2,420,296
137	2,420,296	5,885	12,101	17,987	2,414,411
138	2,414,411	5,914	12,072	17,987	2,408,496
139	2,408,496	5,944	12,042	17,987	2,402,552
140	2,402,552	5,974	12,013	17,987	2,396,578
141	2,396,578	6,004	11,983	17,987	2,390,575
142	2,390,575	6,034	11,953	17,987	2,384,541
143	2,384,541	6,064	11,923	17,987	2,378,477
144	2,378,477	6,094	11,892	17,987	2,372,383
145	2,372,383	6,125	11,862	17,987	2,366,259
146	2,366,259	6,155	11,831	17,987	2,360,103
147	2,360,103	6,186	11,801	17,987	2,353,917
148	2,353,917	6,217	11,770	17,987	2,347,700
149	2,347,700	6,248	11,739	17,987	2,341,452
150	2,341,452	6,279	11,707	17,987	2,335,173
151	2,335,173	6,311	11,676	17,987	2,328,863
152	2,328,863	6,342	11,644	17,987	2,322,520
153	2,322,520	6,374	11,613	17,987	2,316,146
154	2,316,146	6,406	11,581	17,987	2,309,741
155	2,309,741	6,438	11,549	17,987	2,303,303
156	2,303,303	6,470	11,517	17,987	2,296,833
157	2,296,833	6,502	11,484	17,987	2,290,330
158	2,290,330	6,535	11,452	17,987	2,283,796
159	2,283,796	6,568	11,419	17,987	2,277,228
160	2,277,228	6,600	11,386	17,987	2,270,628
161	2,270,628	6,633	11,353	17,987	2,263,994
162	2,263,994	6,667	11,320	17,987	2,257,328
163	2,257,328	6,700	11,287	17,987	2,250,628
164	2,250,628	6,733	11,253	17,987	2,243,895
165	2,243,895	6,767	11,219	17,987	2,237,128
166	2,237,128	6,801	11,186	17,987	2,230,327
167	2,230,327	6,835	11,152	17,987	2,223,492
168	2,223,492	6,869	11,117	17,987	2,216,623
169	2,216,623	6,903	11,083	17,987	2,209,719
170	2,209,719	6,938	11,049	17,987	2,202,781
171	2,202,781	6,973	11,014	17,987	2,195,809
172	2,195,809	7,007	10,979	17,987	2,188,801
173	2,188,801	7,043	10,944	17,987	2,181,759
174	2,181,759	7,078	10,909	17,987	2,174,681
175	2,174,681	7,113	10,873	17,987	2,167,568
176	2,167,568	7,149	10,838	17,987	2,160,419

177	2,160,419	7,184	10,802	17,987	2,153,235
178	2,153,235	7,220	10,766	17,987	2,146,015
179	2,146,015	7,256	10,730	17,987	2,138,758
180	2,138,758	7,293	10,694	17,987	2,131,465
181	2,131,465	7,329	10,657	17,987	2,124,136
182	2,124,136	7,366	10,621	17,987	2,116,770
183	2,116,770	7,403	10,584	17,987	2,109,368
184	2,109,368	7,440	10,547	17,987	2,101,928
185	2,101,928	7,477	10,510	17,987	2,094,451
186	2,094,451	7,514	10,472	17,987	2,086,937
187	2,086,937	7,552	10,435	17,987	2,079,385
188	2,079,385	7,590	10,397	17,987	2,071,795
189	2,071,795	7,628	10,359	17,987	2,064,168
190	2,064,168	7,666	10,321	17,987	2,056,502
191	2,056,502	7,704	10,283	17,987	2,048,798
192	2,048,798	7,743	10,244	17,987	2,041,056
193	2,041,056	7,781	10,205	17,987	2,033,274
194	2,033,274	7,820	10,166	17,987	2,025,454
195	2,025,454	7,859	10,127	17,987	2,017,595
196	2,017,595	7,899	10,088	17,987	2,009,696
197	2,009,696	7,938	10,048	17,987	2,001,758
198	2,001,758	7,978	10,009	17,987	1,993,781
199	1,993,781	8,018	9,969	17,987	1,985,763
200	1,985,763	8,058	9,929	17,987	1,977,705
201	1,977,705	8,098	9,889	17,987	1,969,607
202	1,969,607	8,138	9,848	17,987	1,961,469
203	1,961,469	8,179	9,807	17,987	1,953,290
204	1,953,290	8,220	9,766	17,987	1,945,070
205	1,945,070	8,261	9,725	17,987	1,936,809
206	1,936,809	8,302	9,684	17,987	1,928,506
207	1,928,506	8,344	9,643	17,987	1,920,162
208	1,920,162	8,386	9,601	17,987	1,911,776
209	1,911,776	8,428	9,559	17,987	1,903,349
210	1,903,349	8,470	9,517	17,987	1,894,879
211	1,894,879	8,512	9,474	17,987	1,886,367
212	1,886,367	8,555	9,432	17,987	1,877,812
213	1,877,812	8,597	9,389	17,987	1,869,215
214	1,869,215	8,640	9,346	17,987	1,860,574
215	1,860,574	8,684	9,303	17,987	1,851,891
216	1,851,891	8,727	9,259	17,987	1,843,164
217	1,843,164	8,771	9,216	17,987	1,834,393
218	1,834,393	8,815	9,172	17,987	1,825,578
219	1,825,578	8,859	9,128	17,987	1,816,720
220	1,816,720	8,903	9,084	17,987	1,807,817
221	1,807,817	8,947	9,039	17,987	1,798,869
222	1,798,869	8,992	8,994	17,987	1,789,877
223	1,789,877	9,037	8,949	17,987	1,780,840
224	1,780,840	9,082	8,904	17,987	1,771,758
225	1,771,758	9,128	8,859	17,987	1,762,630

226	1,762,630	9,173	8,813	17,987	1,753,457
227	1,753,457	9,219	8,767	17,987	1,744,237
228	1,744,237	9,265	8,721	17,987	1,734,972
229	1,734,972	9,312	8,675	17,987	1,725,660
230	1,725,660	9,358	8,628	17,987	1,716,302
231	1,716,302	9,405	8,582	17,987	1,706,897
232	1,706,897	9,452	8,534	17,987	1,697,445
233	1,697,445	9,499	8,487	17,987	1,687,946
234	1,687,946	9,547	8,440	17,987	1,678,399
235	1,678,399	9,595	8,392	17,987	1,668,805
236	1,668,805	9,642	8,344	17,987	1,659,162
237	1,659,162	9,691	8,296	17,987	1,649,471
238	1,649,471	9,739	8,247	17,987	1,639,732
239	1,639,732	9,788	8,199	17,987	1,629,944
240	1,629,944	9,837	8,150	17,987	1,620,108
241	1,620,108	9,886	8,101	17,987	1,610,222
242	1,610,222	9,935	8,051	17,987	1,600,286
243	1,600,286	9,985	8,001	17,987	1,590,301
244	1,590,301	10,035	7,952	17,987	1,580,266
245	1,580,266	10,085	7,901	17,987	1,570,181
246	1,570,181	10,136	7,851	17,987	1,560,045
247	1,560,045	10,186	7,800	17,987	1,549,859
248	1,549,859	10,237	7,749	17,987	1,539,622
249	1,539,622	10,288	7,698	17,987	1,529,333
250	1,529,333	10,340	7,647	17,987	1,518,994
251	1,518,994	10,392	7,595	17,987	1,508,602
252	1,508,602	10,444	7,543	17,987	1,498,158
253	1,498,158	10,496	7,491	17,987	1,487,663
254	1,487,663	10,548	7,438	17,987	1,477,115
255	1,477,115	10,601	7,386	17,987	1,466,514
256	1,466,514	10,654	7,333	17,987	1,455,860
257	1,455,860	10,707	7,279	17,987	1,445,152
258	1,445,152	10,761	7,226	17,987	1,434,392
259	1,434,392	10,815	7,172	17,987	1,423,577
260	1,423,577	10,869	7,118	17,987	1,412,709
261	1,412,709	10,923	7,064	17,987	1,401,786
262	1,401,786	10,978	7,009	17,987	1,390,808
263	1,390,808	11,032	6,954	17,987	1,379,775
264	1,379,775	11,088	6,899	17,987	1,368,688
265	1,368,688	11,143	6,843	17,987	1,357,545
266	1,357,545	11,199	6,788	17,987	1,346,346
267	1,346,346	11,255	6,732	17,987	1,335,091
268	1,335,091	11,311	6,675	17,987	1,323,780
269	1,323,780	11,368	6,619	17,987	1,312,413
270	1,312,413	11,424	6,562	17,987	1,300,988
271	1,300,988	11,482	6,505	17,987	1,289,506
272	1,289,506	11,539	6,448	17,987	1,277,968
273	1,277,968	11,597	6,390	17,987	1,266,371
274	1,266,371	11,655	6,332	17,987	1,254,716

275	1,254,716	11,713	6,274	17,987	1,243,003
276	1,243,003	11,771	6,215	17,987	1,231,232
277	1,231,232	11,830	6,156	17,987	1,219,401
278	1,219,401	11,890	6,097	17,987	1,207,512
279	1,207,512	11,949	6,038	17,987	1,195,563
280	1,195,563	12,009	5,978	17,987	1,183,554
281	1,183,554	12,069	5,918	17,987	1,171,485
282	1,171,485	12,129	5,857	17,987	1,159,356
283	1,159,356	12,190	5,797	17,987	1,147,167
284	1,147,167	12,251	5,736	17,987	1,134,916
285	1,134,916	12,312	5,675	17,987	1,122,604
286	1,122,604	12,373	5,613	17,987	1,110,231
287	1,110,231	12,435	5,551	17,987	1,097,795
288	1,097,795	12,498	5,489	17,987	1,085,298
289	1,085,298	12,560	5,426	17,987	1,072,738
290	1,072,738	12,623	5,364	17,987	1,060,115
291	1,060,115	12,686	5,301	17,987	1,047,429
292	1,047,429	12,749	5,237	17,987	1,034,679
293	1,034,679	12,813	5,173	17,987	1,021,866
294	1,021,866	12,877	5,109	17,987	1,008,989
295	1,008,989	12,942	5,045	17,987	996,048
296	996,048	13,006	4,980	17,987	983,041
297	983,041	13,071	4,915	17,987	969,970
298	969,970	13,137	4,850	17,987	956,833
299	956,833	13,202	4,784	17,987	943,631
300	943,631	13,268	4,718	17,987	930,363
301	930,363	13,335	4,652	17,987	917,028
302	917,028	13,401	4,585	17,987	903,627
303	903,627	13,468	4,518	17,987	890,158
304	890,158	13,536	4,451	17,987	876,622
305	876,622	13,603	4,383	17,987	863,019
306	863,019	13,671	4,315	17,987	849,348
307	849,348	13,740	4,247	17,987	835,608
308	835,608	13,808	4,178	17,987	821,799
309	821,799	13,878	4,109	17,987	807,922
310	807,922	13,947	4,040	17,987	793,975
311	793,975	14,017	3,970	17,987	779,958
312	779,958	14,087	3,900	17,987	765,872
313	765,872	14,157	3,829	17,987	751,714
314	751,714	14,228	3,759	17,987	737,486
315	737,486	14,299	3,687	17,987	723,187
316	723,187	14,371	3,616	17,987	708,817
317	708,817	14,442	3,544	17,987	694,374
318	694,374	14,515	3,472	17,987	679,860
319	679,860	14,587	3,399	17,987	665,272
320	665,272	14,660	3,326	17,987	650,612
321	650,612	14,733	3,253	17,987	635,879
322	635,879	14,807	3,179	17,987	621,072
323	621,072	14,881	3,105	17,987	606,191

324	606,191	14,956	3,031	17,987	591,235
325	591,235	15,030	2,956	17,987	576,205
326	576,205	15,105	2,881	17,987	561,099
327	561,099	15,181	2,805	17,987	545,918
328	545,918	15,257	2,730	17,987	530,661
329	530,661	15,333	2,653	17,987	515,328
330	515,328	15,410	2,577	17,987	499,918
331	499,918	15,487	2,500	17,987	484,431
332	484,431	15,564	2,422	17,987	468,867
333	468,867	15,642	2,344	17,987	453,225
334	453,225	15,720	2,266	17,987	437,504
335	437,504	15,799	2,188	17,987	421,705
336	421,705	15,878	2,109	17,987	405,827
337	405,827	15,957	2,029	17,987	389,870
338	389,870	16,037	1,949	17,987	373,833
339	373,833	16,117	1,869	17,987	357,715
340	357,715	16,198	1,789	17,987	341,518
341	341,518	16,279	1,708	17,987	325,239
342	325,239	16,360	1,626	17,987	308,878
343	308,878	16,442	1,544	17,987	292,436
344	292,436	16,524	1,462	17,987	275,912
345	275,912	16,607	1,380	17,987	259,305
346	259,305	16,690	1,297	17,987	242,615
347	242,615	16,773	1,213	17,987	225,841
348	225,841	16,857	1,129	17,987	208,984
349	208,984	16,942	1,045	17,987	192,043
350	192,043	17,026	960	17,987	175,016
351	175,016	17,111	875	17,987	157,905
352	157,905	17,197	790	17,987	140,708
353	140,708	17,283	704	17,987	123,425
354	123,425	17,369	617	17,987	106,055
355	106,055	17,456	530	17,987	88,599
356	88,599	17,544	443	17,987	71,056
357	71,056	17,631	355	17,987	53,424
358	53,424	17,719	267	17,987	35,705
359	35,705	17,808	179	17,987	17,897
360	17,897	17,897	89	17,987	0

Summary								
	at Full Taxes				Tax Exemption			
Loan Amount	1,994,000	1,957,000	1,875,000	1,790,000	859,130	1,030,956	1,288,695	1,441,367
Rate	4.40%	4.56%	4.93%	5.34%	3.57%	3.53%	4.21%	4.49%
Term (yrs)	10	12	15	18	10	12	15	18
Amortization (yrs)	30	30	30	30	10	12	15	18
min DSCR	1.30	1.30	1.30	1.30	1.05	1.05	1.05	1.05

Greystone Financial Group

Full Taxes

Rate	4.93%		
Term	15 years	perm loan amount	1,875,000
Amort	30 years	Orig Fee	\$ 25,000
Payment	9,985 per month		

Balance due at end of term 1,268,541

Month	Beginning Balance	Principal	Interest	Payment	Ending Balance
1	1,875,000	2,282	7,703	9,985	1,872,718
2	1,872,718	2,292	7,694	9,985	1,870,426
3	1,870,426	2,301	7,684	9,985	1,868,125
4	1,868,125	2,310	7,675	9,985	1,865,815
5	1,865,815	2,320	7,665	9,985	1,863,495
6	1,863,495	2,329	7,656	9,985	1,861,165
7	1,861,165	2,339	7,646	9,985	1,858,826
8	1,858,826	2,349	7,637	9,985	1,856,478
9	1,856,478	2,358	7,627	9,985	1,854,119
10	1,854,119	2,368	7,617	9,985	1,851,751
11	1,851,751	2,378	7,608	9,985	1,849,373
12	1,849,373	2,388	7,598	9,985	1,846,986
13	1,846,986	2,397	7,588	9,985	1,844,589
14	1,844,589	2,407	7,578	9,985	1,842,182
15	1,842,182	2,417	7,568	9,985	1,839,764
16	1,839,764	2,427	7,558	9,985	1,837,337
17	1,837,337	2,437	7,548	9,985	1,834,901
18	1,834,901	2,447	7,538	9,985	1,832,454
19	1,832,454	2,457	7,528	9,985	1,829,997
20	1,829,997	2,467	7,518	9,985	1,827,529
21	1,827,529	2,477	7,508	9,985	1,825,052
22	1,825,052	2,487	7,498	9,985	1,822,565
23	1,822,565	2,498	7,488	9,985	1,820,067
24	1,820,067	2,508	7,477	9,985	1,817,559
25	1,817,559	2,518	7,467	9,985	1,815,041
26	1,815,041	2,529	7,457	9,985	1,812,513
27	1,812,513	2,539	7,446	9,985	1,809,974
28	1,809,974	2,549	7,436	9,985	1,807,424
29	1,807,424	2,560	7,426	9,985	1,804,864
30	1,804,864	2,570	7,415	9,985	1,802,294
31	1,802,294	2,581	7,404	9,985	1,799,713
32	1,799,713	2,592	7,394	9,985	1,797,122
33	1,797,122	2,602	7,383	9,985	1,794,519
34	1,794,519	2,613	7,372	9,985	1,791,907
35	1,791,907	2,624	7,362	9,985	1,789,283
36	1,789,283	2,634	7,351	9,985	1,786,649
37	1,786,649	2,645	7,340	9,985	1,784,003
38	1,784,003	2,656	7,329	9,985	1,781,347

Tax Exemption

Rate	4.21%		
Term	15 years	perm loan amount	1,288,695
Amort	15 years		
Payment	9,669 per month		

