

RESOLUTION NO. 14-27

**RESOLUTION AUTHORIZING THE CEO TO NEGOTIATE AND EXECUTE A
REVOCABLE LICENSE AGREEMENT WITH THE U.S. DEPARTMENT OF
VETERANS AFFAIRS**

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

WHEREAS, the U.S. Department of Veterans Affairs (VA) employees VASH case
managers who provide HCHA's VASH recipients intensive social services; and

WHEREAS, the VA has indicated a desire to co-locate its employees at HCHA;

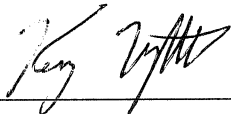
NOW, THEREFORE, BE IT RESOLVED, that the Chief Executive Officer of HCHA
is hereby authorized to negotiate and execute a revocable license agreement not to extend past
August 2015 with the Department of Veterans Affairs to locate employees at HCHA's offices.

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

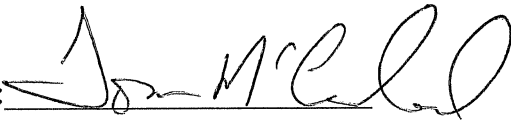
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 11th day of June 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-28

**RESOLUTION AUTHORIZING THE EXECUTION OF AN OFFER LETTER AND THE
NEGOTIATION OF A SALES CONTRACT FOR THE ACQUISITION OF LAND FOR
AFFORDABLE HOUSING WITH A PREFERENCE FOR JAIL DIVERSION**

WHEREAS, the Harris County Housing Authority (HCHA) desires to develop a permanent supportive housing development (PSH) to house individuals participating in Harris County's Jail Diversion Program; and

WHEREAS, HCHA has identified land which is beneficially located for the Jail Diversion Program; and

WHEREAS, the Chief Executive Officer and the Chief Development Officer of HCHA has discussed the parcel of land with the HCHA Board in executive session and received direction on proceeding with an offer;

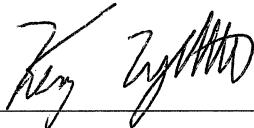
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Harris County Housing Authority hereby authorizes the Chief Executive Office to execute an offer letter and negotiate a sales contract subject to the terms discussed with the Board.

BE IT FURTHER RESOLVED, that any negotiated sales contract shall be presented to the Board prior to execution.

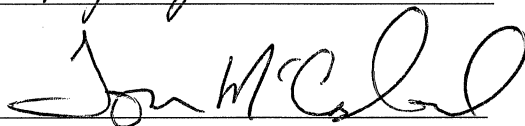
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 11th day of June 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-29

RESOLUTION ADOPTING A REVISED HCHA ADMINISTRATIVE PLAN

WHEREAS, the Harris County Housing Authority (HCHA) held a Resident Advisory Board meeting on October 21, 2013; and

WHEREAS, HCHA held a public hearing on the revised HCHA Annual Plan and the revised HCHA Administrative Plan on January 6, 2014; and

WHEREAS, HCHA staff has recommended the following changes regarding:

- Exceptions to subsidy standards regarding reasonable accommodations; and
- Zero income certifications; and
- Biennial inspections; and
- Administrative extensions for HQS re-inspections; and
- Effective dates for rental increases; and
- 110% payment standards for high opportunity areas; and
- PHA notices of final decisions regarding informal hearings; and

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 updated HCHA Administration Plan attached to this resolution.

PASSED, by the Board of Commissioners this 16th day of July 2014.

Chairman: _____



Secretary: _____



Attachment: HCHA Administrative Plan Revisions

RESOLUTION NO. 14-30

**RESOLUTION AUTHORIZING A MEMBERSHIP AGREEMENT WITH THE
STATE OF TEXAS CO-OP PURCHASING PROGRAM**

WHEREAS, Harris County Housing Authority (HCHA) purchases items competitively through existing state contracts and the TXSmartBuy system using the State of Texas CO-OP Purchasing Program; and

WHEREAS, the Texas CO-OP Purchasing Program requires that we renew our membership agreement; and

WHEREAS, HCHA's current membership is up for renewal on August 28, 2014;

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 State of Texas CO-OP Purchasing Program.

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

PASSED, by the Board of Commissioners this 16th day of July 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-31

RESOLUTION ADOPTING A REVISED HCHA ADMINISTRATIVE PLAN

WHEREAS, the Harris County Housing Authority (HCHA) held a Resident Advisory Board meeting on October 21, 2013; and

WHEREAS, HCHA held a public hearing on the revised HCHA Annual Plan and the revised HCHA Administrative Plan on January 6, 2014; and

WHEREAS, HCHA staff has recommended changes regarding:

- The definition of extremely low-income families
- Waiting list procedures involving family break-ups
- Utility allowance calculations
- Alternative inspection protocols
- Waiting list preferences for working, elderly or disabled families

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 updated HCHA Administration Plan attached to this resolution.

PASSED, by the Board of Commissioners this 18th day of August 2014.

Chairman: _____

Secretary: _____

Attachment: HCHA Administrative Plan Revisions

RESOLUTION NO. 14-32

RESOLUTION APPROVING THE DEVELOPMENT OF A SECURITY DEPOSIT ASSISTANCE PROGRAM

WHEREAS, Harris County Housing Authority (HCHA) staff members have determined that security deposits represent a significant obstacle for many Housing Choice Voucher (HCV) clients trying to lease new units; and

WHEREAS, HCHA encourages HCV clients to lease units in high opportunity areas, and these units often require significant security deposits; and

WHEREAS, community resources to provide security deposit assistance are limited; and

WHEREAS, HCHA staff members have recommended establishing a security deposit assistance fund to loan HCV clients with a demonstrated need up to 100% of the required security deposit amount;

NOW, THEREFORE, BE IT RESOLVED, that the HCHA Board of Commissioners approves the development and implementation of a Security Deposit Assistance Program; and

BE IT FURTHER RESOLVED, that the HCHA Board of Commissioners authorizes expenditures from HCHA's Central Office Cost Center, not to exceed \$25,000, to establish and fund this program.

PASSED, by the Board of Commissioners this 18th day of August 2014.

