

Victory Redevelopment Corporation

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

BOARD OF DIRECTORS MEETING

TUESDAY, FEBRUARY 4, 2025

1:30 p.m. **OR UPON ADJOURNMENT OF THE HOUSTON HOUSING
AUTHORITY BOARD MEETING**

Houston Housing Authority Central Office
2640 Fountain View Drive, Houston TX 77057

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the December 17, 2024 Meeting Minutes
- IV. New Business
 - a. **Resolution No. VRC 25-01:** Authorizing Victory Redevelopment Corporation's facilitation of the acquisition and rehabilitation of Brittons Place, located at approximately 3730 Lyons Ave., Houston, Texas 77020, and the execution of all required documents therefor.
 - b. **Resolution No. VRC 25-02:** Authorizing Victory Redevelopment Corporation's facilitation of the acquisition and rehabilitation of Fairlake Cove Apartments, located at approximately 11100 FM 1960 Road East, Huffman, Texas 77336, and the execution of all required documents therefor.
 - c. **Resolution No. VRC 25-03:** Authorizing Victory Redevelopment Corporation's facilitation of the acquisition and rehabilitation of Idlewilde Apartments, located at approximately 9915 Cypress Creek Parkway, Houston, Texas 77070, and the execution of all required documents therefor.
 - d. **Resolution No. VRC 25-04:** Authorizing Victory Redevelopment Corporation's facilitation of the development of Independence Heights II to be located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018, and the execution of all required documents therefor.

- e. **Resolution No. VRC 25-05:** Authorizing Victory Redevelopment Corporation's facilitation of the acquisition and rehabilitation of Lancaster Apartments, located at approximately 20100 Park Row, Katy, Texas 77449, and the execution of all required documents therefor.
- f. **Resolution No. VRC 25-06:** Authorizing Victory Redevelopment Corporation's facilitation of the **acquisition** and rehabilitation of Northland Woods Apartments, located at approximately 15165 Vickery Drive, Houston, Texas 77032, and the execution of all required documents therefor.
- g. **Resolution No. VRC 25-07:** Authorizing Victory Redevelopment Corporation's facilitation of **the acquisition** and rehabilitation of Pleasant Hill Village, located at approximately 3814 Lyons Ave., Houston, Texas 77020, and the execution of all required documents therefor.
- h. **Resolution No. VRC 25-08:** Authorizing Victory Redevelopment Corporation's facilitation of the acquisition and rehabilitation of Regency Apartments, located at approximately 10600 Southdown Trace Trail, Houston, Texas 77034, and the execution of all required documents therefor.
- i. **Resolution No. VRC 25-09:** Authorizing Victory Redevelopment Corporation's facilitation of the acquisition and rehabilitation of Sugar Creek Apartments, located at approximately 11501 West Road, Houston, Texas 77065, and the execution of all required documents therefor.

V. Adjournment

VICTORY REDEVELOPMENT CORPORATION

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

MINUTES OF THE VICTORY REDEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING TUESDAY, DECEMBER 17, 2024

I. CALL TO ORDER

A meeting of the Victory Redevelopment Corporation Board of Directors (“Board”) was held on Tuesday, December 17, 2024, at the Houston Housing Authority Central Office, located at 2640 Fountain View Drive, Houston, TX 77057. There was a quorum, and President Proler called the meeting to order at 5:27 p.m.

II. ROLL CALL

Present:

- Joseph L. Proler, President and Chairman/Director
- Jennine Hovell-Cox, Vice President and Director
- Mike Rogers, Secretary, Treasurer and Director

Absent: None

III. APPROVAL OF MINUTES

- a. VRC Board Meeting Minutes: November 18, 2024

Director Rogers motioned and Director Hovell-Cox seconded. The board unanimously approved the November 18, 2024, VRC Meeting Minutes.

IV. NEW BUSINESS

- a. **Resolution No. VRC 24-02: Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and ownership of Avaya Kingwood located at 25710 TX-494 Loop, Kingwood, Texas 77339, and the execution of all required documents therefor.**
- b. **Resolution No. VRC 24-03: Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and ownership of Cortland Vizcaya located at 18108 South Park View Drive, Houston, Texas 77084, and the execution of all required documents therefor.**
- c. **Resolution No. VRC 24-04: Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and ownership of Estates at Hollister located at 7740 W Little York St., Houston, Texas 77040, and the execution of all required documents therefor.**
- d. **Resolution No. VRC 24-05: Authorizing Victory Redevelopment Corporation’s facilitation of the development of Ariza Park Row to be located at or about 1100 Blackhaw St., Houston, Texas 77079, and the execution of all required documents therefor.**

- e. **Resolution No. VRC 24-06: Authorizing Victory Redevelopment Corporation's facilitation of the acquisition and ownership of Lincoln Heights located at 700 W Cavalcade St., Houston, Texas 77009, and the execution of all required documents therefor.**

President Proler asked for a motion to vote on Resolution Nos. VRC 24-02, VRC 24-03, VRC 24-04, VRC 24-05, and VRC 24-06 in seriatim.

