

May 28, 2021

VIA ELECTRONIC TRANSMITTAL

Judge Lina Hidalgo
Harris County
1001 Preston
Houston, Texas 77002

RE: Approval of TEFRA Hearing
Project Name: The Residences at Arbor Oaks

Dear Judge Hidalgo:

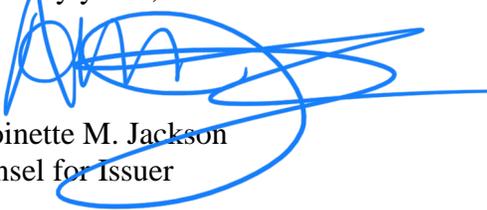
The Harris County Housing Authority (“HCHA”) has partnered with Atlantic Pacific, LLC to develop a 288-unit affordable housing development (“Project”) to be located on the Southwest corner of Jones Road and Grant Road, Houston, Harris County, Texas 77429. The Project will be financed with a combination of 4% housing tax credits and tax-exempt bonds issued by HCHA’s affiliate entity, Harris County Housing Authority Public Facility Corporation (“Issuer”). The Issuer is required to hold a public hearing pursuant to the Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) and the TEFRA hearing must then be approved by the chief elected executive officer or the elected legislative body of that jurisdiction.

I am writing to request your approval of the TEFRA hearing for the Project which was duly held on May 27, 2021 in accordance with the TEFRA requirements. I have attached for your review and execution the Certificate of County Judge. This certificate is accompanied by the following supporting documentation: (1) Affidavit of Publication; (2) Copy of published notice (3) Script of TEFRA hearing reflecting comments, if any; and (4) Sign-in sheet of attendees

If these documents are acceptable, we request that this item be placed on the next Commissioner’s Court agenda for approval and execution.

Please feel free to contact me should have any questions.

Very truly yours,


Antoinette M. Jackson
Counsel for Issuer

cc: County Commissioners
Horace Allison, HCHA

TEFRA HEARING SCRIPT
The Residences at Arbor Oaks
May 27, 2021

Good evening. My name is Horace Allison. I would like to proceed with the public hearing. Let the record show that it is ^{5:31}____PM, Thursday, May 27, 2021, and we are at the Harris County Housing Authority, located at 1933 Hussion St., Building 3, Houston, Texas. I am here in person to conduct the public hearing on behalf of Harris County Housing Authority Public Facility Corporation with respect to an issue of tax-exempt multifamily revenue bonds for a residential rental community. This hearing is also available to the public via telephone as provided in the public notice. This hearing is required by the Internal Revenue Code. The purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing.

The Bonds will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed \$20,000,000 and taxable bonds, if necessary, in an amount to be determined and issued in one or more series by Harris County Housing Authority Public Facility Corporation. The proceeds of the Bonds will be loaned to The Residences at Arbor Oaks, LP (“Borrower”), to finance a portion of the costs of the acquisition, constructing, and equipping of a multifamily rental housing community containing 192 units to be located at the Southwest intersection of Jones Road and Grant Road, Houston, Texas. The proposed multifamily rental housing community will be initially owned and operated by the Borrower.

I would now like to open the floor for public comment.

[Meeting with Attendees] If you have signed up to speak, I will call out your name in the order in which you signed in, or I will accept speakers on the call as they announce themselves. At that time, please state your name for the record. You will then have 3 minutes to speak and make your comments. If you have not already signed in and wish to speak, please come forward and sign in now before we begin or announce yourself if you are on the telephone. Any comments received via email will be read after all comments have been made by the public participating in this meeting.

[Meeting with No Attendees] Let the record show that there are no attendees therefore, the meeting is now adjourned, and the time is now ^{5:32}____PM.

[After all, individuals have given their comments] Thank you for attending this hearing. Your comments have been recorded. The meeting is now adjourned, and the time is now ____PM.

Final Attendance Tally:

There were 4 attendees and 0 comments at the meeting.

Executed on this 27th day of May 2021.

**HARRIS COUNTY HOUSING
AUTHORITY PUBLIC FACILITY
CORPORATION**



Horace Allison, Hearing Officer

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF HARRIS §

I, Horace Allison, Executive Director, Harris County Housing Authority, make this Affidavit and hereby on oath state the following:

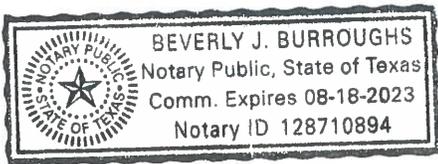
1. Harris County Housing Authority (“HCHA”) is a housing authority who has jurisdiction throughout Harris County, Texas.
2. HCHA maintains an online presence in Harris County, statewide and nationally, through its website at domain www.hchatexas.org.
3. HCHA published the notice of TEFRA hearing for the project known as The Residences at Arbor Oaks on May 19, 2021, on its website; a true and correct copy of that publication is attached to this Affidavit.



 Horace Allison, Executive Director

BEFORE ME, the undersigned authority, this day personally appeared Horace Allison and by oath stated that the facts herein are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 27th day of May ~~2020~~ ²⁰²¹ ~~BA~~





 Notary Public in and for the State of Texas

My commission expires: 8/18/2023



DESERVE A SAFE PLACE TO LEARN, GROW AND PLAY.