Chairman: _____

Secretary: _____

Attachment: Draft Security Deposit Assistance Application

RESOLUTION NO. 14-33

**RESOLUTION OF THE HARRIS COUNTY HOUSING AUTHORITY
(THE "AUTHORITY") APPROVING THE HARRIS COUNTY HOUSING
AUTHORITY PUBLIC FACILITY CORPORATION, A SPONSORED
AFFILIATE OF THE AUTHORITY (THE "CORPORATION") TO
SECURE INDEBTEDNESS AND AMEND LOAN DOCUMENTS IN
ORDER TO FACILITATE ADDITIONAL FINANCING FOR RETREAT
AT WESTLOCK IN TOMBALL, TEXAS; AND AUTHORIZING THE
CORPORATION TO TAKE SUCH OTHER STEPS AS THE
CORPORATION DEEMS NECESSARY OR CONVENIENT TO CARRY
OUT THESE RESOLUTIONS**

WHEREAS, the Authority, through its sponsored affiliate, the Corporation heretofore submitted a tax credit application to the Agency, for the construction and development of the mixed income project to be known as Retreat at Westlock in Tomball, Texas (the "Project"), in order to gain an award of tax credits under the Low Income Housing Tax Credit ("LIHTC") Program for nine percent (9%) tax credits; and

WHEREAS, the development of the Project requires additional public and private financing, in addition to the LIHTCs; and

WHEREAS, the Corporation, is the sole member of HCHA Westlock, LLC (the "Company"), which in turn serves as the sole general partner of Retreat at Westlock, Ltd. (the "Partnership"); and

WHEREAS, to facilitate financing of the acquisition and development of the Project, the Authority heretofore approved and the parties to the loan documents entered into certain loan documents (the "Loan Documents") relating to a \$1,933,000 loan (the "Loan") from Harris County (the "Lender") to the Company, which Loan shall be secured by the Project; and

WHEREAS, the parties to the loan documents now desire to amend the Loan Documents to increase the Loan from \$1,933,000.00 in Home Investment Partnership (HOME) Program funds to up to \$2,500,000.00 (the "Increased Loan") sourced from HOME funds and CDBG-D Round 2 funds; and

WHEREAS, in addition to amending the loan amount to reflect the Increased Loan, the parties desire to amend the Loan Documents to (a) amend the associated note to evidence the Increased Loan, (b) increase the number of assisted units from 49 to 71 in accordance with HOME and CDBG requirements, and (c) otherwise clarify the Loan Documents (clauses (a)-(c) hereof, the "Text Amendments"); and

WHEREAS, it is in the best interest of Partnership, the Company, the Corporation, and the Authority to increase the loan amount and execute any and all

documents necessary to evidence and secure the Increased Loan and reflect the Text Amendments; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AUTHORITY:

RESOLVED, that the Corporation, in its own capacity and in its capacity as the sole member of the Company; and the Company, in its own capacity and in its capacity as sole member of the general partner of the Partnership, in connection (i) with the acquisition and construction loan by Lender, in an increased amount of up to \$2,500,000.00 encumbered by the Project, (ii) making the Text Amendments, and (iii) the related transactions contemplated thereby, the Corporation and the Company, in the aforementioned capacities, as applicable, each is authorized to execute and deliver all such amendments, allonges, agreements, affidavits, security agreements, notes, subordination agreements, deeds of trust, assignments, financing statements, documents, consents, assurances, supplements, instruments and other writings of every nature whatsoever as the Corporation and/or the Company, in the aforementioned capacities, as applicable, deems necessary to consummate the closing of the transactions contemplated by these resolutions (collectively, the "Amended Loan Documents") and each are hereby in each and every respect authorized, ratified and confirmed; and be it

FURTHER RESOLVED, that the Executing Officer (defined below) as representative of the Corporation and/or the Company is severally authorized and directed, for and on behalf of, and as the act and deed of, the Corporation and/or the Company, in the aforementioned capacity, to execute and deliver to the Lender the Amended Loan Documents and such other notices, requests, demands, directions, consents, approvals, orders, undertakings, amendments, further assurances or other instruments as may be necessary or appropriate in order to cause the Corporation and/or Company to carry into effect the intent of the foregoing resolutions and/or required in connection therewith and to make such modifications thereto as shall be conclusively evidenced by the execution of such documents; and such other instruments are hereby approved, ratified and confirmed in all respects; and be it

FURTHER RESOLVED, that Tom McCasland (the "Executing Officer"), the Executive Director / Secretary of the Corporation, is authorized, empowered, and directed to negotiate and execute the Amended Loan Documents and any other necessary documents, agreements, and/or certifications for the Increased Loan; and be it

FURTHER RESOLVED, that the Corporation, acting in its own capacity and in its capacity as the sole member of the Company, the general partner of the Partnership, in order to provide acquisition and construction loan financing for the Project, has the authority to enter into the Increased Loan, for the purpose of funding the Project; and be it

FURTHER RESOLVED, that any and all action previously taken by the Corporation, Company, and/or the Partnership with the respect to the Loan and Loan Documents are hereby ratified and confirmed as the valid actions of the Authority, Corporation, Company, and/or the Partnership, as the case may be, effective as of the date such actions were taken; and be it

FURTHER RESOLVED, that the execution by the Executive Director 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, Corporation, Company or the Partnership, as the case may be, and the binding act and obligation of the Authority, Corporation, Company or the Partnership, as the case may be;

PASSED, by the Board of Commissioners of the Authority this 18th day of August 2014. These Resolutions shall be in full force and effect from and upon their adoption.

Chairman: _____

Secretary: _____

RESOLUTION NO. 14-34

RESOLUTION OF THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING AND AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION, A SPONSORED AFFILIATE OF THE AUTHORITY (THE "CORPORATION"), TO TAKE SUCH STEPS AS THE CORPORATION DEEMS NECESSARY TO (A) ACQUIRE THAT CERTAIN 9.358 ACRE TRACT OF REAL PROPERTY LOCATED AT THE 24000 BLOCK OF STATE HIGHWAY 249, SOUTH OF WESTLOCK DRIVE, IN HARRIS COUNTY, TX (THE "PROPERTY") FOR DEVELOPMENT BY THE RETREAT AT WESTLOCK, LTD. (THE "PARTNERSHIP"); (B) GROUND LEASE THE PROPERTY TO THE PARTNERSHIP; (C) LOAN \$1,885,000.00 OF HOME FUNDS BORROWED FROM HARRIS COUNTY TO THE PARTNERSHIP FOR THE ACQUISITION OF THE LEASEHOLD INTEREST IN THE PROPERTY; AND (D) EXECUTE AND DELIVER ANY AND ALL REQUISITE DOCUMENTS TO EFFECT THE FOREGOING, AND TAKE ANY OTHER ACTIONS NECESSARY TO CARRY OUT THESE RESOLUTIONS

WHEREAS, the Corporation is a sponsored affiliate of the Authority and the sole member of HCHA Westlock, LLC (the "General Partner"), which is the sole general partner of Retreat at Westlock, Ltd. (the "Partnership"); and

WHEREAS, to facilitate financing of the acquisition and development of Retreat at Westlock, a 140 unit affordable housing development for the elderly which is to be developed on the Property (the "Project"), the Authority and the Corporation heretofore approved and the Partnership has entered and is entering into certain loan documents (the "Loan Documents" relating to a loan of up to \$2,500,000 (the "County Loan") from Harris County (the "County"); and

WHEREAS, the County Loan will be secured by a leasehold deed of trust against the Property; and

WHEREAS, the Corporation will initially receive \$1,885,000 of the proceeds of the County Loan and the remainder will be loaned as reimbursements for expended costs associated with construction and payment and performance bonds; and

WHEREAS, in connection with the development and operation of the Project, the Corporation intends to loan \$1,885,000 of the County Loan to the Partnership for the Project (the "PFC Loan"); and