Director Hovell-Cox motioned and Director Rogers seconded.

President Proler asked for a motion to adopt Resolution Nos. VRC 24-02, VRC 24-03, VRC 24-04, VRC 24-05, and VRC 24-06.

On motion by Director Hovell-Cox and seconded by Director Rogers. The Board unanimously approved Resolution Nos. VRC 24-02, VRC 24-03, VRC 24-04, VRC 24-05, and VRC 24-06.

V. ADJOURNMENT

President Proler asked for a motion to adjourn the meeting.

On motion by Director Hovell-Cox, seconded by Director Rogers.

President Proler declared the meeting adjourned at 5:29 p.m.

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR. ♦ HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item:

Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and rehabilitation of Brittons Place, located at approximately 3730 Lyons Ave., Houston, Texas 77020, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Brittons Place, a multifamily affordable apartment complex containing approximately 48 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 3730 Lyons Ave., Houston, Harris County, Texas 77020 (the “Land”); and

2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature *Jay Mason*
Jay Mason (Jan 23, 2025 11:00 CST) Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature *Michael D. Rogers*
Michael D. Rogers (Jan 22, 2025 11:51 CST) Date: _____

6. Approval of Interim President & CEO

Signature *Jennine Hovell-Cox*
Jennine Hovell-Cox (Jan 22, 2025 12:33 CST) Date: _____

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE DEVELOPMENT AND REHABILITATION OF BRITTONS PLACE, LOCATED AT APPROXIMATELY 3730 LYONS AVE., HOUSTON, TEXAS 77020, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Victory Redevelopment Corporation ("**VRC**") Board of Directors authorize VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Brittons Place, a multifamily affordable apartment complex containing approximately 48 units (the "**Project**") to be acquired and rehabilitated on a parcel of land located at approximately 3730 Lyons Ave., Houston, Harris County, Texas 77020 (the "**Land**"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of APV Brittons Place GP, LLC (the "**General Partner**"), the general partner of Brittons Place 2023, LP (the "**Partnership**"). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the "**Application**").

In connection with the Partnership's preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation ("**VRC**") Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Brittons Place, a multifamily affordable apartment complex containing approximately 48 units (the "**Project**") to be acquired and rehabilitated on a parcel of land located at approximately 3730 Lyons Ave., Houston, Harris County, Texas 77020 (the "**Land**"); and

2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-01

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Brittons Place, a multifamily affordable apartment complex containing approximately 48 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 3730 Lyons Ave., Houston, Harris County, Texas 77020 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of APV Brittons Place GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Brittons Place 2023, LP, a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and rehabilitation of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February 2025.

CHAIR

ATTEST:

Vice President

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and rehabilitation of Fairlake Cove Apartments, located at approximately 11100 FM 1960 Road East, Huffman, Texas 77336, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Fairlake Cove Apartments, a multifamily affordable apartment complex containing approximately 200 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 11100 FM 1960 Road East, Huffman, Texas 77336 (the “Land”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature Jay Mason Date: _____
Jay Mason (Jan 23, 2025 11:00 CST)

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature Michael D. Rogers Date: _____
Michael D. Rogers (Jan 22, 2025 11:51 CST)

6. Approval of the Interim President & CEO

Signature Jennine Hovell-Cox Date: _____
Jennine Hovell-Cox (Jan 22, 2025 12:33 CST)

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE ACQUISITION AND REHABILITATION OF FAIRLAKE COVE APARTMENTS, LOCATED AT APPROXIMATELY 11100 FM 1960 ROAD EAST, HUFFMAN, TEXAS 77336, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Board of Directors of Victory Redevelopment Corporation ("VRC") authorize VRC, by and through any officer of VRC to execute any and all documents or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Fairlake Cove Apartments, a multifamily affordable apartment complex containing approximately 200 units (the "Project") to be acquired and rehabilitated on a parcel of land located at approximately 11100 FM 1960 Road East, Huffman, Texas 77336 (the "Land"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of VRC Fairlake Cove GP, LLC (the "General Partner"), the general partner of Fairlake Cove Apartments, L.P. (the "Partnership"). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the "Application").