Balance due at end of term 0

Month	Beginning Balance	Principal	Interest	Payment	Ending Balance
1	1,288,695	5,147	4,521	9,669	1,283,548
2	1,283,548	5,165	4,503	9,669	1,278,382
3	1,278,382	5,184	4,485	9,669	1,273,199
4	1,273,199	5,202	4,467	9,669	1,267,997
5	1,267,997	5,220	4,449	9,669	1,262,777
6	1,262,777	5,238	4,430	9,669	1,257,539
7	1,257,539	5,257	4,412	9,669	1,252,282
8	1,252,282	5,275	4,393	9,669	1,247,007
9	1,247,007	5,294	4,375	9,669	1,241,714
10	1,241,714	5,312	4,356	9,669	1,236,401
11	1,236,401	5,331	4,338	9,669	1,231,071
12	1,231,071	5,349	4,319	9,669	1,225,721
13	1,225,721	5,368	4,300	9,669	1,220,353
14	1,220,353	5,387	4,281	9,669	1,214,966
15	1,214,966	5,406	4,263	9,669	1,209,560
16	1,209,560	5,425	4,244	9,669	1,204,135
17	1,204,135	5,444	4,225	9,669	1,198,691
18	1,198,691	5,463	4,205	9,669	1,193,228
19	1,193,228	5,482	4,186	9,669	1,187,745
20	1,187,745	5,501	4,167	9,669	1,182,244
21	1,182,244	5,521	4,148	9,669	1,176,723
22	1,176,723	5,540	4,128	9,669	1,171,183
23	1,171,183	5,560	4,109	9,669	1,165,623
24	1,165,623	5,579	4,089	9,669	1,160,044
25	1,160,044	5,599	4,070	9,669	1,154,446
26	1,154,446	5,618	4,050	9,669	1,148,827
27	1,148,827	5,638	4,030	9,669	1,143,189
28	1,143,189	5,658	4,011	9,669	1,137,531
29	1,137,531	5,678	3,991	9,669	1,131,854
30	1,131,854	5,698	3,971	9,669	1,126,156
31	1,126,156	5,718	3,951	9,669	1,120,438
32	1,120,438	5,738	3,931	9,669	1,114,701
33	1,114,701	5,758	3,911	9,669	1,108,943
34	1,108,943	5,778	3,891	9,669	1,103,165
35	1,103,165	5,798	3,870	9,669	1,097,367
36	1,097,367	5,819	3,850	9,669	1,091,548
37	1,091,548	5,839	3,830	9,669	1,085,709
38	1,085,709	5,859	3,809	9,669	1,079,850

39	1,781,347	2,667	7,318	9,985	1,778,680	39	1,079,850	5,880	3,788	9,669	1,073,970
40	1,778,680	2,678	7,307	9,985	1,776,002	40	1,073,970	5,901	3,768	9,669	1,068,069
41	1,776,002	2,689	7,296	9,985	1,773,313	41	1,068,069	5,921	3,747	9,669	1,062,148
42	1,773,313	2,700	7,285	9,985	1,770,613	42	1,062,148	5,942	3,726	9,669	1,056,206
43	1,770,613	2,711	7,274	9,985	1,767,902	43	1,056,206	5,963	3,706	9,669	1,050,243
44	1,767,902	2,722	7,263	9,985	1,765,180	44	1,050,243	5,984	3,685	9,669	1,044,259
45	1,765,180	2,733	7,252	9,985	1,762,447	45	1,044,259	6,005	3,664	9,669	1,038,254
46	1,762,447	2,745	7,241	9,985	1,759,702	46	1,038,254	6,026	3,643	9,669	1,032,228
47	1,759,702	2,756	7,229	9,985	1,756,946	47	1,032,228	6,047	3,621	9,669	1,026,181
48	1,756,946	2,767	7,218	9,985	1,754,179	48	1,026,181	6,068	3,600	9,669	1,020,112
49	1,754,179	2,779	7,207	9,985	1,751,400	49	1,020,112	6,090	3,579	9,669	1,014,023
50	1,751,400	2,790	7,195	9,985	1,748,610	50	1,014,023	6,111	3,558	9,669	1,007,912
51	1,748,610	2,801	7,184	9,985	1,745,809	51	1,007,912	6,132	3,536	9,669	1,001,779
52	1,745,809	2,813	7,172	9,985	1,742,996	52	1,001,779	6,154	3,515	9,669	995,626
53	1,742,996	2,825	7,161	9,985	1,740,171	53	995,626	6,176	3,493	9,669	989,450
54	1,740,171	2,836	7,149	9,985	1,737,335	54	989,450	6,197	3,471	9,669	983,253
55	1,737,335	2,848	7,138	9,985	1,734,488	55	983,253	6,219	3,450	9,669	977,034
56	1,734,488	2,859	7,126	9,985	1,731,628	56	977,034	6,241	3,428	9,669	970,793
57	1,731,628	2,871	7,114	9,985	1,728,757	57	970,793	6,263	3,406	9,669	964,531
58	1,728,757	2,883	7,102	9,985	1,725,874	58	964,531	6,285	3,384	9,669	958,246
59	1,725,874	2,895	7,090	9,985	1,722,979	59	958,246	6,307	3,362	9,669	951,939
60	1,722,979	2,907	7,079	9,985	1,720,072	60	951,939	6,329	3,340	9,669	945,610
61	1,720,072	2,919	7,067	9,985	1,717,153	61	945,610	6,351	3,318	9,669	939,259
62	1,717,153	2,931	7,055	9,985	1,714,223	62	939,259	6,373	3,295	9,669	932,886
63	1,714,223	2,943	7,043	9,985	1,711,280	63	932,886	6,396	3,273	9,669	926,491
64	1,711,280	2,955	7,031	9,985	1,708,325	64	926,491	6,418	3,250	9,669	920,073
65	1,708,325	2,967	7,018	9,985	1,705,358	65	920,073	6,441	3,228	9,669	913,632
66	1,705,358	2,979	7,006	9,985	1,702,379	66	913,632	6,463	3,205	9,669	907,169
67	1,702,379	2,991	6,994	9,985	1,699,388	67	907,169	6,486	3,183	9,669	900,683
68	1,699,388	3,004	6,982	9,985	1,696,384	68	900,683	6,509	3,160	9,669	894,174
69	1,696,384	3,016	6,969	9,985	1,693,368	69	894,174	6,531	3,137	9,669	887,643
70	1,693,368	3,028	6,957	9,985	1,690,339	70	887,643	6,554	3,114	9,669	881,088
71	1,690,339	3,041	6,944	9,985	1,687,299	71	881,088	6,577	3,091	9,669	874,511
72	1,687,299	3,053	6,932	9,985	1,684,245	72	874,511	6,600	3,068	9,669	867,911
73	1,684,245	3,066	6,919	9,985	1,681,179	73	867,911	6,624	3,045	9,669	861,287
74	1,681,179	3,078	6,907	9,985	1,678,101	74	861,287	6,647	3,022	9,669	854,640
75	1,678,101	3,091	6,894	9,985	1,675,010	75	854,640	6,670	2,998	9,669	847,970
76	1,675,010	3,104	6,881	9,985	1,671,906	76	847,970	6,694	2,975	9,669	841,277
77	1,671,906	3,117	6,869	9,985	1,668,789	77	841,277	6,717	2,951	9,669	834,560
78	1,668,789	3,129	6,856	9,985	1,665,660	78	834,560	6,741	2,928	9,669	827,819
79	1,665,660	3,142	6,843	9,985	1,662,518	79	827,819	6,764	2,904	9,669	821,055
80	1,662,518	3,155	6,830	9,985	1,659,362	80	821,055	6,788	2,881	9,669	814,267
81	1,659,362	3,168	6,817	9,985	1,656,194	81	814,267	6,812	2,857	9,669	807,455
82	1,656,194	3,181	6,804	9,985	1,653,013	82	807,455	6,836	2,833	9,669	800,619
83	1,653,013	3,194	6,791	9,985	1,649,819	83	800,619	6,860	2,809	9,669	793,760
84	1,649,819	3,207	6,778	9,985	1,646,612	84	793,760	6,884	2,785	9,669	786,876
85	1,646,612	3,221	6,765	9,985	1,643,391	85	786,876	6,908	2,761	9,669	779,968
86	1,643,391	3,234	6,752	9,985	1,640,157	86	779,968	6,932	2,736	9,669	773,036
87	1,640,157	3,247	6,738	9,985	1,636,910	87	773,036	6,956	2,712	9,669	766,079
88	1,636,910	3,260	6,725	9,985	1,633,650	88	766,079	6,981	2,688	9,669	759,099
89	1,633,650	3,274	6,712	9,985	1,630,376	89	759,099	7,005	2,663	9,669	752,093
90	1,630,376	3,287	6,698	9,985	1,627,089	90	752,093	7,030	2,639	9,669	745,063
91	1,627,089	3,301	6,685	9,985	1,623,788	91	745,063	7,055	2,614	9,669	738,009
92	1,623,788	3,314	6,671	9,985	1,620,474	92	738,009	7,079	2,589	9,669	730,929
93	1,620,474	3,328	6,657	9,985	1,617,146	93	730,929	7,104	2,564	9,669	723,825
94	1,617,146	3,342	6,644	9,985	1,613,804	94	723,825	7,129	2,539	9,669	716,696
95	1,613,804	3,355	6,630	9,985	1,610,449	95	716,696	7,154	2,514	9,669	709,542

96	1,610,449	3,369	6,616	9,985	1,607,080	96	709,542	7,179	2,489	9,669	702,363
97	1,607,080	3,383	6,602	9,985	1,603,697	97	702,363	7,204	2,464	9,669	695,159
98	1,603,697	3,397	6,589	9,985	1,600,300	98	695,159	7,230	2,439	9,669	687,929
99	1,600,300	3,411	6,575	9,985	1,596,890	99	687,929	7,255	2,413	9,669	680,674
100	1,596,890	3,425	6,561	9,985	1,593,465	100	680,674	7,280	2,388	9,669	673,393
101	1,593,465	3,439	6,546	9,985	1,590,026	101	673,393	7,306	2,362	9,669	666,087
102	1,590,026	3,453	6,532	9,985	1,586,573	102	666,087	7,332	2,337	9,669	658,756
103	1,586,573	3,467	6,518	9,985	1,583,106	103	658,756	7,357	2,311	9,669	651,398
104	1,583,106	3,481	6,504	9,985	1,579,624	104	651,398	7,383	2,285	9,669	644,015
105	1,579,624	3,496	6,490	9,985	1,576,129	105	644,015	7,409	2,259	9,669	636,606
106	1,576,129	3,510	6,475	9,985	1,572,618	106	636,606	7,435	2,233	9,669	629,171
107	1,572,618	3,525	6,461	9,985	1,569,094	107	629,171	7,461	2,207	9,669	621,710
108	1,569,094	3,539	6,446	9,985	1,565,555	108	621,710	7,487	2,181	9,669	614,223
109	1,565,555	3,554	6,432	9,985	1,562,001	109	614,223	7,514	2,155	9,669	606,709
110	1,562,001	3,568	6,417	9,985	1,558,433	110	606,709	7,540	2,129	9,669	599,169
111	1,558,433	3,583	6,403	9,985	1,554,851	111	599,169	7,566	2,102	9,669	591,603
112	1,554,851	3,597	6,388	9,985	1,551,253	112	591,603	7,593	2,076	9,669	584,010
113	1,551,253	3,612	6,373	9,985	1,547,641	113	584,010	7,620	2,049	9,669	576,390
114	1,547,641	3,627	6,358	9,985	1,544,014	114	576,390	7,646	2,022	9,669	568,744
115	1,544,014	3,642	6,343	9,985	1,540,372	115	568,744	7,673	1,995	9,669	561,070
116	1,540,372	3,657	6,328	9,985	1,536,715	116	561,070	7,700	1,968	9,669	553,370
117	1,536,715	3,672	6,313	9,985	1,533,043	117	553,370	7,727	1,941	9,669	545,643
118	1,533,043	3,687	6,298	9,985	1,529,356	118	545,643	7,754	1,914	9,669	537,889
119	1,529,356	3,702	6,283	9,985	1,525,653	119	537,889	7,781	1,887	9,669	530,108
120	1,525,653	3,717	6,268	9,985	1,521,936	120	530,108	7,809	1,860	9,669	522,299
121	1,521,936	3,733	6,253	9,985	1,518,203	121	522,299	7,836	1,832	9,669	514,463
122	1,518,203	3,748	6,237	9,985	1,514,455	122	514,463	7,864	1,805	9,669	506,599
123	1,514,455	3,763	6,222	9,985	1,510,692	123	506,599	7,891	1,777	9,669	498,708
124	1,510,692	3,779	6,206	9,985	1,506,913	124	498,708	7,919	1,750	9,669	490,789
125	1,506,913	3,794	6,191	9,985	1,503,118	125	490,789	7,947	1,722	9,669	482,842
126	1,503,118	3,810	6,175	9,985	1,499,308	126	482,842	7,975	1,694	9,669	474,868
127	1,499,308	3,826	6,160	9,985	1,495,483	127	474,868	8,003	1,666	9,669	466,865
128	1,495,483	3,841	6,144	9,985	1,491,641	128	466,865	8,031	1,638	9,669	458,835
129	1,491,641	3,857	6,128	9,985	1,487,784	129	458,835	8,059	1,610	9,669	450,776
130	1,487,784	3,873	6,112	9,985	1,483,911	130	450,776	8,087	1,581	9,669	442,689
131	1,483,911	3,889	6,096	9,985	1,480,022	131	442,689	8,115	1,553	9,669	434,574
132	1,480,022	3,905	6,080	9,985	1,476,117	132	434,574	8,144	1,525	9,669	426,430
133	1,476,117	3,921	6,064	9,985	1,472,196	133	426,430	8,172	1,496	9,669	418,257
134	1,472,196	3,937	6,048	9,985	1,468,259	134	418,257	8,201	1,467	9,669	410,056
135	1,468,259	3,953	6,032	9,985	1,464,306	135	410,056	8,230	1,439	9,669	401,826
136	1,464,306	3,969	6,016	9,985	1,460,336	136	401,826	8,259	1,410	9,669	393,568
137	1,460,336	3,986	6,000	9,985	1,456,351	137	393,568	8,288	1,381	9,669	385,280
138	1,456,351	4,002	5,983	9,985	1,452,348	138	385,280	8,317	1,352	9,669	376,963
139	1,452,348	4,019	5,967	9,985	1,448,330	139	376,963	8,346	1,323	9,669	368,617
140	1,448,330	4,035	5,950	9,985	1,444,295	140	368,617	8,375	1,293	9,669	360,242
141	1,444,295	4,052	5,934	9,985	1,440,243	141	360,242	8,405	1,264	9,669	351,837
142	1,440,243	4,068	5,917	9,985	1,436,175	142	351,837	8,434	1,234	9,669	343,403
143	1,436,175	4,085	5,900	9,985	1,432,089	143	343,403	8,464	1,205	9,669	334,939
144	1,432,089	4,102	5,884	9,985	1,427,988	144	334,939	8,493	1,175	9,669	326,446
145	1,427,988	4,119	5,867	9,985	1,423,869	145	326,446	8,523	1,145	9,669	317,923
146	1,423,869	4,136	5,850	9,985	1,419,733	146	317,923	8,553	1,115	9,669	309,369
147	1,419,733	4,153	5,833	9,985	1,415,581	147	309,369	8,583	1,085	9,669	300,786
148	1,415,581	4,170	5,816	9,985	1,411,411	148	300,786	8,613	1,055	9,669	292,173
149	1,411,411	4,187	5,799	9,985	1,407,224	149	292,173	8,643	1,025	9,669	283,530
150	1,407,224	4,204	5,781	9,985	1,403,020	150	283,530	8,674	995	9,669	274,856
151	1,403,020	4,221	5,764	9,985	1,398,799	151	274,856	8,704	964	9,669	266,152
152	1,398,799	4,239	5,747	9,985	1,394,560	152	266,152	8,735	934	9,669	257,417