WHEREAS, in connection with the development and operation of the Project, all instruments governing, evidencing, securing, and documenting such PFC Loan (the "PFC Loan

Documents”) are to be collaterally assigned to the County pursuant to a Collateral Assignment of Notes and Liens (the “County Assignment”); and

WHEREAS, the Partnership was awarded an allocation of approximately \$1,300,000 in 2013 Housing Tax Credits (the “Tax Credits”) by the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, the Partnership desires to leverage the Tax Credits, along with other financing (collectively and including without limitation, the Capital Contributions, CONA Loan, County Loan, Hudson Loan, and PFC Loan, all as defined herein, the “Project Financing”), to develop the Project; and

WHEREAS, the Partnership desires to acquire the Property from Baker-Jackson Real Estate Investments, Ltd., a Texas limited partnership (the “Seller”) for the development of the Project pursuant to that certain Earnest Money Contract dated as of February 14, 2013 by and between Seller and Hettig/Kahn Development Corp., a Texas, as amended, extended and assigned (collectively, the “Purchase Agreement”) for the development of the Project using the Project Financing; and

WHEREAS, Hudson Retreat at Westlock, LLC (“Hudson”) desires to invest approximately \$12,500,000 in capital contributions (“Capital Contributions”) in the Partnership for the development of the Project in consideration of admission to the Partnership as a limited partner, pursuant to the terms and conditions as set forth in the Partnership’s proposed Amended and Restated Agreement of Limited Partnership and all exhibits thereto (the “Partnership Agreement”); and

WHEREAS, in connection with the development and operation of the Project, the Partnership desires to obtain a construction loan in an amount up to \$12,200,000 and a permanent loan in an amount up to \$6,000,0000 (collectively, the “CONA Loan”) from Capital One, National Association (“CONA”), which CONA Loan is to be secured by a deed of trust against the Property; and

WHEREAS, in connection with the development and operation of the Project, the Partnership desires to obtain a pre-equity loan from Hudson HT, LP, a Delaware limited partnership (the “Hudson Lender”) in an amount up to \$225,000 (the “Hudson Loan” and together with the County Loan, PFC Loan, and CONA Loan, the “Loans”), which Hudson Loan will be secured by a leasehold deed of trust against the Property; and

WHEREAS, in connection with the rehabilitation, renovation, equipping and operation of the Project, the Corporation desires to ground lease the Property to the Partnership for its development pursuant to a Ground Lease by and between the Corporation and the Partnership; and

WHEREAS, in connection with the contemplated Project Financing, the Partnership and Corporation are required to enter into various documents which will evidence the Loans, including, but not limited to, commitments, promissory notes, fee and leasehold deeds of trust

with absolute assignment of leases and rents, security agreement and fixture filing, indemnity agreements, guaranties, certificates, directions, approvals, waivers, notices, instruments, the County Assignment, other assignments, and other communications as may be required by CONA, the Hudson Lender, the Corporation, and/or the County in connection with the Loans (all of such loan and security documents collectively, the "Loan Documents");

NOW THEREFORE, BE IT RESOLVED, that the Corporation is authorized to obtain the County Loan from the County, and the Partnership is authorized to obtain the CONA Loan from CONA, the Hudson Loan from the Hudson Lender, and the PFC Loan from the Corporation, and each is authorized to execute and deliver the Loan Documents, as applicable; and that Tom McCasland as Secretary of the Corporation (the "Executing Officer") is hereby authorized, empowered and directed, for and on behalf of, and in the name of each of the Partnership, the General Partner, and the Corporation to execute and deliver the Loan Documents to CONA, the County, the Hudson Lender, and/or the Corporation, as applicable, and such other documents and instruments in connection therewith as may be necessary or desirable, with such changes and modifications thereto as shall be approved by executing the same, such execution and delivery to be conclusive evidence of such approvals; and be it

FURTHER RESOLVED, that the form of Partnership Agreement is hereby approved, and the Partnership, General Partner, and Corporation, as applicable, are authorized to execute the Partnership Agreement, pursuant to which *inter alia* Hudson will be admitted to the Partnership, Tom McCasland will withdraw as limited partner, and the Capital Contributions will be made and accepted; and to execute and deliver all other documents as may be necessary to consummate the transactions described in this resolution and in the Partnership Agreement on behalf of the Partnership, the General Partner, and/or the Corporation, as the case may be, including any Development Agreement, Right of First Refusal Agreement, Social Services Agreement, Social Services Plan, Capital Contribution Certificate(s), and/or such other written instruments or obligations that the Partnership, General Partner, and/or Corporation, as the case may be, may be required to execute by Hudson, in connection with the aforesaid events and transactions, containing such terms and conditions as are acceptable to the Partnership, General Partner, and/or Corporation (collectively, the "Equity Documents"); and that the Executing Officer is authorized, empowered and directed, for and on behalf of, and in the name of the Partnership, General Partner, and Corporation, as applicable, to execute and deliver the Partnership Agreement and Equity Documents; and be it

FURTHER RESOLVED, that the Corporation is authorized to purchase the Property from the Seller in accordance with the terms of the existing Purchase Agreement as modified or extended, and to execute and deliver such documents and instruments in connection with the acquisition of the Site as may be reasonably necessary or desirable to accomplish the transaction; and be it

FURTHER RESOLVED, that each of the Corporation and Partnership is authorized to execute and deliver the Ground Lease, and execute and deliver such additional documents and instruments in connection with the leasehold disposition and acquisition of the Property as may be reasonably necessary or desirable to accomplish the transaction; and be it



FURTHER RESOLVED, that the execution by the Executing Officer of any document or instrument authorized by the foregoing Resolutions or any document or instrument executed in the accomplishment of any action or actions authorized, or the execution of any amendment or modification of any such document or instrument shall be deemed to be conclusive approval thereof by the Partnership, General Partner, and the Corporation, as the case may be, and the binding act and obligation of the Partnership, General Partner, and the Corporation, as the case may be; and be it

FURTHER RESOLVED, that the Corporation finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit the Partnership, General Partner, and the Partnership; and be it

FURTHER RESOLVED, that this Resolution may be executed in several counterparts, and all so executed shall constitute one resolution, binding on all the parties hereto. Any counterpart of this Resolution, which has attached to it separate signature pages which together contain the signatures of all parties or is executed by an attorney-in-fact on behalf of some or all of the parties, shall for all purposes be deemed a fully executed instrument; and be it

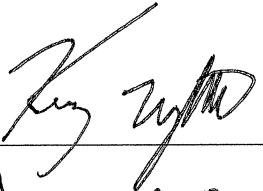
FURTHER RESOLVED, that the Corporation is authorized and directed to deliver a certified copy of the foregoing resolutions to CONA, the County, the Hudson Lender, and Hudson, and to certify that the foregoing resolutions were duly adopted and that the provisions thereof are in full conformity with the Articles of Incorporation and Bylaws of the Corporation; and be it

FURTHER CERTIFIED that the following person or persons now hold the office indicated below and that such person's bona fide signature is set forth below:

Name	Title	Signature
Tom McCasland	President and Chief Executive Officer of the Authority	
Tom McCasland	Secretary of the Corporation	

[Signatures on Next Page]

PASSED, by the Board of Directors of the Corporation this 18th day of August 2014.
These Resolutions shall be in full force and effect from and upon their adoption.