In connection with the Partnership's preparation and submission of the Application, VRC desires to participate as a nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation ("VRC") Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Fairlake Cove Apartments, a multifamily affordable apartment complex containing approximately 200 units (the “**Project**”) to be acquired and rehabilitated on a parcel of land located at approximately 11100 FM 1960 Road East, Huffman, Texas 77336 (the “**Land**”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-02

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Fairlake Cove Apartments, a multifamily affordable apartment complex containing approximately 200 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 11100 FM 1960 Road East, Huffman, Texas 77336 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of VRC Fairlake Cove GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Fairlake Cove Apartments, L.P., a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the Application

Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and rehabilitation of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February 2025.

CHAIR

ATTEST:

Vice President

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and rehabilitation of Idlewilde Apartments, located at approximately 9915 Cypress Creek Parkway, Houston, Texas 77070, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Idlewilde Apartments, a multifamily affordable apartment complex containing approximately 250 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 9915 Cypress Creek Parkway, Houston, Texas 77070 (the “Land”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature Jay Mason
Jay Mason (Jan 23, 2025 11:00 CST) Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature Michael D. Rogers
Michael D. Rogers (Jan 22, 2025 11:51 CST) Date: _____

6. Approval of the Interim President & CEO

Signature Jennine Hovell-Cox
Jennine Hovell-Cox (Jan 22, 2025 12:33 CST) Date: _____

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE ACQUISITION AND REHABILITATION OF IDLEWILDE APARTMENTS, LOCATED AT APPROXIMATELY 9915 CYPRESS CREEK PARKWAY, HOUSTON, TEXAS 77070, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Board of Directors of Victory Redevelopment Corporation ("**VRC**") authorize VRC, by and through any officer of VRC to execute any and all documents or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Idlewilde Apartments, a multifamily affordable apartment complex containing approximately 250 units (the "**Project**") to be acquired and rehabilitated on a parcel of land located at approximately 9915 Cypress Creek Parkway, Houston, Texas 77070 (the "**Land**"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of VRC Idlewilde GP, LLC (the "**General Partner**"), the general partner of Pillar Idlewilde, LP (the "**Partnership**"). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the "**Application**").

In connection with the Partnership's preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation ("**VRC**") Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Idlewilde Apartments, a multifamily affordable apartment complex containing approximately 250 units (the “**Project**”) to be acquired and rehabilitated on a parcel of land located at approximately 9915 Cypress Creek Parkway, Houston, Texas 77070 (the “**Land**”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-03

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Idlewilde Apartments, a multifamily affordable apartment complex containing approximately 250 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 9915 Cypress Creek Parkway, Houston, Texas 77070 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of VRC Idlewilde GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Pillar Idlewilde, LP, a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the Application

Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and rehabilitation of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February, 2025.

CHAIR

ATTEST:

Vice President

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Authorizing Victory Redevelopment Corporation’s facilitation of the development of Independence Heights II to be located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Independence Heights II, a multifamily affordable apartment complex containing approximately 221 units (the “Project”) to be developed on a parcel of land located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018 (the “Land”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature *Jay Mason*
Jay Mason (Jan 23, 2025 11:00 CST) Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature *Michael D. Rogers*
Michael D. Rogers (Jan 22, 2025 11:51 CST) Date: _____

6. Approval of the Interim President & CEO

Signature *Jennine Hovell-Cox*
Jennine Hovell-Cox (Jan 22, 2025 12:33 CST) Date: _____

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE DEVELOPMENT OF INDEPENDENCE HEIGHTS II TO BE LOCATED APPROXIMATELY AT THE SOUTHWEST CORNER OF CROSSTIMBERS STREET AND NORTH MAIN STREET, HOUSTON, HARRIS COUNTY, TEXAS 77018, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Board of Directors of Victory Redevelopment Corporation (“**VRC**”) authorize VRC, by and through any officer of VRC to execute any and all documents or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Independence Heights II, a multifamily affordable apartment complex containing approximately 221 units (the “**Project**”) to be developed on a parcel of land located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018 (the “**Land**”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of Independence Heights II GP, LLC, a Texas limited liability company (the “**General Partner**”), the general partner of Independence Heights Apartments II, LP, a Texas limited partnership (the “**Partnership**”). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be developed on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the development of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”).

In connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation (“**VRC**”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Independence Heights II, a multifamily affordable apartment complex containing approximately 221 units (the “**Project**”) to be developed on a parcel of land located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018 (the “**Land**”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-04

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Independence Heights II, a multifamily affordable apartment complex containing approximately 221 units (the “Project”) to be developed on a parcel of land located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of Independence Heights II GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Independence Heights Apartments II, LP, a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be developed on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the development of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the Application

Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February, 2025.

CHAIR

ATTEST:

Vice President

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and rehabilitation of Lancaster Apartments, located at approximately 20100 Park Row, Katy, Texas 77449, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Lancaster Apartments, a multifamily affordable apartment complex containing approximately 252 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 20100 Park Row, Katy, Texas 77449 (the “Land”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature Jay Mason
Jay Mason (Jan 23, 2025 11:00 CST) Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature Michael D. Rogers
Michael D. Rogers (Jan 22, 2025 11:51 CST) Date: _____

6. Approval of the Interim President & CEO

Signature Jennine Hovell-Cox
Jennine Hovell-Cox (Jan 22, 2025 12:33 CST) Date: _____

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE ACQUISITION AND REHABILITATION OF LANCASTER APARTMENTS, LOCATED AT APPROXIMATELY 20100 PARK ROW, KATY, TEXAS 77449, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Board of Directors of Victory Redevelopment Corporation ("**VRC**") authorize VRC, by and through any officer of VRC to execute any and all documents or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Lancaster Apartments, a multifamily affordable apartment complex containing approximately 252 units (the "**Project**") to be acquired and rehabilitated on a parcel of land located at approximately 20100 Park Row, Katy, Texas 77449 (the "**Land**"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of VRC Lancaster GP, LLC (the "**General Partner**"), the general partner of Pillar Lancaster, LP (the "**Partnership**"). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the "**Application**").

In connection with the Partnership's preparation and submission of the Application, VRC desires to participate as a nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation ("**VRC**") Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Lancaster Apartments, a multifamily affordable apartment complex containing approximately 252 units (the “**Project**”) to be acquired and rehabilitated on a parcel of land located at approximately 20100 Park Row, Katy, Texas 77449 (the “**Land**”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-05

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Lancaster Apartments, a multifamily affordable apartment complex containing approximately 252 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 20100 Park Row, Katy, Texas 77449 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of VRC Lancaster GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Pillar Lancaster, LP, a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the Application

Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and rehabilitation of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February 2025.

CHAIR

ATTEST:

Vice President

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and rehabilitation of Northland Woods Apartments, located at approximately 15165 Vickery Drive, Houston, Texas 77032, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Northland Woods Apartments, a multifamily affordable apartment complex containing approximately 280 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 15165 Vickery Drive, Houston, Texas 77032 (the “Land”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature *Jay Mason*
Jay Mason (Jan 23, 2025 10:58 CST) Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature *Michael D. Rogers*
Michael D. Rogers (Jan 23, 2025 10:55 CST) Date: _____

6. Approval of the Interim President & CEO

Signature *Jennine Hovell-Cox*
Jennine Hovell-Cox (Jan 23, 2025 10:38 CST) Date: _____

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE ACQUISITION AND REHABILITATION OF NORTHLAND WOODS APARTMENTS, LOCATED AT APPROXIMATELY 15165 VICKERY DRIVE, HOUSTON, TEXAS 77032, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Board of Directors of Victory Redevelopment Corporation ("**VRC**") authorize VRC, by and through any officer of VRC to execute any and all documents or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Northland Woods Apartments, a multifamily affordable apartment complex containing approximately 280 units (the "**Project**") to be acquired and rehabilitated on a parcel of land located at approximately 15165 Vickery Drive, Houston, Texas 77032 (the "**Land**"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of APV Northland Woods GP, LLC (the "**General Partner**"), the general partner of Vickery Northland Woods Apartments, L.P. (the "**Partnership**"). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the "**Application**").

In connection with the Partnership's preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation ("**VRC**") Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Northland Woods Apartments, a multifamily affordable apartment complex containing approximately 280 units (the "**Project**") to be acquired and rehabilitated on a parcel of land located at approximately 15165 Vickery Drive, Houston, Texas 77032 (the "**Land**"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-06

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Northland Woods Apartments, a multifamily affordable apartment complex containing approximately 280 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 15165 Vickery Drive, Houston, Texas 77032 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of APV Northland Woods GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Vickery Northland Woods Apartments, L.P., a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and rehabilitation of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February, 2025.