153	1,394,560	4,256	5,729	9,985	1,390,304	153	257,417	8,765	903	9,669	248,651
154	1,390,304	4,274	5,712	9,985	1,386,031	154	248,651	8,796	872	9,669	239,855
155	1,386,031	4,291	5,694	9,985	1,381,740	155	239,855	8,827	841	9,669	231,028
156	1,381,740	4,309	5,677	9,985	1,377,431	156	231,028	8,858	811	9,669	222,170
157	1,377,431	4,326	5,659	9,985	1,373,105	157	222,170	8,889	779	9,669	213,281
158	1,373,105	4,344	5,641	9,985	1,368,761	158	213,281	8,920	748	9,669	204,361
159	1,368,761	4,362	5,623	9,985	1,364,399	159	204,361	8,952	717	9,669	195,409
160	1,364,399	4,380	5,605	9,985	1,360,019	160	195,409	8,983	686	9,669	186,426
161	1,360,019	4,398	5,587	9,985	1,355,621	161	186,426	9,014	654	9,669	177,412
162	1,355,621	4,416	5,569	9,985	1,351,205	162	177,412	9,046	622	9,669	168,366
163	1,351,205	4,434	5,551	9,985	1,346,770	163	168,366	9,078	591	9,669	159,288
164	1,346,770	4,452	5,533	9,985	1,342,318	164	159,288	9,110	559	9,669	150,178
165	1,342,318	4,471	5,515	9,985	1,337,847	165	150,178	9,142	527	9,669	141,037
166	1,337,847	4,489	5,496	9,985	1,333,358	166	141,037	9,174	495	9,669	131,863
167	1,333,358	4,507	5,478	9,985	1,328,851	167	131,863	9,206	463	9,669	122,657
168	1,328,851	4,526	5,459	9,985	1,324,325	168	122,657	9,238	430	9,669	113,419
169	1,324,325	4,545	5,441	9,985	1,319,780	169	113,419	9,271	398	9,669	104,148
170	1,319,780	4,563	5,422	9,985	1,315,217	170	104,148	9,303	365	9,669	94,845
171	1,315,217	4,582	5,403	9,985	1,310,635	171	94,845	9,336	333	9,669	85,510
172	1,310,635	4,601	5,385	9,985	1,306,034	172	85,510	9,369	300	9,669	76,141
173	1,306,034	4,620	5,366	9,985	1,301,415	173	76,141	9,401	267	9,669	66,740
174	1,301,415	4,639	5,347	9,985	1,296,776	174	66,740	9,434	234	9,669	57,305
175	1,296,776	4,658	5,328	9,985	1,292,118	175	57,305	9,467	201	9,669	47,838
176	1,292,118	4,677	5,308	9,985	1,287,441	176	47,838	9,501	168	9,669	38,337
177	1,287,441	4,696	5,289	9,985	1,282,745	177	38,337	9,534	134	9,669	28,803
178	1,282,745	4,715	5,270	9,985	1,278,030	178	28,803	9,567	101	9,669	19,236
179	1,278,030	4,735	5,251	9,985	1,273,295	179	19,236	9,601	67	9,669	9,635
180	1,273,295	4,754	5,231	9,985	1,268,541	180	9,635	9,635	34	9,669	0
181	1,268,541	4,774	5,212	9,985	1,263,767	181	0	9,669	0	9,669	-9,669
182	1,263,767	4,793	5,192	9,985	1,258,974	182	-9,669	9,702	-34	9,669	-19,371
183	1,258,974	4,813	5,172	9,985	1,254,161	183	-19,371	9,736	-68	9,669	-29,107
184	1,254,161	4,833	5,153	9,985	1,249,328	184	-29,107	9,771	-102	9,669	-38,878
185	1,249,328	4,853	5,133	9,985	1,244,475	185	-38,878	9,805	-136	9,669	-48,683
186	1,244,475	4,873	5,113	9,985	1,239,602	186	-48,683	9,839	-171	9,669	-58,522
187	1,239,602	4,893	5,093	9,985	1,234,710	187	-58,522	9,874	-205	9,669	-68,396
188	1,234,710	4,913	5,073	9,985	1,229,797	188	-68,396	9,908	-240	9,669	-78,305
189	1,229,797	4,933	5,052	9,985	1,224,864	189	-78,305	9,943	-275	9,669	-88,248
190	1,224,864	4,953	5,032	9,985	1,219,911	190	-88,248	9,978	-310	9,669	-98,226
191	1,219,911	4,974	5,012	9,985	1,214,937	191	-98,226	10,013	-345	9,669	-108,239
192	1,214,937	4,994	4,991	9,985	1,209,943	192	-108,239	10,048	-380	9,669	-118,287
193	1,209,943	5,014	4,971	9,985	1,204,929	193	-118,287	10,083	-415	9,669	-128,371
194	1,204,929	5,035	4,950	9,985	1,199,894	194	-128,371	10,119	-450	9,669	-138,490
195	1,199,894	5,056	4,930	9,985	1,194,838	195	-138,490	10,154	-486	9,669	-148,644
196	1,194,838	5,077	4,909	9,985	1,189,762	196	-148,644	10,190	-521	9,669	-158,834
197	1,189,762	5,097	4,888	9,985	1,184,664	197	-158,834	10,226	-557	9,669	-169,060
198	1,184,664	5,118	4,867	9,985	1,179,546	198	-169,060	10,262	-593	9,669	-179,321
199	1,179,546	5,139	4,846	9,985	1,174,406	199	-179,321	10,298	-629	9,669	-189,619
200	1,174,406	5,160	4,825	9,985	1,169,246	200	-189,619	10,334	-665	9,669	-199,953
201	1,169,246	5,182	4,804	9,985	1,164,064	201	-199,953	10,370	-702	9,669	-210,323
202	1,164,064	5,203	4,782	9,985	1,158,861	202	-210,323	10,406	-738	9,669	-220,729
203	1,158,861	5,224	4,761	9,985	1,153,637	203	-220,729	10,443	-774	9,669	-231,172
204	1,153,637	5,246	4,740	9,985	1,148,391	204	-231,172	10,480	-811	9,669	-241,652
205	1,148,391	5,267	4,718	9,985	1,143,124	205	-241,652	10,516	-848	9,669	-252,168
206	1,143,124	5,289	4,696	9,985	1,137,835	206	-252,168	10,553	-885	9,669	-262,721
207	1,137,835	5,311	4,675	9,985	1,132,524	207	-262,721	10,590	-922	9,669	-273,311
208	1,132,524	5,333	4,653	9,985	1,127,191	208	-273,311	10,627	-959	9,669	-283,939
209	1,127,191	5,354	4,631	9,985	1,121,837	209	-283,939	10,665	-996	9,669	-294,603

210	1,121,837	5,376	4,609	9,985	1,116,460	210	-294,603	10,702	-1,034	9,669	-305,305
211	1,116,460	5,399	4,587	9,985	1,111,062	211	-305,305	10,740	-1,071	9,669	-316,045
212	1,111,062	5,421	4,565	9,985	1,105,641	212	-316,045	10,777	-1,109	9,669	-326,822
213	1,105,641	5,443	4,542	9,985	1,100,198	213	-326,822	10,815	-1,147	9,669	-337,637
214	1,100,198	5,465	4,520	9,985	1,094,733	214	-337,637	10,853	-1,185	9,669	-348,490
215	1,094,733	5,488	4,498	9,985	1,089,245	215	-348,490	10,891	-1,223	9,669	-359,382
216	1,089,245	5,510	4,475	9,985	1,083,735	216	-359,382	10,929	-1,261	9,669	-370,311
217	1,083,735	5,533	4,452	9,985	1,078,202	217	-370,311	10,968	-1,299	9,669	-381,279
218	1,078,202	5,556	4,430	9,985	1,072,646	218	-381,279	11,006	-1,338	9,669	-392,285
219	1,072,646	5,579	4,407	9,985	1,067,067	219	-392,285	11,045	-1,376	9,669	-403,329
220	1,067,067	5,601	4,384	9,985	1,061,466	220	-403,329	11,084	-1,415	9,669	-414,413
221	1,061,466	5,624	4,361	9,985	1,055,841	221	-414,413	11,122	-1,454	9,669	-425,535
222	1,055,841	5,648	4,338	9,985	1,050,194	222	-425,535	11,161	-1,493	9,669	-436,697
223	1,050,194	5,671	4,315	9,985	1,044,523	223	-436,697	11,201	-1,532	9,669	-447,897
224	1,044,523	5,694	4,291	9,985	1,038,829	224	-447,897	11,240	-1,571	9,669	-459,137
225	1,038,829	5,717	4,268	9,985	1,033,111	225	-459,137	11,279	-1,611	9,669	-470,417
226	1,033,111	5,741	4,244	9,985	1,027,370	226	-470,417	11,319	-1,650	9,669	-481,735
227	1,027,370	5,765	4,221	9,985	1,021,606	227	-481,735	11,359	-1,690	9,669	-493,094
228	1,021,606	5,788	4,197	9,985	1,015,818	228	-493,094	11,398	-1,730	9,669	-504,493
229	1,015,818	5,812	4,173	9,985	1,010,006	229	-504,493	11,438	-1,770	9,669	-515,931
230	1,010,006	5,836	4,149	9,985	1,004,170	230	-515,931	11,479	-1,810	9,669	-527,410
231	1,004,170	5,860	4,125	9,985	998,310	231	-527,410	11,519	-1,850	9,669	-538,928
232	998,310	5,884	4,101	9,985	992,426	232	-538,928	11,559	-1,891	9,669	-550,488
233	992,426	5,908	4,077	9,985	986,518	233	-550,488	11,600	-1,931	9,669	-562,087
234	986,518	5,932	4,053	9,985	980,585	234	-562,087	11,640	-1,972	9,669	-573,728
235	980,585	5,957	4,029	9,985	974,629	235	-573,728	11,681	-2,013	9,669	-585,409
236	974,629	5,981	4,004	9,985	968,647	236	-585,409	11,722	-2,054	9,669	-597,132
237	968,647	6,006	3,980	9,985	962,641	237	-597,132	11,763	-2,095	9,669	-608,895
238	962,641	6,030	3,955	9,985	956,611	238	-608,895	11,805	-2,136	9,669	-620,700
239	956,611	6,055	3,930	9,985	950,556	239	-620,700	11,846	-2,178	9,669	-632,546
240	950,556	6,080	3,905	9,985	944,476	240	-632,546	11,888	-2,219	9,669	-644,434
241	944,476	6,105	3,880	9,985	938,370	241	-644,434	11,929	-2,261	9,669	-656,363
242	938,370	6,130	3,855	9,985	932,240	242	-656,363	11,971	-2,303	9,669	-668,334
243	932,240	6,155	3,830	9,985	926,085	243	-668,334	12,013	-2,345	9,669	-680,347
244	926,085	6,181	3,805	9,985	919,904	244	-680,347	12,055	-2,387	9,669	-692,403
245	919,904	6,206	3,779	9,985	913,698	245	-692,403	12,098	-2,429	9,669	-704,500
246	913,698	6,232	3,754	9,985	907,467	246	-704,500	12,140	-2,472	9,669	-716,641
247	907,467	6,257	3,728	9,985	901,209	247	-716,641	12,183	-2,514	9,669	-728,823
248	901,209	6,283	3,702	9,985	894,926	248	-728,823	12,225	-2,557	9,669	-741,049
249	894,926	6,309	3,677	9,985	888,618	249	-741,049	12,268	-2,600	9,669	-753,317
250	888,618	6,335	3,651	9,985	882,283	250	-753,317	12,311	-2,643	9,669	-765,629
251	882,283	6,361	3,625	9,985	875,923	251	-765,629	12,355	-2,686	9,669	-777,983
252	875,923	6,387	3,599	9,985	869,536	252	-777,983	12,398	-2,729	9,669	-790,381
253	869,536	6,413	3,572	9,985	863,123	253	-790,381	12,441	-2,773	9,669	-802,822
254	863,123	6,439	3,546	9,985	856,683	254	-802,822	12,485	-2,817	9,669	-815,308
255	856,683	6,466	3,520	9,985	850,218	255	-815,308	12,529	-2,860	9,669	-827,836
256	850,218	6,492	3,493	9,985	843,725	256	-827,836	12,573	-2,904	9,669	-840,409
257	843,725	6,519	3,466	9,985	837,206	257	-840,409	12,617	-2,948	9,669	-853,026
258	837,206	6,546	3,440	9,985	830,660	258	-853,026	12,661	-2,993	9,669	-865,687
259	830,660	6,573	3,413	9,985	824,088	259	-865,687	12,706	-3,037	9,669	-878,393
260	824,088	6,600	3,386	9,985	817,488	260	-878,393	12,750	-3,082	9,669	-891,143
261	817,488	6,627	3,359	9,985	810,861	261	-891,143	12,795	-3,126	9,669	-903,938
262	810,861	6,654	3,331	9,985	804,207	262	-903,938	12,840	-3,171	9,669	-916,778
263	804,207	6,681	3,304	9,985	797,526	263	-916,778	12,885	-3,216	9,669	-929,663
264	797,526	6,709	3,277	9,985	790,817	264	-929,663	12,930	-3,262	9,669	-942,593
265	790,817	6,736	3,249	9,985	784,080	265	-942,593	12,975	-3,307	9,669	-955,568
266	784,080	6,764	3,221	9,985	777,316	266	-955,568	13,021	-3,352	9,669	-968,589

267	777,316	6,792	3,193	9,985	770,524	267	-968,589	13,067	-3,398	9,669	-981,656
268	770,524	6,820	3,166	9,985	763,705	268	-981,656	13,112	-3,444	9,669	-994,768
269	763,705	6,848	3,138	9,985	756,857	269	-994,768	13,158	-3,490	9,669	-1,007,927
270	756,857	6,876	3,109	9,985	749,981	270	-1,007,927	13,205	-3,536	9,669	-1,021,132
271	749,981	6,904	3,081	9,985	743,077	271	-1,021,132	13,251	-3,582	9,669	-1,034,383
272	743,077	6,933	3,053	9,985	736,144	272	-1,034,383	13,297	-3,629	9,669	-1,047,680
273	736,144	6,961	3,024	9,985	729,183	273	-1,047,680	13,344	-3,676	9,669	-1,061,024
274	729,183	6,990	2,996	9,985	722,194	274	-1,061,024	13,391	-3,722	9,669	-1,074,415
275	722,194	7,018	2,967	9,985	715,175	275	-1,074,415	13,438	-3,769	9,669	-1,087,853
276	715,175	7,047	2,938	9,985	708,128	276	-1,087,853	13,485	-3,817	9,669	-1,101,338
277	708,128	7,076	2,909	9,985	701,052	277	-1,101,338	13,532	-3,864	9,669	-1,114,870
278	701,052	7,105	2,880	9,985	693,947	278	-1,114,870	13,580	-3,911	9,669	-1,128,450
279	693,947	7,134	2,851	9,985	686,812	279	-1,128,450	13,627	-3,959	9,669	-1,142,078
280	686,812	7,164	2,822	9,985	679,649	280	-1,142,078	13,675	-4,007	9,669	-1,155,753
281	679,649	7,193	2,792	9,985	672,456	281	-1,155,753	13,723	-4,055	9,669	-1,169,476
282	672,456	7,223	2,763	9,985	665,233	282	-1,169,476	13,771	-4,103	9,669	-1,183,248
283	665,233	7,252	2,733	9,985	657,981	283	-1,183,248	13,820	-4,151	9,669	-1,197,067
284	657,981	7,282	2,703	9,985	650,699	284	-1,197,067	13,868	-4,200	9,669	-1,210,936
285	650,699	7,312	2,673	9,985	643,386	285	-1,210,936	13,917	-4,248	9,669	-1,224,853
286	643,386	7,342	2,643	9,985	636,044	286	-1,224,853	13,966	-4,297	9,669	-1,238,818
287	636,044	7,372	2,613	9,985	628,672	287	-1,238,818	14,015	-4,346	9,669	-1,252,833
288	628,672	7,403	2,583	9,985	621,270	288	-1,252,833	14,064	-4,395	9,669	-1,266,897
289	621,270	7,433	2,552	9,985	613,837	289	-1,266,897	14,113	-4,445	9,669	-1,281,010
290	613,837	7,463	2,522	9,985	606,373	290	-1,281,010	14,163	-4,494	9,669	-1,295,173
291	606,373	7,494	2,491	9,985	598,879	291	-1,295,173	14,212	-4,544	9,669	-1,309,385
292	598,879	7,525	2,460	9,985	591,354	292	-1,309,385	14,262	-4,594	9,669	-1,323,647
293	591,354	7,556	2,429	9,985	583,798	293	-1,323,647	14,312	-4,644	9,669	-1,337,960
294	583,798	7,587	2,398	9,985	576,211	294	-1,337,960	14,363	-4,694	9,669	-1,352,322
295	576,211	7,618	2,367	9,985	568,593	295	-1,352,322	14,413	-4,744	9,669	-1,366,735
296	568,593	7,649	2,336	9,985	560,944	296	-1,366,735	14,463	-4,795	9,669	-1,381,199
297	560,944	7,681	2,305	9,985	553,263	297	-1,381,199	14,514	-4,846	9,669	-1,395,713
298	553,263	7,712	2,273	9,985	545,551	298	-1,395,713	14,565	-4,897	9,669	-1,410,278
299	545,551	7,744	2,241	9,985	537,807	299	-1,410,278	14,616	-4,948	9,669	-1,424,894
300	537,807	7,776	2,209	9,985	530,031	300	-1,424,894	14,668	-4,999	9,669	-1,439,562
301	530,031	7,808	2,178	9,985	522,223	301	-1,439,562	14,719	-5,050	9,669	-1,454,281
302	522,223	7,840	2,145	9,985	514,383	302	-1,454,281	14,771	-5,102	9,669	-1,469,051
303	514,383	7,872	2,113	9,985	506,511	303	-1,469,051	14,822	-5,154	9,669	-1,483,874
304	506,511	7,904	2,081	9,985	498,607	304	-1,483,874	14,874	-5,206	9,669	-1,498,748
305	498,607	7,937	2,048	9,985	490,670	305	-1,498,748	14,927	-5,258	9,669	-1,513,675
306	490,670	7,970	2,016	9,985	482,700	306	-1,513,675	14,979	-5,310	9,669	-1,528,654
307	482,700	8,002	1,983	9,985	474,698	307	-1,528,654	15,032	-5,363	9,669	-1,543,685
308	474,698	8,035	1,950	9,985	466,663	308	-1,543,685	15,084	-5,416	9,669	-1,558,769
309	466,663	8,068	1,917	9,985	458,595	309	-1,558,769	15,137	-5,469	9,669	-1,573,907
310	458,595	8,101	1,884	9,985	450,493	310	-1,573,907	15,190	-5,522	9,669	-1,589,097
311	450,493	8,135	1,851	9,985	442,359	311	-1,589,097	15,244	-5,575	9,669	-1,604,341
312	442,359	8,168	1,817	9,985	434,191	312	-1,604,341	15,297	-5,629	9,669	-1,619,638
313	434,191	8,202	1,784	9,985	425,989	313	-1,619,638	15,351	-5,682	9,669	-1,634,988
314	425,989	8,235	1,750	9,985	417,754	314	-1,634,988	15,405	-5,736	9,669	-1,650,393
315	417,754	8,269	1,716	9,985	409,485	315	-1,650,393	15,459	-5,790	9,669	-1,665,852
316	409,485	8,303	1,682	9,985	401,182	316	-1,665,852	15,513	-5,844	9,669	-1,681,364
317	401,182	8,337	1,648	9,985	392,845	317	-1,681,364	15,567	-5,899	9,669	-1,696,932
318	392,845	8,371	1,614	9,985	384,473	318	-1,696,932	15,622	-5,953	9,669	-1,712,554
319	384,473	8,406	1,580	9,985	376,067	319	-1,712,554	15,677	-6,008	9,669	-1,728,230
320	376,067	8,440	1,545	9,985	367,627	320	-1,728,230	15,732	-6,063	9,669	-1,743,962
321	367,627	8,475	1,510	9,985	359,152	321	-1,743,962	15,787	-6,118	9,669	-1,759,749
322	359,152	8,510	1,476	9,985	350,642	322	-1,759,749	15,842	-6,174	9,669	-1,775,591
323	350,642	8,545	1,441	9,985	342,098	323	-1,775,591	15,898	-6,229	9,669	-1,791,489

