



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, January 20, 2016

HCHA Board Room

Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054

AGENDA

- I. Call to Order and Record of Attendance**
- II. Open with Prayer and Pledge of Allegiance**
- III. Approval of the Minutes of Previous Meeting**

Action Item 1: Discussion and request to accept and approve the minutes from the November 18, 2015 board meeting.

Action Item 2: Discussion and request to accept and approve the minutes from the December 8, 2015 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

- a) *HCHA activities from November 18, 2015 – January 20, 2016*
- b) *Renaming Fenix Estates*

VI. Department Presentations

- a) *Monthly Financials*
- b) *HCV Program*
- c) *Current Affordable Housing Developments*
- d) *New Affordable Housing Developments*

VII. Discussion and Action Items

- Action Item 3:** Discussion and request to approve or deny a resolution adopting revisions to the Employee Handbook and eliminating separate personnel policies
- Action Item 4:** Discussion and request to approve or deny a resolution adopting revisions to HCHA's Procurement Policy
- Action Item 5:** Discussion and request to approve or deny a resolution approving the 2016 Administrative Plan
- Action Item 6:** Discussion and request to approve or deny a resolution approving Harris County Housing Authority to write off outstanding compensation time for employees
- Action Item 7:** Discussion and request to approve or deny a resolution approving the 2016 PHA Annual Plan
- Action Item 8:** Discussion and request to approve or deny a resolution approving the execution of a contract for construction material testing services for the Retreat at Westlock
- Action Item 9:** Discussion and request to approve or deny a resolution adopting Texas Ethics Commission Conflicts Disclosure Form and Conflicts Questionnaire, and revisions to HCHA Ethics Policy Disclosure Form
- Action Item 10:** Discussion and request to approve or deny a resolution authorizing the execution of HCHA's Chief Executive Officer's Employment Agreement

VIII. Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

X. Adjournment

Next HCHA Board Meeting:
Wednesday, February 17, 2016 – 1:30 p.m.
Harris County Housing Authority
8933 Interchange Dr., Houston, TX 77054



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS**

1:30 P.M.

Wednesday, February 17, 2016

HCHA Board Room

**Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054**

AGENDA

- I. Call to Order and Record of Attendance**
- II. Open with Prayer and Pledge of Allegiance**
- III. Approval of the Minutes of Previous Meeting**

Action Item 1: Discussion and request to accept and approve the minutes from the November 18, 2015 board meeting.

- IV. Public Comments**

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

- V. Executive Director/Chief Executive Officer's Report**

a) *HCHA activities from January 20 – February 17, 2016*

- VI. Department Presentations**

- a) *Monthly Financials*
- b) *HCV Program*
- c) *Current Affordable Housing Developments*
- d) *New Affordable Housing Developments*

VII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution to pay-out accrued, but unused, compensatory time
- Action Item 3:** Discussion and request to approve or deny a resolution authorizing HCHA Redevelopment Authority, Inc. to approve the selection of investors and lenders for Fenix Estates; authorize the authority to negotiate and execute a commitment letter; and authorizing HCHA to take any other actions necessary or convenient to carry out this resolution
- Action Item 4:** Discussion and request to approve or deny a resolution adopting revisions to the Employee Handbook
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the CEO to execute a renewed agreement with AT&T for a business network express bundle
- Action Item 6:** Discussion and request to approve or deny a resolution authorizing the CEO to execute a renewed contract for office cleaning services

VIII. Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

X. Adjournment

Next HCHA Board Meeting:
Wednesday, March 16, 2016 – 1:30 p.m.
Baybrook Park Retirement Center
500 W Texas Ave, Webster, TX 77598



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS**

1:30 P.M.

Wednesday, March 16, 2016

HCHA Board Room

**Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054**

AGENDA

- I. Call to Order and Record of Attendance**
- II. Open with Prayer and Pledge of Allegiance**
- III. Approval of the Minutes of Previous Meeting**

Action Item 1: Discussion and request to accept and approve the minutes from the February 17, 2016 board meeting.