Chairman: 

Secretary: 

RESOLUTION NO. 14-35

**RESOLUTION AUTHORIZING AN INTERLOCAL CONTRACT
AGREEMENT WITH H-GAC COOPERATIVE PURCHASING PROGRAM**

WHEREAS, Harris County Housing Authority (HCHA) purchases items competitively through existing state contracts; and

WHEREAS, the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program requires that we enter into an interlocal agreement to access competitively priced contracts for goods and services via HGACBuy.com; and


WHEREAS, the term for the H-GAC Cooperative Purchasing Program contract will be for one year or less with automatic annual renewals up to four years, and a 30-day termination clause;

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 interlocal contract with the H-GAC Cooperative Purchasing Program.

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

PASSED, by the Board of Commissioners this 17th day of September 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-36

**RESOLUTION AUTHORIZING THE CEO TO PURCHASE MITIGATION CREDITS
FOR WEST LAKE HOUSTON PROPERTY**

WHEREAS, Harris County Flood Control District (HCFCD) has reserved mitigation credits for up to 17.77 acres of jurisdictional wetlands for Harris County Housing Authority's (HCHA) West Lake Houston property known as Patriots by the Lake; and

WHEREAS, Harris County Flood Control District has provided these credits at the intergovernmental rate of \$20,000 an acre; and

WHEREAS, the mitigation provided by these credits are essential for maximizing the sale price for the West Lake Houston property;

NOW, THEREFORE, BE IT RESOLVED, that the Chief Executive officer of HCHA is hereby authorized to purchase credits from HCFCD for the mitigation of wetlands on the West Lake Houston property at the above stated price for the full number of credits needed to modify the mitigation permit issued by the U.S. Army Corps of Engineers.

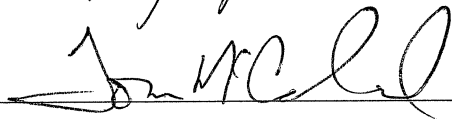
This resolution shall be in full force from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of September 2014.

Chairman: _____



Secretary: _____



Attachment: Letter from HCFCD

RESOLUTION NO. 14-37

**RESOLUTION AUTHORIZING AN INTERLOCAL CONTRACT
AGREEMENT WITH HARRIS COUNTY DEPARTMENT OF EDUCATION**

WHEREAS, Harris County Housing Authority (HCHA) purchases items competitively through existing state contracts; and

WHEREAS, the Harris County Department of Education requires that we enter into an interlocal contract to access and participate in the services they have to offer;

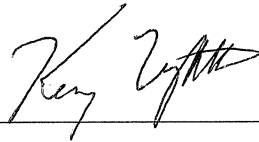
WHEREAS, the primary term for the Harris County Department of Education contract with HCHA will be for one year or less with automatic monthly renewals up to four years, and a 30-day termination clause;

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 interlocal contract with Harris County Department of Education.

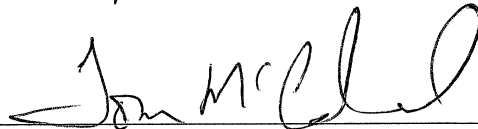
This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 17th day of September 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-38

**RESOLUTION APPROVING ACTION REGARDING CORRECTIVE
ACTIONS 3F AND 3G FROM THE HUD OIG AUDIT RELATING TO THE
CYPRESSWOOD ESTATES DEVELOPMENT COMPLETED MAY 31, 2011**

WHEREAS, the HUD OIG Audit relating to the Cypresswood Estates development completed May 31, 2011 recommended corrective actions 3F and 3G; and

WHEREAS, on September 2, 2014, HUD notified the Texas General Land Office that, based on the OIG Audit, HUD believes the contract with Watermark Construction L.P. is a cost-plus contract; and

WHEREAS, on September 9, 2014, Harris County demanded reimbursement from Harris County Housing Authority based on the OIG Audit; and

WHEREAS, Harris County Housing Authority disagrees that the Watermark contract is a cost-plus contract; and

WHEREAS, Harris County Housing Authority also disagrees with HUD's determination that CDBG-DR funds were spent for ineligible purposes;

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 draft a letter to the Assistant Secretary of HUD outlining Harris County Housing Authority's position as recommended by outside counsel on September 12th and 15th, 2014.

PASSED, by the Board of Commissioners this 17th day of September 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-39

RESOLUTION APPROVING A REVISION TO THE FY 2015 BUDGET

WHEREAS, the Harris County Housing Authority (HCHA) Board of Commissioners approved the FY 2015 budget on March 19, 2014; and

WHEREAS, as of August 31, 2014, HCHA's total expenses are 11% under the approved budget; and

WHEREAS, HCHA staff members have recommended a revision of the FY 2015 budget as detailed in the attached revised budget, including adding a staff position, making several large purchases, moving operating transfers from components units to operating transfers, and adjusting various income and expense categories according to trends and expectations;

NOW, THEREFORE BE IT RESOLVED, that HCHA Board of Commissioners hereby approves and adopts the revised FY 2015 budget as attached to this resolution.

PASSED, by the Board of Commissioners this 15th day of October 2015.

Chairman: _____



Secretary: _____



Attachment: 2015 Budget Revision #1 for the Year Ending March 31, 2015

RESOLUTION NO. 14-40

**RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT WITH
HARRIS COUNTY REGARDING PROCUREMENT SERVICES**

WHEREAS, Harris County Purchasing Agent (HCPA) is responsible for procuring goods and services for multiple agencies within Harris County; and

WHEREAS, Harris County Housing Authority (HCHA) is required to procure goods and services through a competitive procurement process; and

WHEREAS, HCPA has agreed to allow HCHA to utilize its current contracts, which have already been competitively bid, and to utilize its purchasing agents to procure new contracts; and

WHEREAS, HCPA has offered these services to HCHA free of charge, but requires that HCHA enter into an interlocal agreement with the county to formalize the terms of this agreement;

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 an interlocal agreement with Harris County for procurement services.

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

PASSED, by the Board of Commissioners this 15th day of October 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-41

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

WHEREAS, the Harris County Housing Authority (HCHA) requires technical support services that are available during business hours; and

WHEREAS, HCHA's current IT contractor is only available after hours; and

WHEREAS, HCHA's IT needs can be met more effectively and at a lower cost by contracting with an outside entity rather than hiring a full-time employee to provide IT support; and

WHEREAS, HCHA has obtained multiple proposals for technical services offered remotely and onsite during business hours; and

WHEREAS, HCHA has found the proposal from First Service Technology to be the most advantageous to the Authority;

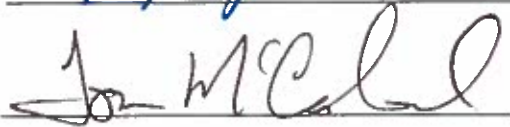
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is authorized and directed to execute a contract for technical support services with First Service Technology.

