

Gerald Womack  
Chairman

Roberto Gonzalez  
Vice Chairman

Joe Ellis  
Commissioner

Joe Villarreal  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, January 16, 2019  
HCHA Board Room  
Harris County Housing Authority  
8933 Interchange Dr.  
Houston, TX 77054

### AGENDA

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- 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 of the December 12, 2018 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 December 13, 2018 – January 16, 2019 (presented by Horace Allison).
- VI. Financial Presentation**
  - a) Monthly Financials (presented by Paul Curry).
- VII. Department Presentation**
  - a) HCV Program (presented by Debra McCray).
  - b) Current and New Affordable Housing Developments (presented by Samson Babalola).

**VIII. Discussion and Action Items**

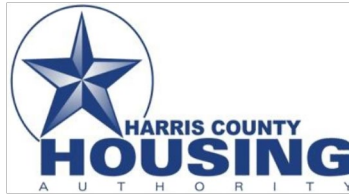
**Action Item 2:** Resolution approving the submission to the U.S. Department of Housing and Urban Development (HUD) of the Harris County Housing Authority (HCHA) 5-Year and Annual PHA (Public Housing Authority) Plans for the PHA fiscal year beginning April 1, 2019

**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**



Gerald Womack  
Chairman

Roberto Gonzalez  
Vice Chairman

Joe Ellis  
Commissioner

Joe Villarreal  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, February 20, 2019  
HCHA Board Room  
Harris County Housing Authority  
8933 Interchange Dr.  
Houston, TX 77054

### AGENDA

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- 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 of the January 16, 2019 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 17, 2019 – February 20, 2019 (presented by Horace Allison).
- VI. Financial Presentation
  - a) Monthly Financials (presented by Paul Curry).
- VII. Department Presentation
  - a) HCV Program (presented by Debra McCray).
  - b) Current and New Affordable Housing Developments (presented by Samson Babalola).

## **VIII. Discussion and Action Items**

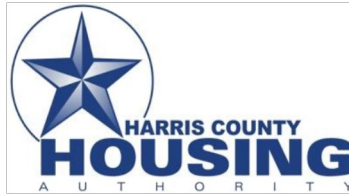
- Action Item 2:** Resolution authorizing the negotiation and execution of a contract for apartment furniture for The Villas at Eastwood
- Action Item 3:** Resolution authorizing the negotiation and execution of a Memorandum of Understanding with developers of affordable multi-family housing
- Action Item 4:** Resolution authorizing the renewal of an Interlocal Agreement for the provision of Insurance coverage
- Action Item 5:** Resolution authorizing the operating system software upgrade and renewal of the software support contract with MRI Software, LLC
- Action Item 6:** Resolution authorizing the transfer of funds from the Central Office Cost Center to the Housing Choice Voucher Program
- Action Item 7:** Resolution by Harris County Housing Authority (the “Authority”) approving and ratifying HCHA Cypresswood Estates, LLC ( the “Company”) to enter into a 233(f) HUD Loan and its loan documentation for Cypresswood Estates (the “Project”); approving and ratifying the appointment of the managers of the Company; and authorizing HCHA Redevelopment Authority, Inc. and the Company to take such other steps as the Company 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**



Gerald Womack  
Chairman

Roberto Gonzalez  
Vice Chairman

Joe Ellis  
Commissioner

Joe Villarreal  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, March 20, 2019  
HCHA Board Room  
Harris County Housing Authority  
8933 Interchange Dr.  
Houston, TX 77054

### AGENDA

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- 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 of the February 20, 2019 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 21, 2019 – March 20, 2019 (presented by Horace Allison).
- VI. Financial Presentation
  - a) Monthly Financials (presented by Paul Curry).
- VII. Department Presentation
  - a) HCV Program (presented by Debra McCray).
  - b) Current and New Affordable Housing Developments (presented by Samson Babalola).

## **VIII. Discussion and Action Items**

**Action Item 2:** Resolution authorizing the negotiation and execution of an Agreement for architectural and engineering services

**Action Item 3:** Resolution approving the Budget for Fiscal Year 2020 (FY 2020) ending March 31, 2020

**Action Item 4:** Resolution authorizing the negotiation and execution of an Interlocal Agreement for Workers' Compensation Insurance

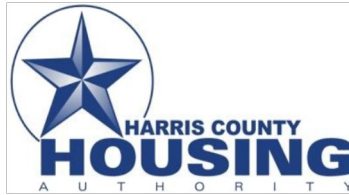
**Action Item 5:** Resolution authorizing the Chief Executive Officer to negotiate and execute a Relocation Services Agreement

## **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**



Gerald Womack  
Chairman

Roberto Gonzalez  
Vice Chairman

Joe Ellis  
Commissioner

Joe Villarreal  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, April 17, 2019  
HCHA Board Room  
Harris County Housing Authority  
8933 Interchange Dr.  
Houston, TX 77054

### AGENDA

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- 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 of the March 20, 2019 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 21, 2019 – April 17, 2019 (presented by Horace Allison).
- VI. Financial Presentation
  - a) Monthly Financials (presented by Paul Curry).
- VII. Department Presentation
  - a) HCV Program (presented by Debra McCray).
  - b) Current and New Affordable Housing Developments (presented by Samson Babalola).