- IV. Public Comments**

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

- V. Executive Director/Chief Executive Officer's Report**

a) *HCHA activities from February 17 – March 16, 2016*

- VI. Department Presentations**

- a) *Monthly Financials*
- b) *HCV Program*
- c) *Current Affordable Housing Developments*
- d) *New Affordable Housing Developments*
- e) *Public Affairs*
- f) *Legal Report*

VII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution authorizing the CEO to execute an agreement for payment in lieu of ad valorem taxes for Waterside Court
- Action Item 3:** Discussion and request to approve or deny a resolution authorizing the CEO to execute a renewed contract for office cleaning services
- Action Item 4:** Discussion and request to approve or deny a resolution approving the FY2017 budget

VIII. Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

X. Adjournment

Next HCHA Board Meeting:
Wednesday, April 20, 2016 – 1:30 p.m.
Baybrook Park Retirement Center
500 W Texas Ave, Webster, TX 77598



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.
Monday, April 25, 2016
HCHA Board Room
Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054

AGENDA

- I. Call to Order and Record of Attendance**
- II. Open with Prayer and Pledge of Allegiance**
- III. Approval of the Minutes of Previous Meeting**

Action Item 1: Discussion and request to accept and approve the minutes from the March 16, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

- a) HCHA activities from March 16 – April 20, 2016*
- b) De-federalizing COCC money*
- c) Emergency declaration*
- d) GLO extension*

VI. Department Presentations

- a) Monthly Financials (presented by Paul Curry)*
- b) HCV Program (presented by Debra McCray)*
- c) Current Affordable Housing Developments (presented by Paula Burns)*
- d) New Affordable Housing Developments (presented by Samson Babalola)*

- e) *Public Affairs (presented by Timika Simmons)*
- f) *Legal Report (presented by Scott Lemond)*

VII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution approving the submission of the Section Eight Management Assessment Program (SEMAP) certification to the Department of Housing and Urban Development
- Action Item 3:** Discussion and request to approve or deny a resolution adopting revisions to the 2016 PHA Plan
- Action Item 4:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a contract for property management services for Fenix Estates
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the Harris County Housing Authority Public Facility Corporation to induce bonds to be issued for the Fenix Estates project
- Action Item 6:** Discussion and request to ratify the execution of a contract for insurance coverage
- Action Item 7:** Discussion and request to approve or deny a resolution authorizing the award of a construction contract for the Amy Young Barrier Removal Program, and authorizing the CEO to negotiate and execute the final contract
- Action Item 8:** Discussion and request to approve or deny a resolution approving a memorandum of understanding with the Houston Housing Authority to perform inspections and/or verify rent reasonableness at the partner agency's request
- Action Item 9:** Discussion and request to approve or deny a resolution authorizing a contract for security services

Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

IX. Adjournment



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, May 18, 2016

HCHA Board Room

Harris County Housing Authority

8933 Interchange Dr.

Houston, TX 77054

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the April 25, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

a) *HCHA activities from April 25 – May 18, 2016*

VI. Financial Presentation

a) *Monthly Financials (presented by Paul Curry)*

VII. Department Presentation

- a) *HCV Program (presented by Debra McCray)*
- b) *Current Affordable Housing Developments (presented by Paula Burns)*
- c) *New Affordable Housing Developments (presented by Samson Babalola)*
- d) *Public Affairs (presented by Timika Simmons)*

VIII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution authorizing a contract for audit services
- Action Item 3:** Discussion and request to approve or deny a resolution approving and authorizing the reimbursement of travel expenses for Debra McCray
- Action Item 4:** Discussion and request to approve or deny a resolution approving revisions to the Administrative Plan
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the CEO to enter into a purchasing interlocal agreement with Harris County
- Action Item 6:** Discussion and request to approve or deny a resolution authorizing the CEO to enter into an interlocal agreement with Harris County for the provision of legal services

Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

X. Adjournment



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, June 15, 2016

HCHA Board Room

Harris County Housing Authority

8933 Interchange Dr.

Houston, TX 77054

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the May 18, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

a) HCHA activities from May 18 – June 15, 2016

VI. Financial Presentation

a) Monthly Financials (presented by Paul Curry)

VII. Department Presentation

- a) HCV Program (presented by Debra McCray)*
- b) Current Affordable Housing Developments (presented by Paula Burns)*
- c) New Affordable Housing Developments (presented by Samson Babalola)*
- d) Public Affairs (presented by Timika Simmons)*

VIII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution authorizing a contract for IT services
- Action Item 3:** Discussion and request to approve or deny a resolution authorizing a contract for inspection services
- Action Item 4:** Discussion and request to approve or deny a resolution approving revisions to the Employee Handbook

Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

- IX. Reconvene in public session and possible action relating to matters addressed in executive session.**
- X. Adjournment**



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.
Wednesday, July 20, 2016
HCHA Board Room
Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the June 15, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

a) *HCHA activities from June 15- July 20, 2016*

VI. Financial Presentation

a) *Monthly Financials (presented by Paul Curry)*

VII. Department Presentation

- a) *HCV Program (presented by Debra McCray)*
- b) *Current Affordable Housing Developments (presented by Paula Burns)*
- c) *New Affordable Housing Developments (presented by Samson Babalola)*
- d) *Public Affairs (presented by Timika Simmons)*

VIII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution adopting revisions to the 2016 PHA Plan
- Action Item 3:** Discussion and request to approve or deny a resolution authorizing a contract for security monitoring services
- Action Item 4:** Discussion and request to approve or deny a resolution approving and authorizing the approval of training expenses for Diana Zuniga and Debra McCray
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing HCHA Redevelopment Authority Inc. to authorize and negotiate the execution of a contract for general contracting services for Fenix Estates
- Action Item 6:** Discussion and request to approve or deny a resolution approving and authorizing the reimbursement of travel expenses for Horace Allison and Timika Simmons

Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

X. Adjournment



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

10:30 A.M.
Wednesday, August 10, 2016
HCHA Board Room
Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054

AGENDA

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

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

- IV. Executive Session**

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

**Wednesday, August 17, 2016
HCHA Board Room
Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054**

AGENDA

- I. Call to Order and Record of Attendance**
- II. Open with Prayer and Pledge of Allegiance**
- III. Approval of the Minutes of Previous Meeting**

Action Item 1: Discussion and request to accept and approve the minutes from the July 5, 2016 board meeting.

Action Item 2: Discussion and request to accept and approve the minutes from the July 20, 2016 board meeting.

Action Item 3: Discussion and request to accept and approve the minutes from the August 11, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

- a) HCHA activities from July 20 – August 17, 2016*

VI. Financial Presentation

- a) Monthly Financials (presented by Paul Curry)*

VII. Department Presentation

- a) HCV Program (presented by Debra McCray)*
- b) Current Affordable Housing Developments (presented by Paula Burns)*
- c) New Affordable Housing Developments (presented by Samson Babalola)*
- d) Public Affairs (presented by Timika Simmons)*

VIII. Discussion and Action Items

- Action Item 4:** Discussion and request to approve or deny a resolution authorizing the CEO to negotiate and execute an agreement for the disposal of surplus property
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a contract for third party inspection services for the Retreat at Westlock
- Action Item 6:** Discussion and request to approve or deny a resolution authorizing the approval and extension of a contract for access to the reservation system for the Amy Young Barrier Removal Program
- Action Item 7:** Discussion and request to approve or deny a resolution approving revisions to the HCHA Administrative Plan
- Action Item 8:** Discussion and request to approve or deny a resolution authorizing the amendment of an agreement to extend the termination date for a time extension request sent to the General Land Office for Contract No. 13-446-000-7915 – Community Development Block Grant Disaster Recovery Program Rental Housing Projects round 2, sub-recipient grant agreement
- Action Item 9:** Discussion and request to approve or deny a resolution authorizing the approval of a five-year extension to the housing assistance payment contract for Jackson Hinds Gardens
- Action Item 10:** Discussion and request to approve or deny a resolution authorizing the Harris County Housing Authority Public Facility Corporation, a sponsored affiliate of the Authority (the “corporation”), to secure indebtedness and amend loan documents in order to facilitate financing for Retreat at Westlock in Tomball, Texas; and authorizing the corporation to take such other steps as the corporation deems necessary or convenient to carry out these resolutions