PASSED, by the Board of Commissioners this 15th day of October 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-42

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
MEMORANDUM OF UNDERSTANDING WITH DEVELOPER PARTNER FOR THE
DEVELOPMENT OF TWO LOW INCOME HOUSING TAX CREDIT DEVELOPMENTS**

WHEREAS, in furtherance of the objective of the Harris County Housing Authority (HCHA) to promote the development of affordable housing in Harris County, the HCHA issued a Request for Proposal (RFP No. 14-01) for Developers of Multi-family Housing - Private Activity Bonds & 4% and/or 9% Low income Housing Tax Credit projects; and

WHEREAS, the RFP was advertised in the local newspaper, post on the HCHA website and made available to all interested professionals; and

WHEREAS, the HCHA received six (6) proposals from four (4) Developers from following respondents:

AMTEX Multi-Housing, LLC - 3 proposals
Hettig-Kahn – 1 proposal
LDG Multi-family, LLC – 1 proposal
Tidewater Senior Housing, Inc. – 1 proposal; and

WHEREAS, the proposals were reviewed and evaluated by staff, and the proposals submitted by AMTEX Multi-Housing, LLC were determined to be the most responsive and in the best interest of the HCHA; and

WHEREAS, the HCHA has Community Development Block Grant – Disaster Relief Funds (CDBG-DR) available to contribute to the development/financing of two projects; and

WHEREAS, upon negotiation of the Memorandum of Understanding with AMTEX Multi-Housing, LLC the HCHA will submit the proposed developments to the General Land Office CDBG-DR program for its consideration; and

WHEREAS, the Developer is proposing to utilize the Bonds with 4% LIHTC Program to fund the development of the projects;

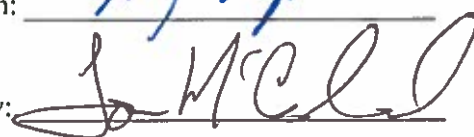
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is hereby authorized to negotiate and execute a Memorandum of Understanding with AMTEX Multi-Housing, LLC for the development of two Low Income Housing Tax Credit Developments.

PASSED, by the Board of Commissioners this 15th day of October 2014.

Chairman:



Secretary:



RESOLUTION NO. 14-43

**RESOLUTION APPROVING AND AUTHORIZING THE PAYMENT OF TRAVEL
EXPENSES FOR AFFORDABLE HOUSING STAFF**

WHEREAS, Harris County Housing Authority (HCHA) approved the application of the Reservation System for the Amy Young Barrier Removal Program funds by passing Resolution No. 13-41 on August 19, 2013; and

WHEREAS, HCHA Chief Executive Officer, Tom McCasland was authorized to execute a written Reservation Agreement with Texas Department of Community and Housing Affairs, Housing Trust Fund Division; and


WHEREAS, the Amy Young Barrier Removal Program requires annual staff training located in Austin, Texas; and

WHEREAS, Horace Allison and Paula Burns have submitted requests for the authorization of overnight travel;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Harris County Housing Authority that the Chief Executive Officer is authorized to approve the payment of overnight travel expenses for HCHA staff members to attend the Amy Young Barrier Removal Program annual staff training.

PASSED, by the Board of Commissioners this 15th day of October 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-44

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
MEMORANDUM OF UNDERSTANDING WITH DEVELOPER PARTNER FOR THE
DEVELOPMENT OF THE RETREAT AT WESTLOCK LOW INCOME HOUSING TAX
CREDIT DEVELOPMENT**

WHEREAS, Harris County Housing Authority Public Facility Corporation is a Texas public facility corporation (the "Corporation") formed under the Local Government Code of Texas and under the Texas Business Organizations Code; and

WHEREAS, the Corporation is the sole member of HCHA Westlock, LLC (the "Company"), which in turn serves as the sole general partner of Retreat at Westlock, Ltd. (the "Partnership"); and

WHEREAS, the Authority, through the Corporation heretofore submitted a tax credit application to TDHCA for the construction and development of the mixed income project to be known as Retreat at Westlock in Tomball, Texas (the "Project"), in order to gain an award of tax credits under the Low Income Housing Tax Credit ("LIHTC") Program for nine percent (9%) tax credits; and

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"); and

WHEREAS, to facilitate financing of the acquisition and development of the Project, the Corporation approved and the Partnership entered into certain loan documents (the "Loan Documents") relating to a \$1,933,000 (the "Loan") loan from Harris County (the "Lender"), which is a loan secured by December 2015; and

WHEREAS, the current Developer Partner has indicated its inability to guarantee completion of the Project by December 2015; and

WHEREAS, the current Developer Partner has indicated its willingness to allow another willing partner developer to step into its role as developer;

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 a Memorandum of Understanding with a developer partner approved by the bank, investor, and counsel for the Harris County Housing Authority.

PASSED, by the Board of Commissioners this 15th day of October 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-45

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 presented the final draft of the financial statements to the Board of Commissioners on November 19, 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, 2014.

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

PASSED, by the Board of Commissioners this 19th day of November 2014.

Chairman: _____



Secretary: _____



RESOLUTION 14-46

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH DEVELOPER PARTNER FOR THE DEVELOPMENT OF LOW INCOME HOUSING TAX CREDIT DEVELOPMENT(S)

WHEREAS, in furtherance of the objective of the Harris County Housing Authority (HCHA) to promote the development of affordable housing in Harris County, the HCHA issued a Request for Proposal (RFP No. 14-02) for Developers of Multi-family Housing - 9% Low income Housing Tax Credit project(s); and

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

WHEREAS, the HCHA received three (3) proposals from the following three (3) Developers:
AMTEX Multi-Family Housing
The ITEX Group, LLC
Delphi Affordable Housing Group, Inc.

WHEREAS, the proposal submitted by Delphi Affordable Housing Group, Inc. was not submitted timely and was disqualified from consideration, and

WHEREAS, the remaining proposals were reviewed and evaluated by staff, and the proposal submitted by The ITEX Group, LLC (ITEX) was determined to be the most responsive and in the best interest of the HCHA; and

WHEREAS, ITEX is initially proposing a 160 unit family development to be located in Northwest Harris County; and

WHEREAS, upon negotiation of the MOU with ITEX, the HCHA and ITEX will submit pre-application(s) and subsequent final application(s) to the Texas Department of Housing and Community Affairs for the upcoming 2015 LIHTC round; and

WHEREAS, the Developer is proposing to utilize the tax credit equity, private debt, Affordable Housing Program ("AHP") funds, Community Development Block Grant Program ("CDBG") / HOME funds, etc. to finance the development of the project (s).