324	342,098	8,580	1,405	9,985	333,518	324	-1,791,489	15,954	-6,285	9,669	-1,807,443
325	333,518	8,615	1,370	9,985	324,902	325	-1,807,443	16,010	-6,341	9,669	-1,823,452
326	324,902	8,651	1,335	9,985	316,252	326	-1,823,452	16,066	-6,397	9,669	-1,839,518
327	316,252	8,686	1,299	9,985	307,566	327	-1,839,518	16,122	-6,454	9,669	-1,855,640
328	307,566	8,722	1,264	9,985	298,844	328	-1,855,640	16,179	-6,510	9,669	-1,871,819
329	298,844	8,758	1,228	9,985	290,087	329	-1,871,819	16,235	-6,567	9,669	-1,888,055
330	290,087	8,794	1,192	9,985	281,293	330	-1,888,055	16,292	-6,624	9,669	-1,904,347
331	281,293	8,830	1,156	9,985	272,463	331	-1,904,347	16,350	-6,681	9,669	-1,920,697
332	272,463	8,866	1,119	9,985	263,597	332	-1,920,697	16,407	-6,738	9,669	-1,937,104
333	263,597	8,902	1,083	9,985	254,695	333	-1,937,104	16,465	-6,796	9,669	-1,953,568
334	254,695	8,939	1,046	9,985	245,756	334	-1,953,568	16,522	-6,854	9,669	-1,970,090
335	245,756	8,976	1,010	9,985	236,780	335	-1,970,090	16,580	-6,912	9,669	-1,986,671
336	236,780	9,013	973	9,985	227,768	336	-1,986,671	16,638	-6,970	9,669	-2,003,309
337	227,768	9,050	936	9,985	218,718	337	-2,003,309	16,697	-7,028	9,669	-2,020,006
338	218,718	9,087	899	9,985	209,631	338	-2,020,006	16,755	-7,087	9,669	-2,036,761
339	209,631	9,124	861	9,985	200,507	339	-2,036,761	16,814	-7,146	9,669	-2,053,575
340	200,507	9,162	824	9,985	191,346	340	-2,053,575	16,873	-7,205	9,669	-2,070,448
341	191,346	9,199	786	9,985	182,146	341	-2,070,448	16,932	-7,264	9,669	-2,087,381
342	182,146	9,237	748	9,985	172,909	342	-2,087,381	16,992	-7,323	9,669	-2,104,372
343	172,909	9,275	710	9,985	163,634	343	-2,104,372	17,051	-7,383	9,669	-2,121,424
344	163,634	9,313	672	9,985	154,321	344	-2,121,424	17,111	-7,443	9,669	-2,138,535
345	154,321	9,351	634	9,985	144,970	345	-2,138,535	17,171	-7,503	9,669	-2,155,706
346	144,970	9,390	596	9,985	135,580	346	-2,155,706	17,231	-7,563	9,669	-2,172,938
347	135,580	9,428	557	9,985	126,152	347	-2,172,938	17,292	-7,623	9,669	-2,190,229
348	126,152	9,467	518	9,985	116,685	348	-2,190,229	17,353	-7,684	9,669	-2,207,582
349	116,685	9,506	479	9,985	107,179	349	-2,207,582	17,413	-7,745	9,669	-2,224,995
350	107,179	9,545	440	9,985	97,634	350	-2,224,995	17,475	-7,806	9,669	-2,242,470
351	97,634	9,584	401	9,985	88,050	351	-2,242,470	17,536	-7,867	9,669	-2,260,006
352	88,050	9,624	362	9,985	78,426	352	-2,260,006	17,597	-7,929	9,669	-2,277,603
353	78,426	9,663	322	9,985	68,763	353	-2,277,603	17,659	-7,991	9,669	-2,295,262
354	68,763	9,703	283	9,985	59,060	354	-2,295,262	17,721	-8,053	9,669	-2,312,983
355	59,060	9,743	243	9,985	49,317	355	-2,312,983	17,783	-8,115	9,669	-2,330,767
356	49,317	9,783	203	9,985	39,534	356	-2,330,767	17,846	-8,177	9,669	-2,348,612
357	39,534	9,823	162	9,985	29,712	357	-2,348,612	17,908	-8,240	9,669	-2,366,520
358	29,712	9,863	122	9,985	19,848	358	-2,366,520	17,971	-8,303	9,669	-2,384,491
359	19,848	9,904	82	9,985	9,944	359	-2,384,491	18,034	-8,366	9,669	-2,402,526
360	9,944	9,944	41	9,985	0	360	-2,402,526	18,097	-8,429	9,669	-2,420,623

RESOLUTION NO. 13-31

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TO COVER MONTHLY AFFORDABLE HOUSING EXPENSES

WHEREAS, Harris County Housing Authority (HCHA) maintains a separate checking account for affordable housing activities; and

WHEREAS, some monthly affordable housing expenses are incurred jointly with HCHA's other lines of business; and

WHEREAS, the attached expenses and descriptions were incurred for affordable housing activities within HCHA's main checking account for the following months and amounts:

April 2013: \$23,715.31

May 2013: \$27,551.95

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to transfer \$51,267.26 to the main HCHA checking account to cover the above cited affordable housing expenditures.

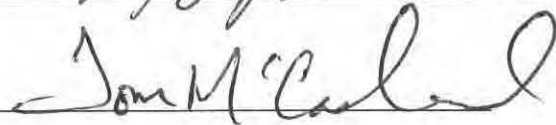
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 18th day of June 2013.

Chairman: _____



Secretary: _____



Attachments: Detailed expenditures for April and May 2013 affordable housing expenses

Harris County Housing Authority
Affordable Housing Expenses
From 04/01/2013 Through 04/30/2013

Effective Date	Description	Amount	Name
4/5/2013	ShareFile:Online virtual data room for PBTL - APR 2013	32.95	Citibank
4/5/2013	FedEX - purchased boxes at retail store	5.95	Federal Express
4/5/2013	ShareFile:Online virtual data room PBTL - Prorated MAR	17.26	Citibank
4/5/2013	Gasoline Expense for March 2013	59.77	FUELMAN
4/5/2013	Legal Notice RE: Retreat at Westlock, run 03/14 & 21/13	896.66	Houston Chronicle
4/10/2013	Reclass Payroll from G/L 11117 to G/L 11114	5,797.65	
4/10/2013	SS, Med, FU, and SU Taxes Employer - 04-11-13	670.72	
4/10/2013	FIT, SS, and Med Taxes Employee - 04-11-13	1,803.87	
4/12/2013	HCFCU - Payroll Deduction - 04/11/2013	264.00	Harris County Federal Credit Union
4/16/2013	TCDRS - EE Contributions - March 2013	1,318.15	Texas County & District Retirement System
4/16/2013	TCDRS - ER Contributions - March 2013	1,935.80	Texas County & District Retirement System
4/19/2013	Mobile Monthly charge from 03/05/13 thru 04/04/13	72.29	AT&T Mobility
4/19/2013	Unum LTD Benefits Coverage: May 1 - 31, 2013	33.28	Unum Life Insurance Company of America
4/24/2013	SS, Med, FU, and SU Taxes Employer - 04-25-13	637.73	
4/24/2013	FIT, SS, and Med Taxes Employee - 04-25-13	1,670.62	
4/24/2013	Reclass Payroll from G/L 11117 to G/L 11114	5,529.81	
4/26/2013	HCFCU - Payroll Deduction - 04/25/2013	264.00	Harris County Federal Credit Union
4/26/2013	BCBS Group Health Insurance - May 2013	1,957.30	Blue Cross Blue Shield of Texas
4/26/2013	Guardian Dental/Life Insurance - May 2013	163.55	Guardian Life Insurance Company of
4/26/2013	PettyCashReimb. - meter parking downtown for meeting	7.00	Paul Curry
4/26/2013	United Healthcare - Vision & STD 05/01/13 thru 05/31/13	62.44	United Healthcare
4/26/2013	Zeno Imaging Copy Charges 03/12/13 thru 04/11/13	14.51	Zeno Imaging
4/30/2013	Rcls Payroll Cash from G/L 11117 to G/L 11114	500.00	
		<u>23,715.31</u>	

Harris County Housing Authority
Affordable Housing Expenses
From 05/01/2013 Through 05/31/2013

Effective Date	Description	Amount	Name
5/3/2013	Postage Deposit - May 2013	140.00	QuestMark Information Management, Inc.
5/3/2013	Starta Service Fees for April 2013	499.00	Starta Development Inc
5/3/2013	Gasoline Expense for 03/23/13 thru 04/24/2013	90.87	Voyager
5/8/2013	SS, Med, FU, and SU Taxes Employer - 05-09-13	637.73	
5/8/2013	FIT, SS, and Med Taxes Employee - 05-09-13	1,670.61	
5/8/2013	Reclass Payroll from G/L 11117 to G/L 11114	5,529.82	
5/10/2013	ShareFile:Online virtual dataroom for PBTL disposition-MAY13	32.95	Citibank
5/10/2013	HCFCU - Payroll Deduction - 05/09/2013	264.00	Harris County Federal Credit Union
5/15/2013	TCDRS - EE Contributions - April 2013	1,234.01	Texas County & District Retirement System
5/15/2013	TCDRS - ER Contributions - April 2013	1,812.20	Texas County & District Retirement System
5/17/2013	Mobile Monthly Charge from 04/05/13 thru 05/04/13	72.29	AT&T Mobility
5/17/2013	Consultant Services 04/24/13 thru 05/09/13	892.50	The Cornwell Associates Accountants, Inc.
5/17/2013	Unum LTD Benefits Coverage: June 1-30, 2013	33.28	Unum Life Insurance Company of America
5/22/2013	SS, Med, FU, and SU Taxes Employer - 05-23-13	637.73	
5/22/2013	FIT, SS, and Med Taxes Employee - 05-23-13	1,670.59	
5/22/2013	Reclass Payroll from G/L 11117 to G/L 11114	5,529.84	
5/24/2013	Pri T1 Phone Svcs 05/11/13 thru 06/10/13	2.79	AT&T
5/24/2013	BCBS Group Health Insurance - June 2013	1,957.30	Blue Cross Blue Shield of Texas
5/24/2013	Noise Reviews&Assessments of SW Corner of Live Oak/Pierce St	500.00	Partner Engineering and Science, Inc.
5/24/2013	FilingFee:Change of Registered Agent for HCHA Waterside, LLC	15.00	Secretary of State
5/24/2013	Fee:Change of Registered Agent for HCHA Baybrook Park, LLC	15.00	Secretary of State
5/24/2013	Fee: Change of Registered Agent for HCHA Cornerstone,LLC	15.00	Secretary of State
5/24/2013	Filing Fee: Change of Registered Agent for HCHA Louetta,LLC	15.00	Secretary of State
5/24/2013	Filing Fee:Change of Registered Agent for HCHA Bammel, LLC	15.00	Secretary of State
5/24/2013	Fee:Change of Registered Agent for HCHA Olive Grove, LLC	15.00	Secretary of State
5/24/2013	Fee:ChangeofRegisteredAgent for HCHA Cypresswood	15.00	Secretary of State
5/24/2013	Fee:Change of Registered Agent for HCHA Sierra Meadows,LLC	15.00	Secretary of State
5/24/2013	United Healthcare - Vision & STD 06/01/13 thru 06/30/13	62.44	United Healthcare
5/24/2013	Zeno Imaging Copy Charges 04/12/13 thru 05/11/13	1.69	Zeno Imaging
5/24/2013	HCFCU - Payroll Deductions - 05/23/2013	264.00	Harris County Federal Credit Union
5/31/2013	Retainer for Federal Income Tax Returns-HCHA's LLC Prior Tax	3,000.00	Dao CPA, P.C.
5/31/2013	Guardian Dental/Life Insurance - June 2013	163.55	Guardian Life Insurance Company of
5/31/2013	Office Supplies: Copy Papers (4 month supply)	232.76	Liberty Office Products
5/31/2013	Rcls Payroll Cash from G/L 11117 to G/L 11114	500.00	

27,551.95

RESOLUTION NO. 13-32

RESOLUTION ADOPTING A REVISED HCHA ADMINISTRATIVE PLAN

WHEREAS, the Harris County Housing Authority (HCHA”) held a Resident Advisory Board meeting on November 19, 2012; and

WHEREAS, HCHA held a public hearing on the revised HCHA Annual Plan and the revised HCHA Administrative Plan on January 11, 2013; and

WHEREAS, the HCHA Board of Commissioners approved the revised HCHA Annual Plan and the revised HCHA Administrative Plan at the January 23, 2013 meeting of the HCHA Board of Commissioners;

WHEREAS, HCHA staff has recommended the following changes for determining family unit (voucher) size;

WHEREAS, HCHA staff has recommended the following changes relating to short extensions for correcting identified issues in a unit inspected by HCHA;

WHEREAS, the recommended changes do not reflect significant amendments or substantial deviations or modifications to the HCHA Administrative Plan;

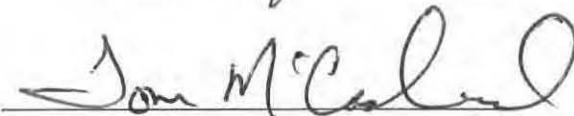
NOW, THEREFORE BE IT RESOLVED, that HCHA hereby adopts the HCHA Administration Plan attached to this Resolution.

PASSED, by the Board of Commissioners this 18th day of June 2013.

Chairman: _____



Secretary: _____



Attachment: HCHA Administrative Plan



PART II: SUBSIDY STANDARDS AND VOUCHER ISSUANCE

5-II.A. OVERVIEW

HCHA must establish subsidy standards that determine the number of bedrooms needed for families of different sizes and compositions. This part presents the policies that will be used to determine the family unit size (also known as the voucher size) a particular family should receive, and the policies that govern making exceptions to those standards. HCHA also must establish policies related to the issuance of the voucher, to the voucher term, and to any extensions or suspensions of that term.

5-II.B. DETERMINING FAMILY UNIT (VOUCHER) SIZE [24 CFR 982.402]

For each family, HCHA determines the appropriate number of bedrooms under HCHA subsidy standards and enters the family unit size on the voucher that is issued to the family. The family unit size does not dictate the size of unit the family must actually lease, nor does it determine who within a household will share a bedroom/sleeping room.

The following requirements apply when HCHA determines family unit size:

- The subsidy standards must provide for the smallest number of bedrooms needed to house a family without overcrowding.
- The subsidy standards must be consistent with space requirements under the housing quality standards.
- The subsidy standards must be applied consistently for all families of like size and composition.
- A child who is temporarily away from the home because of placement in foster care is considered a member of the family in determining the family unit size.
- A family that consists of a pregnant woman (with no other persons) must be treated as a two-person family.
- Any live-in aide (approved by HCHA to reside in the unit to care for a family member who is disabled or is at least 6250 years of age) must be counted in determining the family unit size;



Administrative Plan –Chapter 5

- Unless a live-in-aide resides with a family, the family unit size for any family consisting of a single person must be either a zero- or one-bedroom unit, as determined under HCHA subsidy standards.

HCHA Policy

HCHA will assign the voucher size applicable to the family to allow two people per bedroom regardless of age, gender and relationship of the family members. ~~one bedroom for each two persons within the household, taking into account age, gender and relationship of the family members. Circumstances which might dictate a larger size unit than the Subsidy Standards include when the following individuals would otherwise occupy the same bedroom:~~

~~Household members, including spouses, who cannot share a bedroom because of a verified disability.~~

Formatted: Indent: Left: 0.5"

~~Adult household members of different generations (other than spouses).~~

~~Adult household members of the opposite sex (other than spouses).~~

~~Adult household member and a child age 13 months and older.~~

~~Children of the opposite sex age six and older.~~

~~Live-in aides for an elderly or disabled person and another household member.~~

~~Circumstances which might dictate a larger size unit may also occur when making a reasonable accommodation to a person with a disability.~~

Formatted: Space After: 7 pt

HCHA will reference the following chart in determining the appropriate voucher size for a family:

Voucher Size	Persons in Household (Minimum – Maximum)
0 Bedroom	1-1
1 Bedroom	1-2
2 Bedrooms	<u>3</u> -4
3 Bedrooms	<u>5</u> -6
4 Bedrooms	<u>7</u> -8
5 Bedrooms	<u>9</u> -10
6 Bedrooms	<u>11</u> -12



5-II.C. EXCEPTIONS TO SUBSIDY STANDARDS

In determining family unit size for a particular family, HCHA may grant an exception to its established subsidy standards if HCHA determines that the exception is justified by the age, sex, health, handicap, or relationship of family members or other personal circumstances [24 CFR 982.402(b)(8)]. Reasons may include, but are not limited to in the following situations:

- A need for an additional bedroom for medical equipment
- A reasonable accommodation to a person with a disability;
- An elderly or disabled person who requires a live-in attendant.
- ~~A need for a separate bedroom for reasons related to a family member's disability, medical or health condition~~

~~For a single person who is not elderly, disabled, or a remaining family member, an exception cannot override the regulatory limit of a zero or one bedroom [24 CFR 982.402(b)(8)].~~

HCHA Policy

HCHA will consider granting an exception for the above stated reasons ~~any of the reasons specified in the regulation: the age, sex, health, handicap, or relationship of family members or other personal circumstances.~~

The family must request any exception to the subsidy standards in writing. The request must explain the need or justification for a larger family unit size, and must include appropriate documentation. Requests based on health-related reasons must be verified by a knowledgeable professional source (e.g., doctor or health professional), unless the disability and the disability-related request for accommodation is readily apparent or otherwise known. The family's continued need for an additional bedroom due to special medical equipment must be re-verified at annual reexamination.