IX. Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

XI. Adjournment



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

3:15 P.M.
Thursday, September 22, 2016
HCHA Board Room
Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the August 17, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

a) HCHA activities from August 17 – September 21, 2016

VI. Financial Presentation

a) Monthly Financials (presented by Paul Curry)

VII. Department Presentation

- a) HCV Program (presented by Debra McCray)*
- b) Current Affordable Housing Developments (presented by Paula Burns)*
- c) New Affordable Housing Developments (presented by Samson Babalola)*
- d) Public Affairs (presented by Timika Simmons)*

VIII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution authorizing the CEO to pay \$68,368.54 to Harris County Municipal District No. 499 for the purpose of securing wastewater treatment capacity for 56 equivalent single family connections in the first expansion of the interim wastewater treatment plant
- Action Item 3:** Discussion and request to approve or deny a resolution authorizing Harris County Housing Authority Public Facility Corporation to grant an easement to Centerpoint Energy Resources Corp., DBA Centerpoint Energy Texas Gas Operations for gas main extensions
- Action Item 4:** Discussion and request to approve or deny a resolution authorizing travel expenses for Scott Lemond
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the Harris County Housing Authority Public Facility Corporation, a sponsored affiliate of the authority (the "Corporation"), to enter into a third amendment to the agreement between Harris County and Harris County Housing Authority Public Facility Corporation for the Retreat at Weslock; and authorizing the Corporation to take such other steps as the Corporation deems necessary or convenient to carry out this resolution.
- Action Item 6:** Discussion and request to approve or deny a resolution adopting revisions to HCHA's check writing policy
- Action Item 7:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a contract for electrical services with Constellation New Energy
- Action Item 8:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a Memorandum of Understanding (MOU) between Harris County Housing Authority (HCHA) and SEARCH Homeless Services (SEARCH)
- Action Item 9:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a contract for property management services for Fenix Estates
- Action Item 10:** Discussion and request to approve or deny a resolution authorizing a revision to HCHA's Administrative Plan.
- Action Item 11:** Discussion and request to approve or deny a resolution authorizing a revision to HCHA's PHA Plan.
- Action Item 12:** Discussion and request to approve or deny a resolution approving the selection of developments and the negotiation and execution of Housing Assistance Payment contracts for participation in Harris County Housing Authority's Project Based Voucher program

Action Item 13: Discussion and request to approve or deny a authorizing the CEO to purchase wetlands mitigation credits from the Greens Bayou Wetlands Mitigation Bank

IX. Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

XI. Adjournment



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.
Wednesday, October 19, 2016
HCHA Board Room
Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the September 22, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

a) HCHA activities from September 22 – October 19, 2016

VI. Financial Presentation

a) Monthly Financials (presented by Paul Curry)

VII. Department Presentation

- a) HCV Program (presented by Debra McCray)*
- b) Current Affordable Housing Developments (presented by Paula Burns)*
- c) New Affordable Housing Developments (presented by Samson Babalola)*
- d) Public Affairs (presented by Timika Simmons)*

VIII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution authorizing Harris County Housing Authority Public Facility Corporation (the “Issuer”) to induce bonds to be issued for the Fenix Estates project
- Action Item 3:** Discussion and request to approve or deny a resolution authorizing the renewal of a contract for real estate brokerage services for the sale of real property
- Action Item 4:** Discussion and request to approve or deny a resolution approving revisions to the HCHA Administrative Plan