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 Memorandum of Understanding with ITEX for the development of a Low Income Housing Tax Credit Developments ("LIHTC"), and to execute and deliver all documents, instruments, certificates and other writings of every nature whatsoever necessary or desirable to consummate the transactions described herein and to take such other action in the consummation of the transactions herein contemplated as the Chief Executive Officer shall deem to be necessary or desirable, without the necessity of attestation by a secretary or any other officer of HCHA and with or without a seal of the HCHA and any and all acts heretofore taken by the Chief Executive Officer of the HCHA to such end are hereby expressly ratified and confirmed as the acts and deeds of the HCHA; and

BE IT FURTHER RESOLVED, that the HCHA be, and it hereby is, authorized to do any and all acts and things and to execute any and all agreements, consents, and documents as in its opinion, or in the opinion of counsel to the HCHA, may be necessary, convenient, or appropriate in order to carry out the purposes and intent of any of the foregoing resolutions.

PASSED, by the Board of Commissioners this 19th day of November 2014.

Chairman: 

Secretary: 

RESOLUTION 14-47

RESOLUTION OF BOARD OF DIRECTORS FOR THE DEVELOPMENT OF UP TO 81 UNITS OF MULTIFAMILY HOUSING AS PART OF THE DEVELOPMENT PLAN FOR CHERRY PARK SENIOR APARTMENTS, AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY"): (1) TO DESIGNATE AN AFFILIATE TO SUBMIT AN APPLICATION TO TDHCA FOR 4% LIHTCS; (2) TO AUTHORIZE HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION TO REQUEST A PRIVATE ACTIVITY BOND ALLOCATION FROM THE TEXAS BOND REVIEW BOARD; AND (3) TO TAKE SUCH OTHER ACTIONS NECESSARY, CONVENIENT, OR APPROPRIATE TO CARRY OUT THIS RESOLUTION

WHEREAS, Harris County Housing Authority (the "Authority") desires to develop Cherry Park Senior Apartments; and

WHEREAS, the Authority and its development partner, AMTEX Multi-Housing, LLC have collaborated on a development plan for the Project (as defined below); and

WHEREAS, the development plan proposes to develop up to 81 units of multifamily senior housing located at FM529 and Shining Sumac, Houston, Texas 77095 (the "Project"); and

WHEREAS, the Project will consist of up to 81 Low-Income Housing Tax Credit ("LIHTC") units serving families with incomes up to 60% of the area median income ("AMI"); and

WHEREAS, the Authority, through its designated affiliate, desires to submit an application for the Project for 4% LIHTCs to the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, the Authority, through the Issuer, desires to submit an application requesting a private activity bond allocation from the Texas Bond Review Board in an amount not to exceed the aggregate principal amount of \$8,000,000; and

WHEREAS, the Project's proposed financing plan includes the following funds: 4% LIHTC equity, tax-exempt bonds, private loan, Authority funds, and Hurricane Disaster Community Development Block Grant Program ("CDBG") funds; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Authority, that the Executive Director, or his designee, is authorized, through its affiliate, to submit an application to TDHCA for 4% LIHTCs and to Texas Bond Review Board for tax-exempt bonds for the development of up to 81 units of multifamily senior housing as part of the development plan for Cherry Park Senior Apartments.

PASSED, by the Board of Commissioners this 19th day of November 2014.

Chairman:



Secretary:



RESOLUTION 14-48

RESOLUTION OF BOARD OF DIRECTORS FOR THE DEVELOPMENT OF UP TO 120 UNITS OF MULTIFAMILY HOUSING AS PART OF THE DEVELOPMENT PLAN FOR CHERRY PARK FAMILY APARTMENTS, AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY"): (1) TO DESIGNATE AN AFFILIATE TO SUBMIT AN APPLICATION TO TDHCA FOR 4% LIHTCS; (2) TO AUTHORIZE HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION TO REQUEST A PRIVATE ACTIVITY BOND ALLOCATION FROM THE TEXAS BOND REVIEW BOARD; AND (3) TO TAKE SUCH OTHER ACTIONS NECESSARY, CONVENIENT, OR APPROPRIATE TO CARRY OUT THIS RESOLUTION

WHEREAS, Harris County Housing Authority (the "Authority") desires to develop Cherry Park Family Apartments; and

WHEREAS, the Authority and its development partner, AMTEX Multi-Housing, LLC have collaborated on a development plan for the Project (as defined below); and

WHEREAS, the development plan proposes to develop up to 120 units of multifamily housing located at FM529 and Shining Sumac, Houston, Texas 77095 (the "Project"); and

WHEREAS, the Project will consist of up to 120 Workforce Low-Income Housing Tax Credit ("LIHTC") units serving families with incomes up to 60% of the area median income ("AMI"); and

WHEREAS, the Authority, through its designated affiliate, desires to submit an application for the Project for 4% LIHTCs to the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, the Authority, through the Issuer, desires to submit an application requesting a private activity bond allocation from the Texas Bond Review Board in an amount not to exceed the aggregate principal amount of \$12,000,000; and

WHEREAS, the Project's proposed financing plan includes the following funds: 4% LIHTC equity, tax-exempt bonds, private loan, Authority funds, and Hurricane Disaster Community Development Block Grant Program ("CDBG") funds; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Authority, that the Executive Director, or his designee, is authorized, through its affiliate, to submit an application to TDHCA for 4% LIHTCs and to Texas Bond Review Board for tax-exempt bonds for the development of up to 120 units of multifamily housing as part of the development plan for Cherry Park Family Apartments.

PASSED, by the Board of Commissioners this 19th day of November 2014.

Chairman: _____



Secretary: _____



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RESOLUTION NO. 14-49

**RESOLUTION APPROVING THE CREATION OF A PROJECT
ADMINISTRATOR POSITION**

WHEREAS, the Harris County Housing Authority (HCHA) Board of Commissioners approved the FY 2015 budget on March 19, 2014; and

WHEREAS, HCHA Board of Commissioners approved revisions to the FY 2015 budget on October 15, 2014;

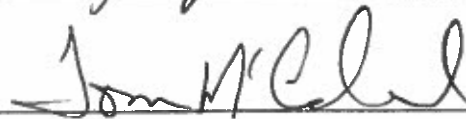
NOW, THEREFORE BE IT RESOLVED, that HCHA Board of Commissioners hereby approves the creation of a full-time Project Administrator, the costs of which will not exceed \$13,000 plus full benefits for the current fiscal year and will be reflected in a later formal revision of the FY 2015 budget.

PASSED, by the Board of Commissioners this 16th day of December 2014.