~~HCHA will notify the family of its determination within 10 business days of receiving the family's request. If a participant family's request is denied, the notice will inform the family of their right to request an informal hearing.~~



Administrative Plan –Chapter 8

If an owner fails to correct life threatening conditions as required by HCHA, the housing assistance payment will be abated and the HAP contract will be terminated. See 8-II-G.

If a family fails to correct a family caused life threatening condition as required by HCHA, HCHA may terminate the family's assistance. See 8-II.H. HCHA may give a short extension (not more than 24 additional hours) whenever the responsible party cannot be notified or it is impossible to effect the repair within the 24-hour period.

The owner will be required to repair an inoperable smoke detector unless HCHA determines that the family has intentionally disconnected it (by removing batteries or other means). In this case, the family will be required to repair the smoke detector within 24 hours.

In those cases where there is leaking gas or potential of fire or other threat to public or personal safety of the tenant, and the responsible party cannot be notified or it is impossible to make the repair, the proper authority/entity will be notified by HCHA

Resolution No. 13-33

RESOLUTION AUTHORIZING THE CEO TO NEGOTIATE AND EXECUTE A LICENSE AGREEMENT WITH THE U.S. DEPARTMENT OF VETERANS AFFAIRS TO HOUSE VASH CASE MANAGERS AT HCHA

WHEREAS, HCHA has excess office space on the second floor of its office building; and

WHEREAS, the U.S. Department of Veterans Affairs (Veterans Affairs) provides case managers to give VASH recipients intensive case management; and

WHEREAS, the Veterans Affairs has indicated a desire to locate case managers at HCHA's office who provide case management to HCHA's VASH clients.

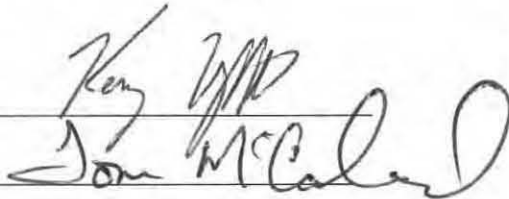
NOW, THEREFORE, BE IT RESOLVED, that the Chief Executive Officer of HCHA is hereby authorized to negotiate and execute a license agreement not to extend past August 2015 with the Veterans Affairs to locate up to 6 case managers at HCHA's offices in exchange for payment of all utilities, office cleaning expenses, and other expenses incurred by HCHA resulting from this license agreement, which license agreement may be terminated by either party with written 90-day notice.

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

PASSED, by the Board of Commissioners this 18th day of June 2013.

Chairman

Secretary

The image shows two handwritten signatures in black ink. The first signature, for the Chairman, is written over a horizontal line and appears to be "Ken [unclear]". The second signature, for the Secretary, is written over a horizontal line and appears to be "Don McCalister".

RESOLUTION NO. 13-34

**RESOLUTION ADOPTING A MINOR REVISION TO THE APPROVED HCHA
ANNUAL PLAN**

WHEREAS, the Harris County Housing Authority ("HCHA") held a Resident Advisory Board meeting on November 19, 2012; and

WHEREAS, HCHA held a public hearing on the revised HCHA Annual Plan and the revised HCHA Administrative Plan on January 11, 2013; and

WHEREAS, the HCHA Board of Commissioners approved the revised HCHA Annual Plan and the revised HCHA Administrative Plan at the January 23, 2013 meeting of the HCHA Board of Commissioners; and

WHEREAS, the HCHA Administrative Plan approved at the January 23, 2013 meeting allows for the Project Based Vouchers; and

WHEREAS, the proposed revision is not a significant amendment or substantial deviation or modification as defined in the HCHA Annual Plan;

NOW, THEREFORE BE IT RESOLVED, that HCHA hereby adopts the following revision to the HCHA Annual Plan for the purpose of clarifying its statement on Project Based Vouchers.

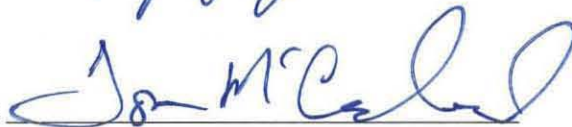
The fifth bullet point of Section 7.0 shall read as follows: "Project Based Vouchers: HCHA does not currently administer Project Based Vouchers. However, HCHA's Administrative Plan allows for the allocation of Project Based Vouchers."

PASSED, by the Board of Commissioners this 17th day of July 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-35

RESOLUTION AUTHORIZING THE EXECUTION OF AN ELECTRIC GRID DISTRIBUTION CREDIT AGREEMENT FOR CYPRESSWOOD ESTATES

WHEREAS, the electrical provider for Cypresswood Estates is Reliant Energy; and

WHEREAS, part of the construction of Cypresswood Estates included a solar array; and

WHEREAS, the solar array is generating electric power serving the five house meters;
and

WHEREAS; an opportunity exists to benefit from excess electrical power that can be generated from the solar panels; and

WHEREAS, in order to capture the benefit of excess power generation, the HCHA Cypresswood Estates, LLC must enter into Contribution Credit Agreement with the electrical power supplier; and

WHEREAS, Reliant Energy has proposed an Electric Grid Contribution Agreement, under the terms of which Reliant will purchase excess power as follows:

First 500 KWH at the energy charge per KWH from the Electrical Facts Label on the property's current electrical plan.

Thereafter at a rate of \$0.05 per KWH, and

WHEREAS, the excess power generated and deliver to the grid as registered by the on-site TDSP's meter(s); and

WHEREAS, the value of the excess power generated at the above rates will be a bill credit.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of HCHA authorizes Tom McCasland, Manager of the HCHA Cypresswood Estates, LLC to negotiate and execute an Electrical Contribution Agreement with Reliant Energy Retail Services, LLC.

PASSED, by the Board of Commissioners this 17th day of July 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-36

**RESOLUTION AUTHORIZING THE SUBMISSION OF A LETTER TO
COMMISSIONERS COURT REQUESTING AN INTERLOCAL AGREEMENT
TO PROVIDE HEALTH BENEFITS AND OTHER SERVICES**

WHEREAS, the Harris County Housing Authority ("HCHA") provides health benefits to all its employees; and

WHEREAS, HCHA is at a disadvantage in the health insurance marketplace because it has fewer than 50 full-time employees; and

WHEREAS, the Harris County Department of Human Resources and Risk Management has indicated a willingness to allow HCHA to join the Harris County health benefits plan, thus allowing HCHA to benefit from Harris County's purchasing power;

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of HCHA authorizes HCHA's CEO to submit a letter to Commissioners Court requesting an interlocal agreement to whereby HCHA may obtain health benefits for its employees through the Harris County health insurance plan, the cost of which benefits will be borne by HCHA.

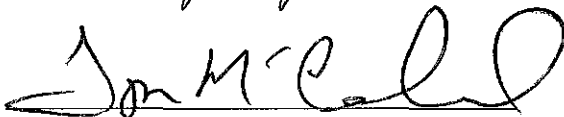
BE IT FURTHER RESOLVED, that the Board of Commissioners of HCHA authorizes HCHA's CEO to continue HCHA's current health benefits plan as an interim measure until HCHA transitions to Harris County's health benefits plan, anticipated to be October 1, 2013.

PASSED, by the Board of Commissioners this 17th day of July 2013.

Chairman: _____



Secretary: _____



Resolution No. 13-37

**RESOLUTION AUTHORIZING THE EXECUTION OF A COMMUNITY
DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM RENTAL
HOUSING PROJECTS ROUND 2 SUB-RECIPIENT GRANT AGREEMENT**

WHEREAS, the Harris County Housing Authority (“HCHA”) submitted an application for Community Development Block Disaster Recovery grant funds, and

WHEREAS, the grant funds are to be used to replace housing damaged by hurricanes Dolly and IKE; and

WHEREAS, the grant funds are administered by the General Land Office (GLO) as Community Development Block Grants approved by the Texas Land Commissioner; and

WHEREAS, the use of the grant funds are limited to facilitating recovery efforts in Presidentially-declared major disaster areas; and

WHEREAS, the **HCHA** identified units that were damaged by the storm and not replaced; and

WHEREAS, the **HCHA** proposes to use the grant funds to develop two hundred (200) units of replacement housing; and

WHEREAS, the **GLO** agrees to make a grant to HCHA in an amount not to exceed **Thirteen Million Six Hundred Thirty Five Thousand Eight Hundred Sixty Seven Dollars (\$13,635,867.00)** for the development of the replacement housing; and

WHEREAS, the grant funds are payable as reimbursement of allowable expenses incurred in developing the replacement housing; and

WHEREAS the sub-recipient agreement outlines the terms, conditions and benchmarks under which the HCHA must maintain compliance; and

WHEREAS, the sub-recipient agreement is effective on the date executed by the GLO and shall terminate on December 31, 2015 or upon the completion of all benchmarks listed in the agreement;

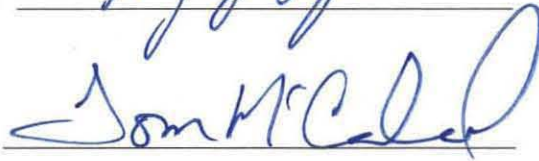
NOW THEREFORE, BE IT RESOLVED, that the HCHA Board of Commissioners authorizes the CEO of HCHA to negotiate and execute the Community Development Block Grant Disaster Recovery Program Rental Housing Projects Round 2 Sub-Recipient Grant Agreement with the General Land Office.

PASSED, by the Board of Commissioners this 17th day of July 2013.

Chairman: _____

Handwritten signature of Kim J. Wylton in blue ink.

Secretary: _____

Handwritten signature of Don McCaleb in blue ink.

RESOLUTION NO. 13-38

**RESOLUTION APPROVING A PAYROLL POLICY FOR HCHA'S CHIEF
EXECUTIVE OFFICER**

WHEREAS, the Harris County Housing Authority ("HCHA") Board of Commissioners has entered into an Employment Agreement with its Chief Executive Officer ("CEO"); and

WHEREAS, that Employment Agreement provides for the payment of a set compensation; and

WHEREAS, the CEO is the only HCHA employee with a compensation set by contract; and

WHEREAS, the HCHA payroll and finance staff seek specific, written guidance in processing the CEO's portion of HCHA's payroll; and

WHEREAS, the HCHA Board of Commissioners seeks to establish a policy that requires the CEO to record for every pay period at least eighty (80) hours of work, sick time, vacation time, holiday time or floating day;

NOW, THEREFORE BE IT RESOLVED, that HCHA's Board of Commissioners establishes the following policy to handle the unique circumstances that arise relating to the processing of the CEO's portion of HCHA's payroll:

1. The CEO is the only full-time employee who shall not receive compensation time or overtime for hours worked beyond a 40-hour week;
2. The CEO shall provide to HCHA staff a timesheet showing the hours worked for each pay period;
3. Provided the total hours worked including any holiday time for each pay period exceed eighty (80) hours, the CEO will not deduct vacation time or other time off for an individual day that totals less than eight (8) hours;
4. In all other respects, including accrued vacation time, HCHA staff shall follow the processes outlined in the Employee Manual for processing the CEO's portion of HCHA's payroll.

PASSED, by the Board of Commissioners this 17th day of July 2013.

Chairman: _____

Secretary: _____

Resolution No. 13-39

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR WEBSITE DESIGN SERVICES**

WHEREAS, the Harris County Housing Authority ("HCHA") issued a Request for Proposals (RFP) # 13-06 on June 14, 2013, soliciting proposals from firms to provide Website Design Services; and

WHEREAS, the RFP was advertised in the local newspaper on June 14th and June 21st in 2013 and posted on the HCHA website; and

WHEREAS, responses to RFP #13-06 were due June 25, 2013; and

WHEREAS, HCHA received two responses to RFP #13-06 from Apache Advertising & Design and Toadfly Technologies; and

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

WHEREAS, HCHA staff found the Apache Advertising & Design qualifications and proposal complied with the requirements of the RFP; and

WHEREAS, Apache Advertising & Design's proposal was ranked number one and the proposal, scope and fees (subject to negotiation) are most advantageous to the HCHA;

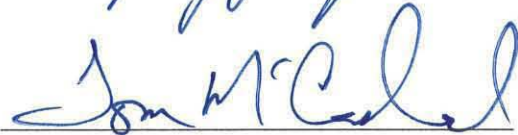
NOW THEREFORE BE IT RESOLVED, that Chief Executive Officer of the HCHA, is authorized and directed to negotiate and execute a contract for Website Design Services with Apache Advertising & Design for services related to the HCHA's website, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document or taking of any action to be conclusive evidence of the necessity therefor.

PASSED, by the Board of Commissioners this 17th day of July 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-40

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TO COVER MONTHLY AFFORDABLE HOUSING EXPENSES

WHEREAS, Harris County Housing Authority (HCHA) maintains a separate checking account for affordable housing activities; and

WHEREAS, some monthly affordable housing expenses are incurred jointly with HCHA's other lines of business; and

WHEREAS, the attached expenses and descriptions were incurred for affordable housing activities within HCHA's main checking account for the following months and amounts:

June 2013: \$28,159.15

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to transfer \$28,159.15 to the main HCHA checking account to cover the above cited affordable housing expenditures.

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

PASSED, by the Board of Commissioners this 18th day of June 2013.

Chairman: _____

Secretary: _____

Attachments: Detailed expenditures for June 2013 affordable housing expenses

RESOLUTION NO. 13-41

RESOLUTION AUTHORIZING THE APPROVAL AND SUBMISSION OF AN APPLICATION TO ACCESS THE RESERVATION SYSTEM FOR THE AMY YOUNG BARRIER REMOVAL PROGRAM

WHEREAS, the Texas Department of Housing and Community Affairs (TDHCA) Housing Trust Funds (HTF) published and release the 2014-2015 Amy Young Barrier Removal Program Notice of Funding Availability; and

WHEREAS, the TDHCA has \$3,578,250 (\$1,789,125 for 2014 and \$1,789,125 for 2015) in HTF funding for the Barrier Removal Program through the TDHCA's first-come, first-served reservation system; and

WHEREAS, the Houston Metro Area's (Region 6) allocation is \$354,705 (each year); and

WHEREAS, the program provides one time grants up to \$20,000 to persons with disabilities, qualified as low income, for home modifications necessary for accessibility and addressing housing related health and safety hazards; and

WHEREAS, the administrative fee shall not exceed 10% (\$2000) of the project costs, which shall be paid to the administrator(s) for the operation of the program and paid upon completion of each project; and

WHEREAS, staff of the Harris County Housing Authority has prepared and desires to submit an application to access the online application system;

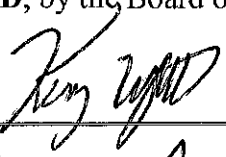
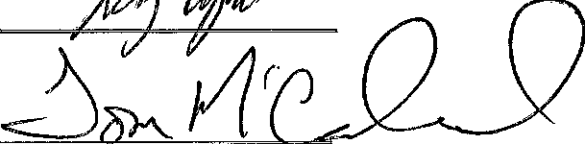
NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority, approves the application to access the Reservation System for the 2014-2015 Amy Young Barrier Removal Program Funds and authorizes Tom McCasland, Chief Executive Officer of the Harris County Housing Authority, to execute a written Reservation System Access Agreement.

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

PASSED, by the Board of Commissioners this 19th of August 2013.

Chairman

Secretary

RESOLUTION NO. 13-42

**RESOLUTION AUTHORIZING THE CEO TO EXPEND FUNDS FOR A
PRELIMINARY DESIGN AND FEASIBILITY STUDY FOR AN AFFORDABLE
HOUSING TRANSIT ORIENTED DEVELOPMENT**

WHEREAS, the Harris County Housing Authority (HCHA) issued a Request for Qualifications (RFQ No. 13-01) for Architectural and Engineering Services (A&E) for the HCHA's Affordable Housing Development Program (AHDP); and

WHEREAS, the proposals were reviewed and evaluated by staff, and Glassman Shoemake Maldonado Architects, Inc (GSMA) was determined to be the most responsive, responsible and qualified Architectural & Engineering firm; and

WHEREAS, the HCHA requires the immediate and initial need of an A&E firm to undertake the design of an Affordable Housing Transit Oriented Development (TOD) to be developed in partnership with METRO; and

WHEREAS, GSMA is under contract to provide Architectural and Engineering Services for various projects associated with the HCHA's Affordable Housing Development Program; and

WHEREAS, the HCHA is in need of a preliminary design and feasibility study for a proposed 120+/- unit Affordable Housing Transit Oriented development; and

WHEREAS, GSMA has agreed to prepare a preliminary design and feasibility study for a fee in the amount of \$5000.00 (five thousand dollars); and

WHEREAS, staff has reviewed GSMA's fee proposal and determined it to be acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to negotiate and execute a sub-contract with Glassman Shoemake Maldonado Architects for preliminary design and feasibility study schematic for an Affordable Housing Transit Oriented Development and to expend funds in the amount of not to exceed \$5000.00 (five thousand dollars).

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

PASSED, by the Board of Commissioners this 19th day of August 2013.