27% of Harris County's children lived below the federal poverty line in 2010, higher than in the U.S. overall (22%). HCHA's affordable housing goals, HCV programs and other services help to counter the effects of childhood poverty.

We Are Here To Serve You

HCHA helps build strong, vibrant communities throughout the county in partnership with a host of key stakeholders. We pride ourselves on offering the highest quality housing and assistance programs designed to create desirable, livable, and sustainable communities. We are committed to providing exceptional customer service and to working diligently to assist our clients in achieving self sufficiency.

Watch Us Grow

In addition to the ten properties currently leasing, we have three more under construction and more in the planning stages. See the progress of each on Our Properties.

- ★ [Waiting List Updates](#)
- ★ [Find housing in Harris County](#)
- ★ [2020 Payment Standards](#)
- ★ [Download forms related to the Housing Choice Voucher Program](#)
- ★ [Connect to other assistance programs within Harris County](#)
- ★ [View our service map and ZIP codes within our jurisdiction](#)
- ★ [View our public announcements](#)

News and Events



[The Residences at Arbor Oaks Public Hearing, May 27, 2021](#)
May 19th, 2021

[NOTICE OF PUBLIC HEARING HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING \[...\]](#)



[Register for Covid-19 Vaccination Using Harris County's Smart Waitlist](#)
April 7th, 2021

[Harris County Public Health \(HCPH\) makes it easy for county residents to register \[...\]](#)



[Houston Health Department opens 3,000 new COVID-19 vaccination appointment slots for new partner site](#)
March 31st, 2021

[The Houston Health Department is opening 3,000 additional COVID-19 vaccination appointment slots for \[...\]](#)



The Residences at Arbor Oaks Public Hearing, May 27, 2021

NOTICE OF PUBLIC HEARING

HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION

MULTIFAMILY HOUSING REVENUE BONDS

(THE RESIDENCES AT ARBOR OAKS) SERIES 2021

Notice is hereby given of a public hearing to be held by the Harris County Housing Authority Public Facility Corporation (the "Issuer"), on Thursday, May 27, 2021, at 5:30 p.m. via videotelephony conferencing (access information outline below), with respect to an issue of multifamily housing revenue bonds (the "Bonds"), to be issued by the Issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$20,000,000. The proceeds of the Bonds will be loaned to The Residences at Arbor Oaks, L.P. (or a related person or affiliate thereof, the "Borrower"), to finance a portion of the costs of development and construction of a multifamily residential rental development known as Residences at Arbor Oaks (the "Development"), containing approximately 192 units and to be located near the southwest corner of the intersection of Grant Road and Jones Road (near the SW Corner), Houston ETJ, Harris County, Texas 77070. The Development will be initially owned by the Borrower.

All interested persons are invited to attend such public hearing to express their views with respect to the Development and the issuance of the Bonds or submit comments in advance of the hearing at events@hchatexas.org. Questions or requests for additional information may be directed to Horace Allison, Secretary HCHAPFC, 1933 Hussion St., Building #3, Houston, Texas 77003, via email at events@hchatexas.org, or via phone at (713) 669-4572.

Persons who intend to attend the hearing and express their views are invited to contact Horace Allison in writing or by telephone in advance of the hearing. Any interested persons unable to attend the hearing may submit their views in writing to Horace Allison at events@hchatexas.org prior to the date scheduled for the hearing.

This notice is published, and the above-described hearing is to be held in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exclusion from gross income for federal tax purposes of the interest on the Bonds, other than any taxable bonds.

Join Zoom Meeting

https://us02web.zoom.us/j/82189777403?pwd=TOVENC9EenpmK0tad1lRYXlFMTRrUT09

Meeting ID: 821 8977 7403

Recent Posts

> The Residences at Arbor Oaks Public Hearing, May 27, 2021

> Register for Covid-19 Vaccination Using Harris County's Smart Waitlist

> Houston Health Department opens 3,000 new COVID-19 vaccination appointment slots for new partner site

> FEMA to Help Pay Funeral Costs for COVID-19-related Deaths

> Northwood Apartments, a Multifamily Housing Community, to Replace Housing Lost During Hurricane Harvey

**PUBLIC HEARING FOR
HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION
THE RESIDENCES AT ARBOR OAKS
MAY 27, 2021**

	PRINTED NAME	SIGNATURE	STREET ADDRESS AND EMAIL	SUPPORT DEVELOPMENT	OPPOSE DEVELOPMENT
1.	Horace Allison	Via Zoom	1933 Hussion Street, Building #3 Houston, TX 77003	X	
2.	Samson Babalola	Via Zoom	1933 Hussion Street, Building #3 Houston, TX 77003	X	
3.	Antoinette Jackson	Via Zoom	2929 Allen Parkway, Suite 200 Houston, TX 77003	X	
4.	Gary McPherson	Via Zoom	161 NW 6 th Street, Suite 1020 Miami, FL 33136	X	
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