Chairman: _____



Secretary: _____



RESOLUTION NO. 14-50

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF THE
ENGAGEMENT LETTER(S) FOR 2014 AUDIT AND TAX PREPARATION SERVICES
FOR SEVEN AFORDABLE HOUSING DEVELOPMENTS**

WHEREAS, the Harris County Housing Authority (HCHA) issued a Request for Proposals (RFP) #14-03 soliciting proposals for accounting firms to provide audit and tax preparation services for seven Low Income Housing Tax Credit (LIHTC) Developments; and

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

WHEREAS, HCHA received responses to the RFP from CohnReznick, LLP, Rubino & Company, BKD, LLP, Berman Hopkins Wright & Laham, and Novogradac & Company, LLP; and

WHEREAS, HCHA staff evaluated and scored the proposal submissions; and

WHEREAS, the proposals submitted by CohenReznick and Novogradac received the highest scores and the scores were tied; and

WHEREAS, CohenReznick currently provides services for three developments (Cornerstone Village, Louetta Village & Primrose at Heritage Park) and Novogradac provides services for four developments (Baybrook, Waterside Court, Sierra Meadows and Olive Grove (Magnolia Estates)); and

WHEREAS, the terms of the proposals submitted by CohenReznick and Novogradac were judged to be the most advantageous to HCHA; and

NOW THEREFORE BE IT RESOLVED, that the CEO of HCHA is authorized and directed to negotiate and execute the engagement letter(s) for the 2014 Audit and Tax Preparation Services with CohenReznick, LLP for three properties in an amount not to exceed \$33,055.71 and Novogradac & Company, LLP for four properties in an amount not to exceed \$37,000.00. The firms, subject to negotiations, may provide Audit and Tax Preparation Services for fiscal year 2015 with an option to renew for two additional years. This resolution shall be in full force and effect from and upon its adoption.

PASSED, by the Board of Commissioners this 16th day of December 2014.

Chairman: _____



Secretary: _____



Resolution 14-51

RESOLUTION AUTHORIZING THE HARRIS COUNTY HOUSING AUTHORITY TO TAKE THE FOLLOWING ACTIONS WITH REGARD TO BUTE PARK PLACE (A PROPOSED SUPPORTIVE HOUSING DEVELOPMENT): (1) APPROVE THE DEVELOPMENT OF BUTE PARK PLACE (THE "DEVELOPMENT"); (2) RATIFY A RESPONSE TO A REQUEST FOR PROPOSALS ISSUED BY THE CITY OF HOUSTON AND HARRIS COUNTY FOR A PERMANENT SUPPORTIVE HOUSING DEVELOPMENT IN CONNECTION WITH THE INITIATIVE TO END CHRONIC HOMELESSNESS PROGRAM; (3) ACQUIRE THE SITE FOR THE DEVELOPMENT AND ENTER INTO A LONG-TERM GROUND LEASE WITH A TO-BE-FORMED LIMITED PARTNERSHIP FOR THE PURPOSE OF DEVELOPING, OWNING AND OPERATING THE DEVELOPMENT; (4) DESIGNATING AN AFFILIATE TO SUBMIT AN APPLICATION TO TDHCA FOR LIHTCS; (5) DESIGNATING AN AFFILIATE TO SUBMIT AN APPLICATION TO THE TEXAS BOND REVIEW BOARD FOR A PRIVATE ACTIVITY BOND ALLOCATION; AND (6) TAKE SUCH OTHER ACTIONS NECESSARY, CONVENIENT OR APPROPRIATE TO CARRY OUT THIS RESOLUTION

WHEREAS, the Harris County Housing Authority (HCHA) is desirous of developing Bute Park Place, a Permanent Supportive Housing Development utilizing the City of Houston and Harris County Initiative to End Chronic Homelessness Program; and

WHEREAS, the City of Houston and Harris County has issued a 2014 Request for Proposals (RFP) for the Program, responses to which must be received by 3:00 PM, December 8, 2014, and HCHA desires to submit an application to the City of Houston and Harris County in response to the RFP; and

WHEREAS, HCHA has identified a potential site(s) for the proposed development, planned to be an 85-Unit Permanent Supportive Housing Development, which will incorporate space for the Harris County Housing Authority's Central Office, and is located at McKee Street and Runnels in the City of Houston, Harris County, Texas; and

WHEREAS, HCHA desires to negotiate the terms, costs and conditions favorable to HCHA to evidence site control and acquire the site and to grant site control of the Development to a to-be-formed limited partnership entity (the "Partnership") by entering into a long-term ground lease (the "Ground Lease") with the Partnership; and



WHEREAS, the HCHA, in connection with the financing of the proposed Development and through a to-be-determined affiliate, may desire to submit an application to TDHCA for Low-Income Housing Tax Credits and to the Texas Bond Review Board for a private activity bond allocation;

NOW THEREFORE BE IT RESOLVED, that in connection with the transactions contemplated by this resolution, the undersigned Board of Commissioners of the Harris County Housing Authority (the "Board") hereby adopts the following resolutions at a duly-called meeting of HCHA:

BE IT FURTHER RESOLVED, that the Board hereby approves the proposed Development and authorizes the HCHA, in its own name or one of its affiliates, to prepare and submit a 2014 Affordable Rental Housing – Permanent Supportive Housing Application for the proposed development in response to the RFP; and

BE IT FURTHER RESOLVED, that HCHA, in its own capacity and/or through an affiliate, assist in applying for grant(s) funding, bonds, LIHTC's or any other funding to be used for Development's costs; and

BE IT FURTHER RESOLVED, that the Board authorizes HCHA to acquire the Development site and authorizes its Chief Executive Officer to negotiate, review, execute and approve a Ground Lease with the Partnership and any and all documents, instruments, certificates and other writings of every nature whatsoever in connection with the Ground Lease; and

BE IT FURTHER RESOLVED, that the Board authorizes HCHA to prepare plans that will include space to locate HCHA's administrative offices at the Development; and

BE IT FURTHER RESOLVED, that the Board authorizes the formation of a subsidiary or affiliate of HCHA or one of its affiliates to serve as general partner in the Partnership to acquire, lease, finance, develop, construct, improve, own, maintain, manage, operate and finance/refinance the Development; and

BE IT FURTHER RESOLVED, that the Partnership, which will be an affiliate of HCHA, if awarded funding and an allocation of credits, is authorized to construct the Development on the property, which will be owned by HCHA, and leased to the Partnership pursuant to the Ground Lease; and

BE IT FURTHER RESOLVED, that the Chief Executive Officer, or his designee, is authorized, through HCHA or its affiliate to submit, apply for and to obtain all necessary construction and permanent loans and other forms of financing in connection with the Development in order to construct, maintain and operate the Development, including without

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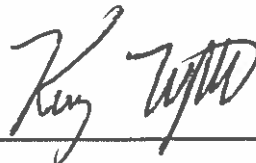
limitation, to submit an application to TDHCA for LIHTCs and to the Texas Bond Review Board for tax-exempt bonds for the development of the Development; and

BE IT FURTHER RESOLVED, that the Chief Executive Officer of HCHA, is authorized and directed to negotiate, execute, approve, deliver and file on behalf of the HCHA and/or an affiliate, all such agreements, applications, documents, certificates, instruments and other writings of every nature whatsoever as may be necessary or desirable to effectuate the intent of this resolution and consummate the transactions herein contemplated, including but not limited to: (1) documents required to form a subsidiary or affiliate of HCHA or one of its affiliates to serve as general partner of the Partnership for the Development, (2) the partnership agreement for the Partnership that will own and operate the Development, (3) the construction loan documents to construct the Development, (4) permanent financing documents for the Development, (5) the application to the City of Houston and Harris County, (6) any applications necessary for submission to the Texas Bond Review Board, (7) any applications necessary for submission to TDHCA for low income housing tax credits, and all amendments thereto, (8) all filings with various state agencies in connection with the Development; to hire, procure and/or employ professionals in connection with the Development (including attorneys, developers, construction companies, accountants, architects, engineers, and consultants) subject to HCHA's Procurement Policy, 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 any and all acts heretofore taken by the Chief Executive Officer to such end are hereby expressly ratified and confirmed as the acts and deed of HCHA; and