Chairman: _____

Secretary: _____



RESOLUTION NO. 13-43

**RESOLUTION AUTHORIZING THE CEO TO EXECUTE AN AT&T BUSINESS
NETWORK EXPRESS BUNDLE AGREEMENT**

WHEREAS, the Harris County Housing Authority (HCHA) incurs an approximate annual cost of \$38,144 for local and long distance phone services and internet expenses through AT&T; and

WHEREAS, HCHA has received a proposed agreement for fiber broadband services from AT&T that would reduce local and long distance phone services and internet expenses to approximately \$13,480; and

WHEREAS, moving phone and internet services to fiber broadband would save HCHA an estimated \$24,664 annually; and

WHEREAS, AT&T is the only Fiber Broadband provider that services HCHA's offices according to HCHA's information technology contractor; and

WHEREAS, the proposed agreement will be for 24 months and total approximately \$26,960;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to execute an AT&T Business Network Express Bundle Agreement for fiber broadband services.

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

PASSED, by the Board of Commissioners this 19th day of August 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-44

**RESOLUTION CHANGING THE BEGINNING AND ENDING DATES OF HARRIS
COUNTY HOUSING AUTHORITY'S FISCAL YEAR**

WHEREAS, in consultation with its accountant, the Board of Commissioners of Harris County Housing Authority (HCHA) has carefully considered the relative benefits of changing HCHA's fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that HCHA's next fiscal year shall begin April 1, 2014 and end December 31, 2014;

BE IT FURTHER RESOLVED that each subsequent fiscal year, beginning with January 1, 2015, shall begin on January 1 and end on December 31.

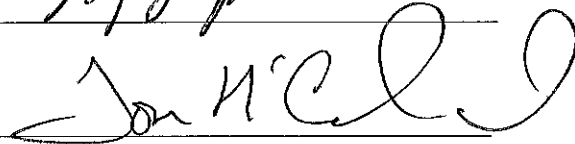
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 18th day of September 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-45

AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO ACCEPT THE AWARD OF 2013 HOUSING TAX CREDIT COMMITMENT NOTICE (THE "LIHTC COMMITMENT") ON BEHALF OF RETREAT AT WESTLOCK LTD.; AUTHORIZING THE AUTHORITY TO TAKE SUCH OTHER STEPS AS THE AUTHORITY DEEMS NECESSARY TO EXECUTE, AND TO CARRY OUT SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO SUBMIT, ANY DOCUMENTATION PERTAINING TO THE LIHTC COMMITMENT; AND ANY OTHER ACTIONS NECESSARY TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Harris County Housing Authority Public Facility Corporation, a Texas public facility corporation (the "Corporation") formed under the Local Government Code of Texas and under the Texas Business Organizations Code, desires to become the sole member of the General Partner of HCHA Westlock, LLC, the general partner of Retreat at Westlock, Ltd. (the "Partnership");

WHEREAS, the Harris County Housing Authority (the "Authority") is the sponsor of the Harris County Housing Authority Public Facility Corporation and desires to authorize the creation of the Partnership;

WHEREAS, the Partnership has received an award of low income housing tax credits (the "Tax Credits") from the Texas Department of Housing and Community Affairs (the "TDHCA") in order to raise additional funding for the construction of the Retreat at Westlock project in Tomball, Texas (the "Project");

WHEREAS, the Partnership desires to accept the award of Tax Credits by executing the 2013 Housing Tax Credit Commitment Notice ("LIHTC Commitment");

NOW THEREFORE, the Harris County Housing Authority is authorized to do the following, in connection with the transactions contemplated by these Resolutions, and the undersigned Commissioners of the Authority hereby adopt the following Resolutions:

LIHTC Application and Authorization to Seek Financing

RESOLVED, that Tom McCasland (the "Executing Officer"), acting alone, without the necessity of joinder by any other person, for and on behalf of the Partnership, to execute any and all documents relating to the LIHTC Application and any award of Housing Tax Credits for the Project, including the following:

i) Review, execute, approve and submit the LIHTC Application, the tax credit LIHTC Commitment, the carryover allocation agreement, the required documentation for the 10% Test, and the required documentation for the cost certification, and to take such other steps as the Partnership

deems necessary in order to facilitate the filing of the LIHTC Application with the TDHCA on or before any required submission date for the purpose of raising additional funding for the Project, to accept any award of tax credits, and to comply with any TDHCA requirements in order to receive the award of tax credits;

ii) Negotiate, approve, execute and deliver any and all documents necessary or desirable to market and sell the tax credits to a tax credit investor; and

iii) Review, execute, approve, and submit all other documents necessary to effectuate the foregoing Resolution, all on such terms and containing such provisions as the Executing Officer of the Corporation and of the Partnership executing the same shall deem appropriate, and the approval of the terms of each such instrument herein described by the Executing Officer shall be conclusively evidenced by his execution and delivery thereof; and

RESOLVED, that the Executing Officer is authorized to take such other actions for the Partnership or for the Corporation as the Executing Officer considers appropriate toward completion of the transactions contemplated by these Resolutions or performance of the obligations of the Partnership under the LIHTC Application and any other documents and agreements executed in connection with the transactions contemplated hereby; and it is further

Certificate of Formation of the Company

RESOLVED, that the Certificate of Formation of HCHA Westlock, LLC (the "Company"), as approved by the Corporation, has been prepared for filing with the Secretary of State of the State of Texas and is to be filed with the Secretary of the State of Texas, and that the Certificate of Filing and a copy of the Certificate of Formation as returned by the Secretary of State upon filing be inserted into the minute book of the Company;

RESOLVED FURTHER, that the Company is being formed for its company purpose and to otherwise deal with the Project in accordance with any applicable regulations, and the provisions of its Company Agreement.

Company Agreement

RESOLVED, that the form of Company Agreement, as approved by the Corporation, be, and it hereby is, approved and is adopted as the Company Agreement of the Company;

RESOLVED FURTHER, that the sole member of the Company is directed to certify a copy of this Company Agreement and insert it in the minute book of the Company, and maintain it in the principal office of the Company, open for inspection by any partner of the Partnership, or by any officer or member of the Company, at all reasonable times during office hours.

Certificate of Formation of the Partnership

RESOLVED, that the Certificate of Formation of the Partnership, as approved by the Corporation, has been prepared for filing with the Secretary of State of the State of Texas and is to be filed with the Secretary of the State of Texas, and that the Certificate of Filing and a copy of the Certificate of Formation as returned by the Secretary of State upon filing shall be inserted into the minute book of the Partnership;

RESOLVED FURTHER, that the Partnership is being formed to construct, develop, renovate, repair, improve, maintain, operate, lease, dispose of and otherwise deal with the Project in accordance with any applicable regulations, and the provisions of its Agreement of Limited Partnership.

Adoption of Partnership Agreement

RESOLVED, that the form of Agreement of Limited Partnership attached hereto, as approved by the Corporation, be, and it hereby is, approved to be adopted as the Agreement of Limited Partnership of the Partnership and that the Company, in its capacity as general partner of the Partnership, is hereby authorized to execute the Agreement of Limited Partnership;

RESOLVED FURTHER, that the Company, as general partner of the Partnership, is directed to certify a copy of the fully-executed Agreement of Limited Partnership and insert it in the minute book of the Partnership, and maintain it in the principal office of the Partnership, open for inspection by any partner of the Partnership, or by any officer or member of the Company, at all reasonable times during office hours.


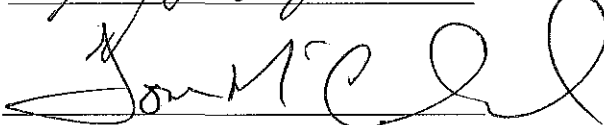
Ratification

RESOLVED, that the signing of these resolutions shall constitute full ratification of any actions previously taken in contemplation of these resolutions by the signatories.

RESOLVED, that to the extent any of the actions authorized by this Resolution have already been taken on behalf of the Authority, such actions are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken.

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

PASSED, by the Board of Commissioners this 18th day of September 2013.

Chairman: 
Secretary: 

RESOLUTION NO. 13-46

**RESOLUTION APPROVING AND AUTHORIZING THE REIMBURSEMENT OF
TRAVEL EXPENSES FOR THE CEO**

WHEREAS, Harris County Housing Authority adopted a revised budget on June 18, 2013 with \$3,000 budgeted for two conferences for the CEO; and

WHEREAS, the CEO attended and presented at the National Association of Housing and Redevelopment Officials Annual Conference in Denver, Colorado; and

WHEREAS, the CEO attended the National Alliance to End Homelessness Annual Conference in Washington DC and met with staff members of Houston's Congressional delegation; and

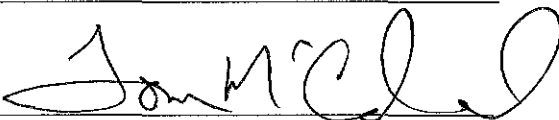
WHEREAS, the expenses submitted for reimbursement total \$2,281.94;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chairman of the Board of Commissioners is authorized to approve the reimbursement of the above stated expenses.

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

PASSED, by the Board of Commissioners this 18th day of September 2013.

Chairman: 

Secretary: 

Attachments: Detailed expenditures for the above referenced travel.

RESOLUTION NO. 13-47

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TO COVER MONTHLY AFFORDABLE HOUSING EXPENSES

WHEREAS, Harris County Housing Authority (HCHA) maintains a separate checking account for affordable housing activities; and

WHEREAS, some monthly affordable housing expenses are incurred jointly with HCHA's other lines of business; and

WHEREAS, the attached expenses and descriptions were incurred for affordable housing activities within HCHA's main checking account for the following months and amounts:

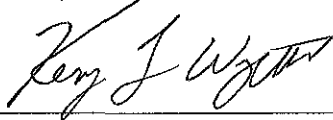
July 2013: \$30,912.42
August 2013: \$399,095.82

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to transfer \$430,008.24 to the main HCHA checking account to cover the above cited affordable housing expenditures.

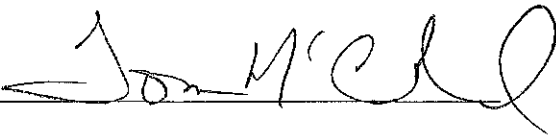
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 18th day of September 2013.

Chairman: _____



Secretary: _____



Attachments: Detailed expenditures for July and August 2013 affordable housing expenses

RESOLUTION NO. 13-48

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR WEBSITE DESIGN SERVICES**

WHEREAS, the Harris County Housing Authority ("HCHA") issued a Request for Proposals (RFP) # 13-06 on June 14, 2013, soliciting proposals from firms to provide Website Design Services; and

WHEREAS, the RFP was advertised in the local newspaper on June 14th and June 21st in 2013 and posted on the HCHA website; and

WHEREAS, responses to RFP #13-06 were due June 25, 2013; and

WHEREAS, HCHA received two responses to RFP #13-06 from Apache Advertising & Design and Toadfly Technologies; and


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

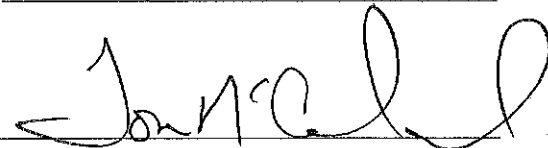
WHEREAS, HCHA staff found the Apache Advertising & Design qualifications and proposal complied with the requirements of the RFP; and

WHEREAS, Apache Advertising & Design's proposal was ranked number one and the proposal, scope and fees (subject to negotiation) are most advantageous to the HCHA;

NOW THEREFORE BE IT RESOLVED, that Chief Executive Officer of the HCHA, is authorized and directed to negotiate and execute a contract for Website Design Services with Apache Advertising & Design for services related to the HCHA's website, and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of this resolution, the execution of any document or taking of any action to be conclusive evidence of the necessity therefor.

PASSED, by the Board of Commissioners this 18th day of September 2013.

Chairman: 

Secretary: 

RESOLUTION NO. 13-49

RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT WITH HARRIS COUNTY TO PROVIDE MEDICAL, DENTAL, AND VISION INSURANCE BENEFITS TO ELIGIBLE HCHA EMPLOYEES

WHEREAS, the Harris County Housing Authority (HCHA) is in need of medical, dental, and vision insurance benefits for its employees; and


WHEREAS, the County is willing to arrange for employees of HCHA to participate in the County's medical, dental, and vision insurance benefits; and


WHEREAS, the parties hereto desire to enter into an interlocal agreement pursuant to the provisions of the Interlocal Agreement Act (Texas Government Code §790.001, *et seq.*), as amended;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby authorizes the Chief Executive Officer to negotiate and execute an interlocal agreement with the County to provide eligible HCHA employees with medical, dental, and vision insurance benefits.

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

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: 

Secretary: 

RESOLUTION NO. 13-50

**RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR
TECHNICAL SUPPORT SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA) is in need of technical support services; and

WHEREAS, HCHA terminated its full time position for technical support services for an approximate annual savings of \$58,000; and

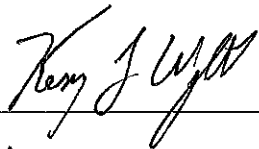
WHEREAS, HCHA procured the services of Jonathon Mendoza using HCHA's small purchase procedures; and

WHEREAS, HCHA wishes to enter into a two year contract with Mr. Mendoza to provide technical support services for an approximate net annual savings of \$34,500;

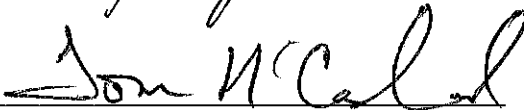
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is authorized and directed to execute a contract for technical support services with Jonathan Mendoza.

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-51

RESOLUTION AUTHORIZING A CONTRACT FOR OFFICE CLEANING SERVICES

WHEREAS, the Harris County Housing Authority (HCHA) is currently engaged in a contract for office cleaning services with Corona Professional Services dated February 1, 2012 with an termination date of January 31, 2014; and

WHEREAS, this contract was originally valued at \$54,452; and

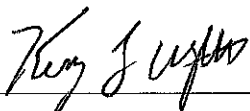
WHEREAS, this contract was amended on October 1, 2012 reducing the contract price by \$11,337 or twenty-one percent (21%) for a current contract price of \$43,115; and

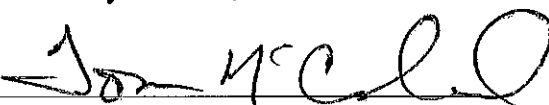
WHEREAS, HCHA's Procurement Policy requires that all contracts over \$25,000 have Board approval; and

WHEREAS, HCHA has no record of the Board previously approving this contract;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Harris County Housing Authority authorizes continued payment of this contract in accordance with the contract terms through January 31, 2014.

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: 

Secretary: 

RESOLUTION NO. 13-52

RESOLUTION AUTHORIZING CONTRACTS FOR COPIER LEASES

WHEREAS, the Harris County Housing Authority (HCHA) is currently engaged in two contracts to lease five copy machines from Global Services, LLC; and

WHEREAS, one contract is valued at \$47,384 with a termination date of July 2014 and the other is valued at \$8,100 with a termination date of November 2014; and

WHEREAS, HCHA's Procurement Policy requires that all contracts over \$25,000 have Board approval; and

WHEREAS, HCHA has no record of the Board previously approving these contracts; and

WHEREAS, HCHA staff has determined that it is not economically feasible to buyout the contracts;

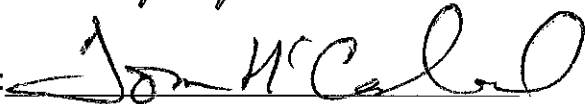
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Harris County Housing Authority authorizes continued payment of these contracts in accordance with the contract terms.

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-53

RESOLUTION AUTHORIZING A CONTRACT FOR THE LEASE OF DOCUWARE SOFTWARE

WHEREAS, the Harris County Housing Authority (HCHA) is currently engaged in a contract to lease the software product Docuware from Global Services, LLC; and

WHEREAS, this contract is valued at \$28,512 with a termination date of November 2014; and

WHEREAS, HCHA's Procurement Policy requires that all contracts over \$25,000 have Board approval; and

WHEREAS, HCHA has no record of the Board previously approving this contract;

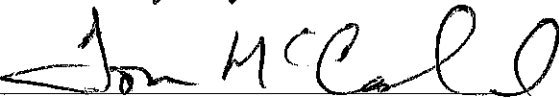
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Harris County Housing Authority authorizes continued payment of this contract in accordance with the contract terms.

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-54

**RESOLUTION APPROVING AND AUTHORIZING THE REIMBURSEMENT OF
TRAVEL EXPENSES**

WHEREAS, the Board of Commissioners of the Harris County Housing Authority (HCHA) authorized the submission of an access application for the 2014-2015 Amy Young Barrier Removal (AYBR) Program Reservation System with the Texas Department of Housing and Community Affairs – Housing Trust Fund Program (TDHCA – HTF); and

WHEREAS, the TDHCA – HTF Program approved HCHA's application and submitted a Reservation Agreement for execution by HCHA for the AYBR Program; and

WHEREAS, Tom McCasland, Chief Executive Officer of the Harris County Housing Authority was authorized to execute the Reservation Agreement with the TDHCA – HTF Program; and

WHEREAS, the AYBR Program required participating staff to attend training in Austin, Texas; and

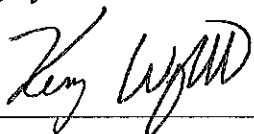
WHEREAS, the Affordable Housing staff, Horace Allison and Paula Burns, attended the AYBR Program Implementation Workshop on September 24, 2013 and the Inspecting a House and Construction Management Workshop on September 25, 2013 in Austin, Texas; and

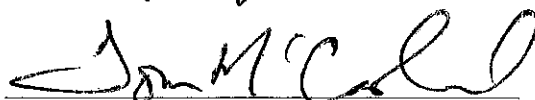
WHEREAS, the expenses submitted for reimbursement total \$568.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to approve the request for reimbursement of staff travel expenses for the AYBR Program Workshops.