IX. Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

XI. Adjournment



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, November 16, 2016

HCHA Board Room

Harris County Housing Authority

8933 Interchange Dr.

Houston, TX 77054

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the October 19, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

a) HCHA activities from October 19 – November 16, 2016

VI. Financial Presentation

a) Monthly Financials (presented by Paul Curry)

VII. Department Presentation

- a) HCV Program (presented by Debra McCray)*
- b) Current Affordable Housing Developments (presented by Paula Burns)*
- c) New Affordable Housing Developments (presented by Samson Babalola)*
- d) Public Affairs (presented by Timika Simmons)*

VIII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution authorizing Harris County Housing Authority (HCHA) to provide the Department of Housing and Urban Development (HUD) with the Annual Real Estate Assessment Center (REAC) submission as prepared by HCHA's independent auditors
- Action Item 3:** Discussion and request to approve or deny a resolution authorizing the HCHA Redevelopment Authority, Inc. (the "Corporation") to form three business entities for the Fenix Estates Condominium space, and any other actions necessary to carry out this resolution
- Action Item 4:** Discussion and request to approve or deny a resolution authorizing the formation of Fenix Estates Condominiums Association, Inc. (the "Corporation") and to approve and ratify its formation as a condominiums association, and such other actions necessary or convenient to carry out this resolution
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the Fenix Estates Condos, LLC (the "Company") to control condominium space covering the Fenix Estates project and any other actions necessary to carry out this resolution
- Action Item 6:** Discussion and request to approve or deny a resolution authorizing Fenix Estates Commercial, LLC (the "Company") to control the commercial condominium space in the Fenix Estates project and any other actions necessary to carry out this resolution
- Action Item 7:** Discussion and request to approve or deny a resolution authorizing a transfer of non-program funds to HCHA Redevelopment Authority, Inc. (the "Corporation") for the development of the Fenix Estates project (the "Project") and to take any other actions deemed necessary or convenient to carry out this resolution
- Action Item 8:** Discussion and request to approve or deny a resolution authorizing the renewal of a contract for real estate brokerage services for the sale of real property
- Action Item 9:** Discussion and request to approve or deny a resolution amending contract for legal services

IX. Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

XI. Adjournment



Kerry Wright
Chairman

Gerald Womack
Vice Chairman

Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, December 21, 2016

HCHA Board Room

Harris County Housing Authority

8933 Interchange Dr.

Houston, TX 77054

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the November 16, 2016 board meeting.

IV. Public Comments

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

V. Executive Director/Chief Executive Officer's Report

a) HCHA activities from November 16 – December 21, 2016

VI. Financial Presentation

a) Monthly Financials (presented by Paul Curry)

VII. Department Presentation

- a) HCV Program (presented by Debra McCray)*
- b) Current Affordable Housing Developments (presented by Paula Burns)*
- c) New Affordable Housing Developments (presented by Samson Babalola)*
- d) Public Affairs (presented by Timika Simmons)*

VIII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution authorizing the renewal of a contract for Fee Accounting Services
- Action Item 3:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a contract for audit services
- Action Item 4:** Discussion and request to approve or deny a resolution approving the fiscal year ending March 31, 2017 budget revision #1.
- Action Item 5:** Discussion and request to approve or deny a resolution to authorize Harris County Housing Authority (the “Authority”) to submit a Subsidy Layering Review relating to Fenix Estates to the U.S. Department of Housing and Urban Development (“HUD”) for approval, and authorizing the Authority to take other actions deemed necessary or convenient to carry out this resolution
- Action Item 6:** Discussion and request to approve or deny a resolution authorizing Harris County Housing Authority (the “Authority”) to approve and ratify actions in connection with the financing for Fenix Estates that include (i) approval for HCHA Redevelopment Authority, Inc. (the “Corporation”) to enter into a HOME Loan from the City of Houston (the “Lender”), and (ii) approval to let the Authority take any other actions deemed necessary or convenient to carry out this resolution

IX. Executive Session

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

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

XI. Adjournment