CHAIR

ATTEST:

Secretary

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR. ♦ HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item:

Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and rehabilitation of Pleasant Hill Village, located at approximately 3814 Lyons Ave., Houston, Texas 77020, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Pleasant Hill Village, a multifamily affordable apartment complex containing approximately 165 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 3814 Lyons Ave., Houston, Harris County, Texas 77020 (the “Land”); and

2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature *Jay Mason*
Jay Mason (Jan 23, 2025 11:00 CST) Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature *Michael D. Rogers*
Michael D. Rogers (Jan 22, 2025 11:51 CST) Date: _____

6. Approval of Interim President & CEO

Signature *Jennine Hovell-Cox*
Jennine Hovell-Cox (Jan 22, 2025 12:33 CST) Date: _____

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE ACQUISITION AND REHABILITATION OF PLEASANT HILL VILLAGE, LOCATED AT 3814 LYONS AVE., HOUSTON, TEXAS 77020, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Victory Redevelopment Corporation ("**VRC**") Board of Directors authorize VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Pleasant Hill Village, a multifamily affordable apartment complex containing approximately 165 units (the "**Project**") to be acquired and rehabilitated on a parcel of land located at approximately 3814 Lyons Ave., Houston, Harris County, Texas 77020 (the "**Land**"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of APV Pleasant Hill Village GP, LLC (the "**General Partner**"), the general partner of Pleasant Hill Village 2023, LP (the "**Partnership**"). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the development of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the "**Application**").

In connection with the Partnership's preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation ("**VRC**") Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Pleasant Hill Village, a multifamily affordable apartment complex containing approximately 165 units (the “**Project**”) to be acquired and rehabilitated on a parcel of land located at approximately 3814 Lyons Ave., Houston, Harris County, Texas 77020 (the “**Land**”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-07

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Pleasant Hill Village, a multifamily affordable apartment complex containing approximately 165 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 3814 Lyons Ave., Houston, Harris County, Texas 77020 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of APV Pleasant Hill Village GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Pleasant Hill Village 2023, LP, a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the

Application Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and rehabilitation of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February, 2025.

CHAIR

ATTEST:

Vice President

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and rehabilitation of Regency Apartments, located at approximately 10600 Southdown Trace Trail, Houston, Texas 77034, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Regency Apartments, a multifamily affordable apartment complex containing approximately 252 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 10600 Southdown Trace Trail, Houston, Texas 77034 (the “Land”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature Jay Mason
Jay Mason (Jan 23, 2025 11:00 CST) Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature Michael D. Rogers
Michael D. Rogers (Jan 22, 2025 11:51 CST) Date: _____

6. Approval of the Interim President & CEO

Signature Jennine Hovell-Cox
Jennine Hovell-Cox (Jan 22, 2025 12:33 CST) Date: _____

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE ACQUISITION AND REHABILITATION OF REGENCY APARTMENTS, LOCATED AT APPROXIMATELY 10600 SOUTHDOWN TRACE TRAIL, HOUSTON, TEXAS 77034, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Board of Directors of Victory Redevelopment Corporation ("VRC") authorize VRC, by and through any officer of VRC to execute any and all documents or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Regency Apartments, a multifamily affordable apartment complex containing approximately 252 units (the "Project") to be acquired and rehabilitated on a parcel of land located at approximately 10600 Southdown Trace Trail, Houston, Texas 77034 (the "Land"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of VRC Regency GP, LLC (the "General Partner"), the general partner of Pillar Regency, LP (the "Partnership"). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the "Application").

In connection with the Partnership's preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation ("VRC") Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Regency Apartments, a multifamily affordable apartment complex containing approximately 252 units (the “**Project**”) to be acquired and rehabilitated on a parcel of land located at approximately 10600 Southdown Trace Trail, Houston, Texas 77034 (the “**Land**”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-08

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Regency Apartments, a multifamily affordable apartment complex containing approximately 252 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 10600 Southdown Trace Trail, Houston, Texas 77034 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of VRC Regency GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Pillar Regency, LP, a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the Application

Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and rehabilitation of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February, 2025.

CHAIR

ATTEST:

Vice President

VICTORY Redevelopment Corporation

2640 FOUNTAIN VIEW DR., HOUSTON, TEXAS 77057

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Authorizing Victory Redevelopment Corporation’s facilitation of the acquisition and rehabilitation of Sugar Creek Apartments, located at approximately 11501 West Road, Houston, Texas 77065, and the execution of all required documents therefor.