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

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: 

Secretary: 

Attachments: Detailed travel expenditures.

RESOLUTION NO. 13-55

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TO COVER MONTHLY AFFORDABLE HOUSING EXPENSES

WHEREAS, Harris County Housing Authority (HCHA) maintains a separate checking account for affordable housing activities; and

WHEREAS, some monthly affordable housing expenses are incurred jointly with HCHA's other lines of business; and

WHEREAS, the attached expenses and descriptions were incurred for affordable housing activities within HCHA's main checking account for the following months and amounts:

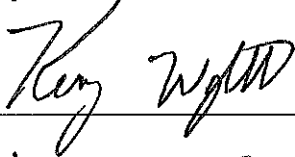
September 2013: \$40,809.52

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to transfer \$40,809.52 to the main HCHA checking account to cover the above cited affordable housing expenditures.

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

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: _____



Secretary: _____



Attachments: Detailed expenditures for September 2013 affordable housing expenses

RESOLUTION NO.13-56

**RESOLUTION AUTHORIZING THE AMENDMENT OF A CONTRACT FOR
ARCHITECTURAL AND ENGINEERING SERVICES FOR THE DESIGN OF A
PERMANENT SOCIAL SUPPORTIVE AFFORDABLE HOUSING DEVELOPMENT**

WHEREAS, the Harris County Housing Authority issued a request for qualifications (RFQ No. 13-01) for architectural and engineering services (A&E) for HCHA's Affordable Housing Development Program (AHDP); and

WHEREAS, the proposals were reviewed and evaluated by staff, and Glassman Shoemaker Maldonado Architects, Inc. was determined to be the most responsive, responsible and qualified architectural & engineering firm; and

WHEREAS, the Board of Commissioners of the Harris County Housing Authority authorized the Chief Executive Officer to negotiate and execute a contract with Glassman Shoemaker Maldonado Architects (GSMA) for schematic architectural design presentation drawing services for a permanent social supportive housing development in the amount of \$4500.00 (forty five hundred dollars); and

WHEREAS, GSMA completed the design work for a 61 unit development and staff made a presentation to the Midtown TIRZ staff; and

WHEREAS, the Midtown TIRZ staff requested the design presentation be revised to reflect the proposed increase in the number of units to 85, to include a project rendered perspective and detailed architectural floor plans, and to provide a thorough delineation of services/budget; and

WHEREAS, staff negotiated a fee proposal with GSMA to revise the architectural design documents; and

WHEREAS, GSMA has agreed to revise the architectural design documents for a fee in the amount of \$5,000.00 (five thousand dollars); and

WHEREAS, staff have reviewed GSMA's fee proposal and determined it to be acceptable;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby authorizes the Chief Executive Officer to negotiate and execute a contract amendment with Glassman Shoemake Maldonado Architects (GSMA) for architectural design services to revise the design documents for a 85 unit permanent social supportive housing development in the amount of \$5000.00 (five thousand dollars).

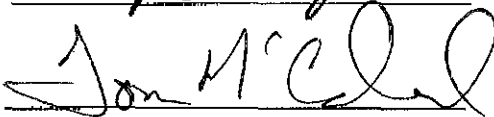
This resolution shall be in full force and effect upon its adoption.

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman:



Secretary:



RESOLUTION NO. 13-57

RESOLUTION AUTHORIZING THE NEGOTIATION OF A MEMORANDUM OF AGREEMENT WITH THE MIDTOWN REDEVELOPMENT AUTHORITY

WHEREAS, the Harris County Housing Authority (HCHA) desires to develop a permanent supportive housing development (PSH) to house homeless/disabled families; and

WHEREAS, HCHA has identified a one block parcel (1.43 acres) located at Pierce and Live Oak Streets southeast of downtown Houston; and

WHEREAS, the land parcel presents a favorable housing development location due to its proximity to downtown, supportive services, and public transportation; and

WHEREAS, the land parcel is currently vacant, available for redevelopment and owned by the Midtown Redevelopment Authority; and

WHEREAS, HCHA has conducted a preliminary feasibility analysis of the site and determined that it could develop up to 85 units of PSH on the site; and

WHEREAS, HCHA desires to enter into negotiations with the Midtown Redevelopment Authority to acquire the site and to develop an 85 unit PSH development;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby authorizes the Chief Executive Office to negotiate a Memorandum of Agreement with the Midtown Redevelopment Authority to acquire the Live Oak at Pierce parcel for the development of a permanent supportive housing development.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby authorizes the Chief Executive Office to execute said Agreement provided the total paid to acquire the site does not exceed \$1,000 and development of the site is contingent upon approval by the General Land Office.

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

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: _____

Secretary: _____

RESOLUTION NO. 13-58

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR FEE ACCOUNTING SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA) issued a Request for Proposals # 13-07 (RFP) on September 4, 2013, soliciting proposals for accounting firms to provide fee accounting services; and

WHEREAS, the RFP was advertised in the local newspaper on September 4th and 8th and was posted on HCHA's website; and

WHEREAS, RFP #13-07 was re-issued on September 12, 2013; and

WHEREAS, the revised RFP was advertised in the local newspaper on September 12th and 19th and was posted on HCHA's website; and

WHEREAS, HCHA received responses from Kubas Keller Associates and The Cornwell Associates, Accountants, Inc.; and

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

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

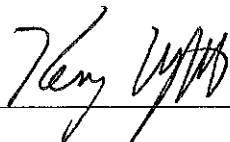
WHEREAS, The Cornwell Associates, Accountants, Inc.'s proposal was ranked number one, and the terms of this proposal were judged to be the most advantageous to HCHA;

NOW THEREFORE BE IT RESOLVED, that the CEO of HCHA, is authorized and directed to negotiate and execute a contract for fee accounting services with The Cornwell Associates, Accountants, Inc. to provide fee accounting services not to exceed \$100,000 per fiscal year, and to take such actions as the CEO 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.

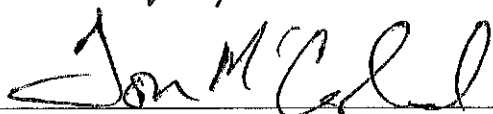
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-59

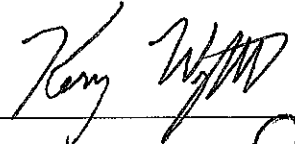
RESOLUTION ADOPTING A FIXED ASSET POLICY

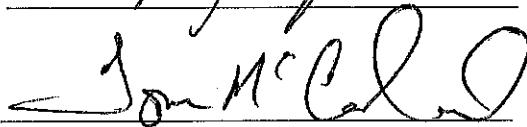
WHEREAS, the Harris County Housing Authority (HCHA) desires to adopt a fixed asset policy;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby adopts the attached Fixed Asset Policy with an effective date of April 1, 2013.

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

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: 

Secretary: 

RESOLUTION NO. 13-60

RESOLUTION ADOPTING A COST ALLOCATION POLICY

WHEREAS, the Harris County Housing Authority (HCHA) desires to adopt a cost allocation policy that (1) describes the activity or criteria that HCHA will use for the allocation of direct and indirect costs between HUD assisted and non-HUD assisted programs and (2) identifies the activity reports or equivalent documentation that will be used to distribute cost to the programs; and

WHEREAS, HCHA's equivalent documentation that will be used to distribute cost to the programs will be HCHA's Check Request Form;

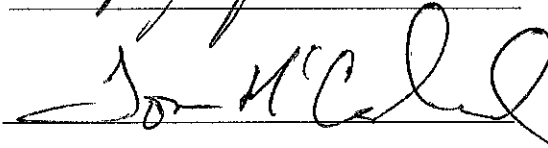
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby adopts the attached Cost Allocation Policy with an effective date of April 1, 2013.

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

PASSED, by the Board of Commissioners this 16th day of October 2013.

Chairman: _____

Secretary: _____



RESOLUTION NO. 13-61

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR REAL ESTATE BROKERAGE SERVICES FOR THE SALE OF
REAL PROPERTY**

WHEREAS, the Harris County Housing Authority (HCHA) issued a Qualification Based Solicitation # 12-2 (QBS) on October 15, 2012, soliciting proposals for Real Estate Firms to provide Brokerage Services related to the sale of real property related to the HCHA's real estate holdings; and

WHEREAS, HCHA desires to retain a Real Estate Broker to assist the Authority with the sale of parcel(s) of land and/or other real estate holdings; and

WHEREAS, the QBS was advertised in the local newspaper on October 21th and 28th, 2012, and posted on HCHA's website; and

WHEREAS, responses to QBS #12-2 were due October 29, 2012; and

WHEREAS, HCHA received three response to QBS #12-2 from Transwestern, Lewis Property Company, and George E. Johnson Properties LLC; and

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

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

WHEREAS, HCHA staff found that two applicants' qualifications merited that they be brought to the board for consideration given the proposals' response to the criteria stated in the QBS; and

WHEREAS, the Board of Commissioners of HCHA authorized an agreement with Transwestern on January 23, 2013; and

WHEREAS, on July 17, 2013, per the direction of the Board of Commissioners, HCHA gave notice to Transwestern that it would not renew the Listing Agreement after the initial six month term that ended on July 23, 2013; and

WHEREAS, Lewis Property Company was the other applicant presented to the Board of Commissioners on January 23, 2013;

NOW, THEREFORE, BE IT RESOLVED, that the Chief Executive Officer of HCHA, is authorized and directed to negotiate and execute a contract for real estate brokerage services with Lewis Property Company to provide services related to the sale of parcel(s) of land and/or

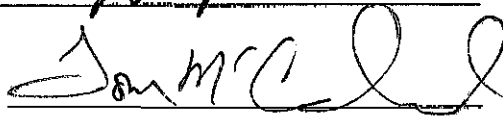
other real estate holdings. This contract must not exceed a term of two (2) years, must be subject to the terms listed in the attached letter dated October 2, 2013, must include the right to terminate, must require Lewis Property Company to present a proposed listing price to the Board prior to listing the property, and must require Lewis Property Company to provide regular Board updates with projected timelines. The Board further authorizes the Chief Executive Officer to take such actions as he 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 16th day of October 2013.

Chair: _____



Secretary: _____



Attachment: Letter from Greg Lewis to Tom McCasland dated October 2, 2013.

RESOLUTION NO. 13-62

RESOLUTION ADOPTING A FINANCIAL REPORTING POLICY


WHEREAS, the Harris County Housing Authority (HCHA) has developed certain financial reporting procedures that have been adopted during the preceding eighteen months; and

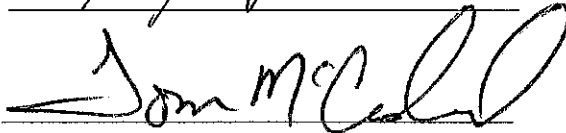
WHEREAS, HCHA desires to adopt these financial reporting procedures as a formal policy of HCHA;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby adopts the attached Financial Reporting Policy with an effective date of April 1, 2013.

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

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: 

Secretary: 

RESOLUTION NO. 13-63

RESOLUTION ADOPTING A REVISED PROCUREMENT POLICY

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

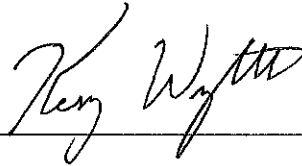
WHEREAS, the Board approved revisions to this policy on October 24, 2012; and

WHEREAS, HCHA staff has recommended further revisions to the Procurement Policy;

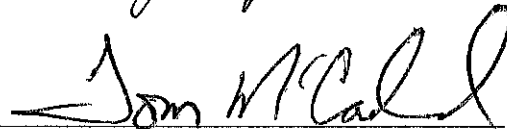
NOW, THEREFORE BE IT RESOLVED, that Harris County Housing Authority hereby adopts the revisions to HCHA Procurement Policy attached to this resolution.

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: _____



Secretary: _____



Attachment: HCHA Procurement Policy Revisions

RESOLUTION NO. 13-64

RESOLUTION ADOPTING A REVISED HCHA ETHICS POLICY

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

WHEREAS, HCHA staff has recommended the addition of a requirement for annual training of board members;

NOW, THEREFORE BE IT RESOLVED, that the Harris County Housing Authority hereby adopts the revisions to the HCHA Ethics Policy attached to this resolution.

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

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: 

Secretary: 

Attachment: HCHA Ethics Policy Revisions

RESOLUTION NO. 13-65

RESOLUTION ADOPTING A REVISED HCHA ADMINISTRATIVE PLAN

WHEREAS, the Harris County Housing Authority ("HCHA") held a Resident Advisory Board meeting on November 19, 2012; and

WHEREAS, HCHA held a public hearing on the revised HCHA Annual Plan and the revised HCHA Administrative Plan on January 11, 2013; and

WHEREAS, the HCHA Board of Commissioners approved the revised HCHA Annual Plan and the revised HCHA Administrative Plan at the January 23, 2013 meeting of the HCHA Board of Commissioners; and

WHEREAS, HCHA staff has recommended the following addition of a procedure for self-certification of corrections for non-life threatening deficiencies; and

WHEREAS, HCHA staff has recommended the following changes relating to payment standards in areas where the HUD published small area FMR is less than 90% of the area-wide FMR; and

WHEREAS, HCHA staff has recommended the following changes relating to project-based vouchers;

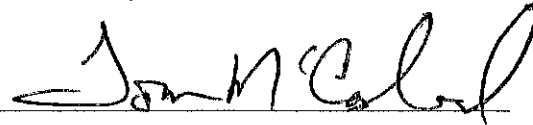
NOW, THEREFORE BE IT RESOLVED, that HCHA hereby adopts the HCHA Administration Plan revisions attached to this resolution.

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: _____



Secretary: _____



Attachment: HCHA Administrative Plan Revisions

RESOLUTION NO. 13-66

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TO COVER MONTHLY AFFORDABLE HOUSING EXPENSES

WHEREAS, Harris County Housing Authority (HCHA) maintains a separate checking account for affordable housing activities; and

WHEREAS, some monthly affordable housing expenses are incurred jointly with HCHA's other lines of business; and

WHEREAS, the attached expenses and descriptions were incurred for affordable housing activities within HCHA's main checking account for the following months and amounts:

October 2013: \$27,320.76

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to transfer \$27,320.76 to the main HCHA checking account to cover the above cited affordable housing expenditures.

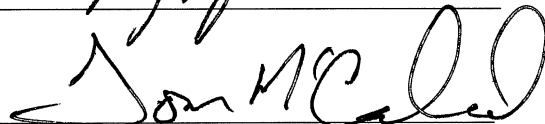
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: _____



Secretary: _____



Attachments: Detailed expenditures for October 2013 affordable housing expenses

RESOLUTION NO. 13-67

RESOLUTION ADOPTING A SECTION 3 POLICY

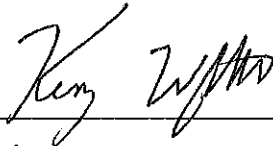
WHEREAS, in order to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible and consistent with federal, state and local laws and regulation, be directed toward low and very low income persons (especially those who are recipients of government assistance for housing) and to entities which provide economic opportunities to low and very low income persons, the Harris County Housing Authority (HCHA) desires to adopt a Section 3 Policy;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby adopts the attached Section 3 Policy with an effective date of April 1, 2013.

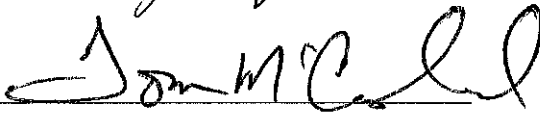
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-68

**RESOLUTION AUTHORIZING A MEMBERSHIP AGREEMENT WITH THE
HOUSING AUTHORITY RISK RETENTION GROUP, INC.**

WHEREAS, the Harris County Housing Authority (HCHA) obtains insurance from the HAI Group; and

WHEREAS, the HAI Group requires that its members complete a membership agreement; and

WHEREAS, the execution of this agreement must be approved by the Board of Commissioners;

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to execute a membership agreement with the Housing Authority Risk Retention Group, Inc.

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

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-69

RESOLUTION APPROVING THE QUALIFICATION-BASED SELECTION OF CONTRACTORS FOR THE AMY YOUNG BARRIER REMOVAL PROGRAM AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE CONTRACTS FOR THE REPAIR OF THE HOMES UNDER THE PROGRAM

WHEREAS, the Harris County Housing Authority (HCHA) entered into an agreement with the Texas Department of Housing and Community Affairs -- Housing Trust Fund to administer the Amy Young Barrier Removal Program; and

WHEREAS, HCHA entered five households into the contract system for the Amy Young Barrier Removal Program; and

WHEREAS, the proposed repairs include ADA modifications and the correction of health and safety deficiencies; and

WHEREAS, the maximum program expenditure to modify and repair each home cannot exceed \$20,000; and

WHEREAS, HCHA is in need of qualified, small contractors to undertake the repair of the homes; and

WHEREAS, HCHA issued a Request for Contractor Qualifications RFQ 13-09 on October 3 and 6, 2013; and

WHEREAS, RFQ 13-09 was advertised in the local newspaper and on the HCHA website; and

WHEREAS, HCHA received six responses to RFQ 13-09 from

Extensive Custom Cabinet & Trim
Deborah's Industries
The CEDA-TEX Services, Inc.
Quality Styles, Inc. dba R & A Building Specialists
DSW Homes, LLC
Ortho Construction & Renovation, Inc.; and

WHEREAS, staff reviewed the responses and determined that all submissions were responsive to the solicitation; and

WHEREAS, staff recommended that all firms be approved for bidding on the home repairs required under the Amy Young Barrier Removal Program; and

WHEREAS, constructions quotes will be solicited for each home from all six firms; and

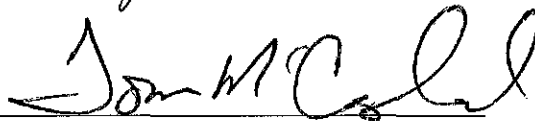
WHEREAS, the firm submitting the lowest responsive bid on each home will be awarded a contract to undertake the work as long as the bid does not exceed the \$20,000 per home maximum;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority approves the selection of the aforementioned contractors for the Amy Young Barrier Removal Program and authorizes the Chief Executive Officer, upon obtaining and evaluating quotes, to enter into individual contracts to repair each home with the lowest responsible bidder in an amount not to exceed the program cap of \$20,000 per home.