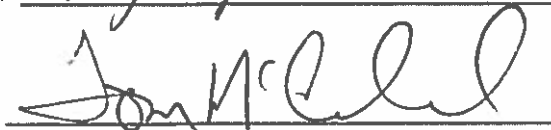
BE IT FURTHER RESOLVED, the HCHA be, and hereby is, authorized to do any and all acts and things and to execute any and all agreements, consents, and documents as in the opinion of the Chief Executive Officer, subject to review by HCHA's counsel, may be necessary convenient or appropriate in order to carry out the purpose and intent of the foregoing resolution.

PASSED, by the Board of Commissioners this 16th day of December 2014.

Chairman:



Secretary:



RESOLUTION NO. 14-52

RESOLUTION OF THE HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") APPROVING AND AUTHORIZING ITEX DEVELOPERS, LLC, TO ACT AS DEVELOPER CONSULTANT, MANAGEMENT AGENT AND GENERAL CONTRACTOR FOR THE WESTLOCK TRANSACTION AND EXECUTE AND DELIVER ANY AND ALL REQUISITE DOCUMENTS TO EFFECT THE FOREGOING, AND TAKE ANY OTHER ACTIONS NECESSARY TO CARRY OUT THIS RESOLUTION

WHEREAS, the Authority previously approved its participation in the development of Retreat at Westlock, a 140-unit affordable housing development for the elderly which is to be developed in Harris County, Texas (the "Project"); and

WHEREAS, the Project initially received a commitment of 2013 low-income housing tax credits ("LIHTCs") and, due to significant timing delays, has since returned those credits to the Texas Department of Housing and Community Affairs ("TDHCA") with the intention to re-apply for credits in the 2015 tax credit cycle; and

WHEREAS, the Authority, through an affiliate, desires to submit an application for the Project for LIHTCs to TDHCA for a to-be-determined amount in the 2015 9% competitive application cycle; and

WHEREAS, in furtherance of the Authority's objective to promote the development of affordable housing in Harris County, the Authority issued a Request for Proposal (RFP No. 14-02) for Developers of Multi-family Housing - 9% Low income Housing Tax Credit projects and the RFP was advertised in the local newspaper, posted on the Authority website and made available to all interested professionals; and

WHEREAS, in response to the RFP, the Authority procured ITEX Developers, LLC, a Texas limited liability company and experienced affordable housing developer ("ITEX"); and now desires to engage ITEX to assist with the development of the Project, in the capacity of developer consultant, management agent and general contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Authority, that the Chief Executive Officer, or his designee, is authorized, through an affiliate of the Authority, to submit an application to TDHCA for 9% LIHTCs for the development of the Project; and

BE IT FURTHER RESOLVED, the Board of Commissioners of the Authority hereby authorizes the Chief Executive Officer to engage ITEX as a developer consultant, management agent, and general contractor to assist the Authority with the development of the Project; and




BE IT FURTHER RESOLVED, that the Chief Executive Officer of the Authority is authorized and directed to negotiate, execute, approve, deliver and file on behalf of the Authority and/or an affiliate, all such agreements, applications, documents, certificates, instruments and other writings of every nature whatsoever as may be necessary or desirable to effectuate the intent of these resolutions and consummate the transactions herein contemplated, 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 and any and all acts heretofore taken by the Chief Executive Officer to such end are hereby expressly ratified and confirmed as the acts and deed of the Authority; and

BE IT FURTHER RESOLVED, the Authority be, and hereby is, authorized to do any and all acts and things and to execute any and all agreements, consents, and documents as in the opinion of the Chief Executive Officer, subject to review by the Authority's counsel, may be necessary convenient or appropriate in order to carry out the purpose and intent of the foregoing resolution.

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

PASSED, by the Board of Commissioners this 16th day of December 2014.

Chairman: 

Secretary: 

RESOLUTION NO. 14-53

RESOLUTION AUTHORIZING HARRIS COUNTY HOUSING AUTHORITY (THE "AUTHORITY") TO FORM HCHA REDEVELOPMENT AUTHORITY, INC. (THE "CORPORATION"), A TEXAS NON-PROFIT CORPORATION, AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, the undersigned Board of Commissioners of Harris County Housing Authority (the "Authority"), in connection with the actions contemplated by this resolution, hereby adopts the following resolutions at a duly-called meeting of the Authority, and undertakes, approves, and authorizes the following actions in connection with the formation of HCHA Redevelopment Authority, Inc. (the "Corporation"), to be a Texas non-profit corporation and instrumentality of the Authority;

NOW, THEREFORE, BE IT RESOLVED, in connection with the transactions contemplated by these resolutions, the Board of Commissioners of the Authority at a duly-called meeting of the Authority hereby unanimously approves and adopts the following resolution, and the undersigned hereby certify the following resolution:

RESOLVED, that the Chief Executive Officer is authorized to execute and approve formation documents for the filing of and formation of the Corporation, for the purpose of its operating exclusively for the benefit of, to perform the functions of, or to carry out the purposes of the Authority in its mission to provide adequate affordable housing in a suitable living environment to low and moderate income individuals and families without discrimination; and to create economic opportunities for such individuals and families to become self-sufficient; and

BE IT FUTHER RESOLVED, that the Authority is hereby authorized to pay all fees and expenses incident to and necessary for the organization of the Corporation; and

BE IT FUTHER RESOLVED, that the Chief Executive Officer of the Authority be, and he hereby is, authorized to do any and all acts and things and to execute any and all agreements, consents, and documents as in his opinion, subject to review by counsel to the Authority, may be necessary or appropriate in order to carry out the purposes and intent of the foregoing resolution; and

BE IT FUTHER 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; and



BE IT FUTHER RESOLVED, that the Chief Executive Officer ("Executing Officer") is authorized and directed for and on behalf of, and as the act and deed of, the Authority to execute and deliver all agreements and all documents, instruments, certificates and other writings of every nature whatsoever necessary or desirable to execute the actions contemplated in this resolution, all on such terms and containing such provisions as the Executing Officer of the Authority shall deem appropriate or necessary, and without the necessity of joinder by any other authorized Executing Officer; and

BE IT FUTHER RESOLVED, that third parties shall be entitled to rely on the foregoing resolutions as being in full force and effect until notified otherwise in writing by a duly authorized officer or Commissioner.

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

PASSED, by the Board of Commissioners this 16th day of December 2014.

Chairman: _____



Secretary: _____