2. Date of Board Meeting: February 4, 2025

3. Proposed Board Resolution:

Resolution: That the Victory Redevelopment Corporation (“VRC”) Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Sugar Creek Apartments, a multifamily affordable apartment complex containing approximately 240 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 11501 West Road, Houston, Texas 77065 (the “Land”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

4. Department Head Approval Signature *Jay Mason* Date: _____
Jay Mason (Jan 23, 2025 11:00 CST)

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Third Party Funding

VP of FO Approval Signature *Michael D. Rogers* Date: _____
Michael D. Rogers (Jan 22, 2025 11:51 CST)

6. Approval of the Interim President & CEO

Signature *Jennine Hovell-Cox* Date: _____
Jennine Hovell-Cox (Jan 22, 2025 12:33 CST)

VICTORY Redevelopment Corporation

MEMORANDUM

TO: VRC BOARD OF DIRECTORS
FROM: JENNINE HOVELL-COX, VICE PRESIDENT/DIRECTOR
SUBJECT: AUTHORIZING VICTORY REDEVELOPMENT CORPORATION'S FACILITATION OF THE ACQUISITION AND REHABILITATION OF SUGAR CREEK APARTMENTS, LOCATED AT APPROXIMATELY 11501 WEST ROAD, HOUSTON, TEXAS 77065, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JANUARY 14, 2025

This memorandum recommends that the Board of Directors of Victory Redevelopment Corporation ("**VRC**") authorize VRC, by and through any officer of VRC to execute any and all documents or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Sugar Creek Apartments, a multifamily affordable apartment complex containing approximately 240 units (the "**Project**") to be acquired and rehabilitated on a parcel of land located at approximately 11501 West Road, Houston, Texas 77065 (the "**Land**"); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

BACKGROUND:

VRC is the sole member of VRC Sugar Creek GP, LLC (the "**General Partner**"), the general partner of Pillar Sugar Creek, LP (the "**Partnership**"). The Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income.

In connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the "**Application**").

In connection with the Partnership's preparation and submission of the Application, VRC desires to participate as a nonprofit sponsor, developer, and as sole member of the General Partner.

RECOMMENDATION:

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Victory Redevelopment Corporation ("**VRC**") Board of Directors, authorizes VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Participate in the housing tax credit application for Sugar Creek Apartments, a multifamily affordable apartment complex containing approximately 240 units (the “**Project**”) to be acquired and rehabilitated on a parcel of land located at approximately 11501 West Road, Houston, Texas 77065 (the “**Land**”); and
2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

EXHIBIT A
Formal Resolution

RESOLUTION NO. VRC 25-09

A Resolution by the Board of Directors of Victory Redevelopment Corporation (“VRC”) authorizing VRC, by and through any officer of VRC, to execute any and all documents, or take any other action, that is necessary or desirable to:

- 1. Participate in the housing tax credit application for Sugar Creek Apartments, a multifamily affordable apartment complex containing approximately 240 units (the “Project”) to be acquired and rehabilitated on a parcel of land located at approximately 11501 West Road, Houston, Texas 77065 (the “Land”); and**
- 2. Cause VRC to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.**

WHEREAS, VRC is the sole member of VRC Sugar Creek GP, LLC, a Texas limited liability company (the “**General Partner**”);

WHEREAS, the General Partner shall be the sole general partner of Pillar Sugar Creek, LP, a Texas limited partnership (the “**Partnership**”);

WHEREAS, the Partnership was formed for the purpose of owning, developing, managing, and otherwise dealing with the Project to be acquired and rehabilitated on the Land, and intended as affordable housing for rental to persons of low and moderate income;

WHEREAS, in connection with the acquisition and rehabilitation of the Project, the Partnership plans to submit or has submitted a 4% housing tax credit application to the Texas Department of Housing and Community Affairs (the “**Application**”); and

WHEREAS, in connection with the Partnership’s preparation and submission of the Application, VRC desires to participate as nonprofit sponsor, developer, and as sole member of the General Partner;

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing executed by VRC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Application Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,

RESOLVED that the authorization of VRC, Partnership and/or General Partner to enter into the Application Documents and that execution and delivery in the name and on behalf of VRC and/or General Partner and/or the Partnership, by any of the officers of VRC of the Application

Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any officer of VRC (each an “**Executing Officer**”), acting alone without the joinder of any officer, is hereby authorized and directed for and on behalf, and as the act and deed of VRC and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and rehabilitation of the Project, including but not limited to, the Application Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of VRC and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit VRC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the Secretary or any other officer of VRC or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED this 4th day of February 2025.

CHAIR

ATTEST:

Vice President