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

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: 

Secretary: 

RESOLUTION NO. 13-70

**RESOLUTION AUTHORIZING THE RATIFICATION OF AN AUTHORIZATION TO
MAINTAIN TCDRS PLAN PROVISIONS FOR THE 2014 PLAN YEAR**

WHEREAS, the Harris County Housing Authority (HCHA) participates in the Texas County & District Retirement System (TCDRS) to provide retirement benefits for eligible employees; and

WHEREAS, HCHA must submit an annual certification verifying its contribution rate with respect to benefit payments made through TCDRS; and

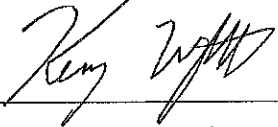
WHEREAS, HCHA staff has judged it to be in HCHA's best interest to maintain the current TCDRS plan provisions for the 2014 plan year;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby authorizes the ratification of an authorization to maintain TCDRS plan provisions for the 2014 plan year.

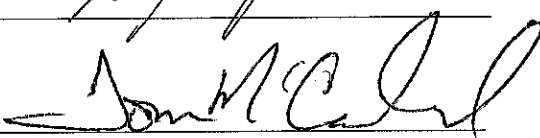
This resolution shall be in full force and effect upon its adoption.

PASSED, by the Board of Commissioners this 20th day of November 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-71

RESOLUTION ADOPTING BALANCE SHEET ADJUSTMENTS

WHEREAS, the current Harris County Housing Authority (HCHA) management inherited a balance sheet with comingled funds, lines of business with negative equity, and no indication regarding which lines of business were owed the funds; and

WHEREAS, the above issues with the balance sheet were reported to the Board of Commissioners, HUD, and other relevant federal and local entities as they were discovered during April and May 2012; and

WHEREAS, on July 3, 2013, HCHA submitted a request to HUD for an additional 550 Housing Choice Vouchers to cover the 550 households HCHA had absorbed from the DHAP IKE program; and

WHEREAS, on October 10, 2012, after hearing from HUD that Housing Choice Vouchers were no longer available for DHAP conversion households, HCHA amended its request as suggested by Assistant Secretary Henriquez requesting 550 non-HCV special purpose vouchers (250 VASH vouchers, 157 Non-Elderly Disabled vouchers; and 125 Family Unification vouchers); and

WHEREAS, HCHA received no additional vouchers from HUD based on either the original request or the amended request to cover the 550 households absorbed from the DHAP IKE program; and

WHEREAS, on August 23, 2013, HCHA agreed to HUD's proposed total closeout for DHAP IKE Harris County of \$3,706,925; and

WHEREAS, with a check dated August 30, 2013, HCHA paid \$773,771 as a down payment against the total amount due to HUD for the closeout of DHAP IKE Harris County, leaving a balance of \$2,933,154; and

WHEREAS, in a report dated June 19, 2013 entitled "The Management and Board of Commissioners of the Harris County Housing Authority Mismanaged the Authority," HUD's Office of Inspector General (OIG) recommended that HUD require HCHA to "repay \$4.5 million in ineligible costs, and support or repay more than \$23 million"; and

WHEREAS, Corrective Action 2B of the OIG Report stated, "HCHA must correct its accounting records to show the proper amounts available in each pooled fund and include the appropriate due to and due from balances. It must reclassify any improperly classified expenses in its accounting records and pay back the appropriate programs"; and

WHEREAS, Corrective Action 2D of the OIG Report stated, "Determine how much of the

\$2,827,829 in unreimbursed expenditures for Cypresswood Estates was made with federal funds and repay that amount to the appropriate federal program”; and

WHEREAS, in a report dated June 20, 2013, HUD’s Quality Assurance Division (QAD) stated that HCHA’s Net Restricted Asset (NRA) account was (\$4,810,353) as of December 31, 2012; and

WHEREAS, as of October 31, 2013, HCHA currently owes HUD, as funds escrowed for its NRA account, \$3,379,129; and

WHEREAS, HCHA’s new Board of Commissioners and new administration desires fully and transparently to address the issues raised by both HUD’s OIG Audit Report and the QAD Report referenced above;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby ratifies the following actions taken as of October 31, 2013:

1. Close the Disaster Voucher Program (010) Line of Business and transfer the Total Equity Balance of \$1,699,416 to the Affordable Housing (100) Line of Business.
2. Close the DHAP (300) Line of Business and transfer the Total Equity Balance of \$192,211 to the Housing Choice Voucher (001) Line of Business.
3. Close the DHAP-Texas (400) Line of Business and transfer the Total Equity Balance of \$1,360 to the Housing Choice Voucher (001) Line of Business.
4. Close the DHAP IKE-Texas (550) Line of Business and transfer the Total Equity Balance of \$1,126,580 to the Housing Choice Voucher (001) Line of Business.
5. Transfer \$898,913.79 from the DHAP IKE-Harris County (540) to the Housing Choice Voucher (001) Line of Business, leaving a remaining balance of \$4,485,733.41 in the DHAP IKE-Harris County (540) Line of Business.
6. Authorize a no-interest loan from the DHAP IKE-Harris County (540) to the Cypresswood Estates (012) Line of Business of \$4,485,733.41 to be reflected as a “due to-due from” transaction, under the condition that the loan will be automatically repaid to DHAP IKE-Harris County (540) upon the sale of the property known as Patriots by the Lake.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby authorizes the CEO to take the following actions:

7. Upon the sale of the property known as Patriots by the Lake, authorize the transfer of \$4,485,733.41 from the Affordable Housing (100) Line of Business to the Cypresswood Estates (012) Line of Business.
8. Upon the sale of the property known as Patriots by the Lake, authorize the payment to HUD of \$2,933,154.00 from the DHAP IKE-Harris County (540) Line of Business per the attached letter dated August 23, 2013 to Milan Ozdinec.
9. Upon the sale of the property known as Patriots by the Lake, close the DHAP IKE-

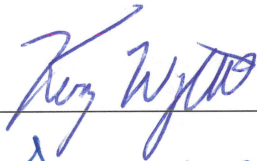
Harris County (540) Line of Business and transfer the Total Equity Balance to the Housing Choice Voucher (001) Line of Business.

10. Upon the sale of the property known as Patriots by the Lake, authorize an automatic transfer to the Housing Choice Voucher (001) Line of Business for the lower of
 - a. the amount necessary to fully fund the then current value of the HCV Net Restricted Asset fund; or
 - b. the net proceeds of the sale of the property minus \$4,485,733.41 from the DHAP IKE-Harris County (540) Line of Business.

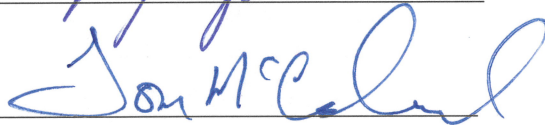
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 18th day of December 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-72

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TO COVER MONTHLY AFFORDABLE HOUSING EXPENSES

WHEREAS, Harris County Housing Authority (HCHA) maintains a separate checking account for affordable housing activities; and

WHEREAS, some monthly affordable housing expenses are incurred jointly with HCHA's other lines of business; and

WHEREAS, the attached expenses and descriptions were incurred for affordable housing activities within HCHA's main checking account for the following months and amounts:

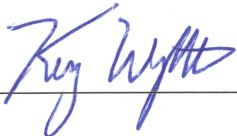
November 2013: \$22,255.58

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to transfer \$22,255.58 to the main HCHA checking account to cover the above cited affordable housing expenditures.

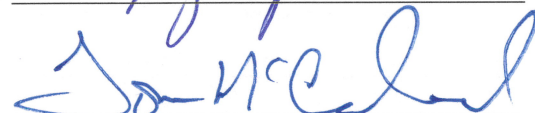
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 18th day of December 2013.

Chairman: _____



Secretary: _____



Attachments: Detailed expenditures for November 2013 affordable housing expenses

RESOLUTION NO. 13-73

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
CONTRACT FOR AUDIT AND TAX PREPARATION SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA) issued a Request for Proposals (RFP) #13-11 on November 25, 2013, soliciting proposals for accounting firms to provide audit and tax preparation services for the fourteen (14) entities relating to HCHA's seven LIHTC developments; and

WHEREAS, the RFP was advertised in the local newspaper on November 24th and December 2nd and was posted on HCHA's website; and

WHEREAS, the due date for RFP #13-11 was extended to Wednesday, December 11, 2013 at 4pm as a result of an amendment being posted on Monday, December 9, 2013, to answer questions and to clarify the RFP requirements; and

WHEREAS, HCHA received responses from CohnRezick, LLP, CliftonLarsonAllen, LLP, and Novogradac & Company, LLP; and

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

WHEREAS, the terms of the proposal submitted by CliftonLarsonAllen, LLP was judged to be the most advantageous to HCHA;

NOW THEREFORE BE IT RESOLVED, that the CEO of HCHA is authorized and directed to negotiate and execute a contract for audit and tax preparation services with CliftonLarsonAllen not to exceed \$82,200 for fiscal year 2013, \$85,900 for fiscal year 2014 and \$89,600 for fiscal year 2015. This contract will exclude those entities where fieldwork by independent auditors has already begun for the current fiscal year.

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

PASSED, by the Board of Commissioners this 18th day of December 2013.

Chairman: _____

Secretary: _____

RESOLUTION NO. 13-74

**RESOLUTION AUTHORIZING AN EXTENSION OF HCHA'S INTERLOCAL
AGREEMENT WITH THE HARRIS COUNTY ATTORNEY'S OFFICE FOR
GENERAL COUNSEL SERVICES**

WHEREAS, the Harris County Housing Authority (HCHA) has an interlocal agreement with the Harris County Attorney's Office to provide general counsel services; and

WHEREAS, the interlocal agreement has a termination date of December 31, 2013; and

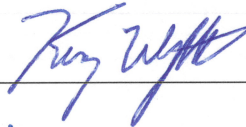
WHEREAS, it is in the best interest of HCHA to continue receiving general legal services from the County Attorney's Office;

NOW THEREFORE BE IT RESOLVED that the Chief Executive Officer of HCHA is authorized and directed to negotiate and execute a contract extension for up to 1 year for general counsel services with the Harris County Attorney's Office.

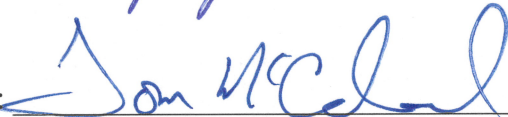
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 18th day of December 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-75

RESOLUTION AUTHORIZING THE CEO TO ENTER INTO VARIOUS PAYMENT AGREEMENTS WITH HUD NOT TO EXCEED A TOTAL OF \$7,743,506 TO BE REPAYED TO HCHA'S HCV AND DHAP IKE LINES OF BUSINESS

WHEREAS, in a report dated June 19, 2013 entitled "The Management and Board of Commissioners of the Harris County Housing Authority Mismanaged the Authority," HUD's Office of Inspector General (OIG) recommended that HUD require HCHA to "repay \$4.5 million in ineligible costs, and support or repay more than \$23 million"; and

WHEREAS, in a report dated June 20, 2013, HUD's Quality Assurance Division (QAD) stated HCHA's Net Restricted Asset (NRA) account was (\$4,810,352) as of December 31, 2012; and

WHEREAS, on August 23, 2013, HCHA agreed to HUD's proposed total closeout for DHAP IKE Harris County of \$3,706,925; and

WHEREAS, HCHA staff members have determined that HCHA spent as much as \$8,517,277 of federal funds for ineligible expenses; and

WHEREAS, with a check dated August 30, 2013, HCHA paid \$773,771 as a down payment against the total amount due to HUD for the closeout of DHAP IKE Harris County, leaving a balance of \$2,933,154; and

WHEREAS, \$8,517,277 minus the down payment of \$773,771 totals a remaining balance of \$7,743,506;

NOW THEREFORE BE IT RESOLVED, that the CEO of HCHA is authorized and directed to execute payment agreements as necessary with HUD to close out corrective actions from the above reference OIG Audit, not to exceed a total of \$7,743,506, to return funds to HCHA's HCV and DHAP IKE lines of business, and to take such actions as the CEO 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.

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

PASSED, by the Board of Commissioners this 18th day of December 2013.

Chairman: 

Secretary: 

RESOLUTION NO. 13-76

RESOLUTION AUTHORIZING THE PREPARATION AND SUBMISSION OF UP TO THREE 2014 LOW INCOME HOUSING TAX CREDIT PRE-APPLICATIONS TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

WHEREAS, the Harris County Housing Authority (HCHA) is desirous of developing Low Income Housing Tax Credit (LIHTC) developments utilizing the Texas Department of Housing And Community Affairs' (TDHCA) 9% Tax Credit Program; and

WHEREAS, TDHCA has issued a Draft Allocation Plan for the 2014 LIHTC Round; and

WHEREAS, the pre-application acceptance period begins December 16, 2013 and the pre-application final delivery date is January 16, 2014; and

WHEREAS, HCHA has identified potential sites for the proposed developments; and

WHEREAS, HCHA will negotiate terms, costs and conditions favorable to HCHA to evidence site control and acquisition costs; and

WHEREAS, HCHA will negotiate fees for consulting services to assist staff in developing the pre-applications; and

WHEREAS, the proposed projects will be located in Harris County; and

WHEREAS, HCHA proposes to prepare and submit LIHTC applications in the upcoming 2014 Tax Credit Round and to develop the developments;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority (the "Board") authorizes HCHA to prepare and submit 2014 LIHTC pre-applications for developments; and

BE IT FURTHER RESOLVED, that the Board authorizes the formation of subsidiaries or affiliates of HCHA to serve as General Partners in Limited Partnerships (the "Limited Partner") to acquire, lease, finance, develop, construct, improve, own, maintain, manage, operate and finance/refinance the projects; and

BE IT FURTHER RESOLVED, that HCHA will assist the developer(s) in applying for grant funding or other funding to be used for project costs; and

BE IT FURTHER RESOLVED, if the pre-applications are competitive, that the Board authorizes the preparation and submission of LIHTC applications to the Texas Department of Housing and Community Affairs (TDHCA) by and through the Limited Partnerships, which will own and operate the projects; and

BE IT FURTHER RESOLVED, that the Limited Partnerships, which will be affiliates of HCHA, if awarded allocation of credits, are authorized to construct the projects on the properties, which will be owned by HCHA, and to lease the projects and to obtain all necessary construction and permanent loans in connection with the projects in order to construct, maintain and operate the projects; and

BE IT FURTHER RESOLVED, that HCHA enters into memoranda of understanding with affiliated entities to act as developers and that the Board authorizes the pursuit of the projects; and

BE IT FURTHER RESOLVED, that the Chief Executive Officer of HCHA, is authorized and directed to negotiate, execute and file on behalf of HCHA, all such agreements, applications, documents and instruments as may be necessary to effectuate the intent of these resolutions, including but not limited to documents required to form a subsidiary or affiliate of HCHA to serve as General Partners of the Limited Partnerships for the projects, the partnership agreement for the Limited Partnerships that will own and operate the projects, the construction loan to construct the projects, permanent financing for the projects, the applications to the TDHCA and all amendments thereto, all filings with various state agencies in connection with the projects, the employment of professionals in connection with the projects (including attorneys, developers, construction companies, accountants, architects, engineers, and consultants), and to take such actions as the Chief Executive Officer deems necessary to effectuate the intent of these resolutions, the execution of any document or taking of any action to be conclusive evidence of the necessity therefor; and

BE IT FURTHER RESOLVED, that any and all action taken by the Chief Executive Officer prior to the date of these resolutions in pursuit of the project or in effecting the purposes of the foregoing resolutions are hereby ratified, approved, confirmed and adopted in all respects.

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

PASSED, by the Board of Commissioners this 18th day of December 2013.

Chairman: _____



Secretary: _____



RESOLUTION NO. 13-77

RESOLUTION AUTHORIZING HCHA TO PROVIDE HUD THE ANNUAL REAC SUBMISSION AS PREPARED BY HCHA'S INDEPENDENT AUDITORS

WHEREAS, the Department of Housing and Urban Development requires that HCHA submit annual financial statements and audit information through the REAC system; and

WHEREAS, financial statements relevant to HCHA's REAC submission have been prepared by independent auditors from the firm of CliftonLarsonAllen, LLP;

WHEREAS, auditors from the firm of CliftonLarsonAllen, LLP will present the final draft of the financial statements to the Board of Commissioners on January 15, 2014 for its review and approval;

NOW THEREFORE BE IT RESOLVED, that that the Board of Commissioners of the Harris County Housing Authority authorizes HCHA staff to provide to HUD the annual REAC submission as prepared by HCHA's independent auditors no later than December 31, 2013.

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

PASSED, by the Board of Commissioners this 18th day of December 2013.

Chairman: _____



Secretary: _____