## VIII. Discussion and Action Items

- Action Item 2:** Resolution honoring Terrance James as Harris County Housing Authority May 2019 Employee of the Month
- Action Item 3:** Resolution authorizing the Chief Executive Officer to enter into an Interlocal Agreement with Harris County for the provision of legal services
- Action Item 4:** Resolution authorizing the Chief Executive Officer to use affordable housing funds as necessary to fund the acquisition of real property for the expansion of The Villas at Eastwood project
- Action Item 5:** Resolution approving the submission of the Section Eight Management Assessment Program certification to the U.S. Department of Housing and Urban Development
- Action Item 6:** Resolution approving a revision to the Harris County Housing Authority Administrative Plan
- Action Item 7:** Resolution approving a revision to the Harris County Housing Authority 2019 Annual Public Housing Authority Plan
- Action Item 8:** Resolution authorizing the negotiation and execution of Memorandum of Understanding with Brinshore Development, LLC for the development of Bluestem Apartments, an affordable multi-family housing development
- Action Item 9:** Resolution authorizing the negotiation and execution of Memorandum of Understanding with Brinshore Development, LLC for the development of Spero Apartments, an affordable multi-family housing development
- Action Item 10:** Resolution authorizing the negotiation and execution of Memorandum of Understanding with LDG Multifamily, LLC for the development of The Hollows, an affordable multi-family housing development
- Action Item 11:** Resolution authorizing the negotiation and execution of Memorandum of Understanding with LDG Multifamily, LLC for the development of Dancy Estates, an affordable multi-family housing development
- Action Item 12:** Resolution authorizing the negotiation and execution of Memorandum of Understanding with AMTEX Multi-Housing, LLC for the development of Richcrest Apartments, an affordable multi-family housing development
- Action Item 13:** Resolution approving the reimbursement of travel expenses for Horace Allison

## IX. Executive Session

*The Harris County Housing Authority Board of Commissioners shall go into executive session to discuss the following:*

*Consultation with its attorneys to seek or receive legal advice.*

*Consultation with its attorneys regarding pending and contemplated litigation.*

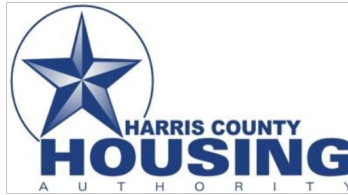
*Consideration of specific personnel matters.*



*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**



Gerald Womack  
Chairman

Roberto Gonzalez  
Vice Chairman

Joe Ellis  
Commissioner

Joe Villarreal  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, May 15, 2019  
HCHA Board Room  
Harris County Housing Authority  
8933 Interchange Dr.  
Houston, TX 77054

### AGENDA

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- 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 of the April 17, 2019 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 18, 2019 – May 15, 2019 (presented by Horace Allison).
- VI. Financial Presentation
  - a) Monthly Financials (presented by Paul Curry).
- VII. Department Presentation
  - a) HCV Program (presented by Debra McCray).
  - b) Current and New Affordable Housing Developments (presented by Samson Babalola).

## VIII. Discussion and Action Items

- Action Item 2:** Resolution honoring Cindy Vance as Harris County Housing Authority June 2019 Employee of the Month
- Action Item 3:** Resolution ratifying the emergency purchase of information technology services
- Action Item 4:** Resolution authorizing the negotiation and execution of a contract to purchase information technology equipment
- Action Item 5:** Resolution by the Chief Executive Officer to negotiate and execute a master services agreement
- Action Item 6:** Resolution authorizing the Chief Executive Officer to negotiate and execute a telephone products and services agreement
- Action Item 7:** Resolution authorizing the negotiation and execution of memorandum of understanding between Harris County Community Services Department, Harris County Protective Services for Children and Adults, Houston Alumni and Youth Center, Houston Alumni and Youth Center Foundation, and the Harris County Housing Authority
- Action Item 8:** Resolution by the Harris County Housing Authority authorizing the amendment of the contract for legal services and such other actions necessary or convenient to carry out this resolution
- Action Item 9:** Resolution revising the Harris County Housing Authority Procurement Policy

## IX. Executive Session

*The Harris County Housing Authority Board of Commissioners shall go into executive session to discuss the following:*

*Consultation with its attorneys to seek or receive legal advice.*

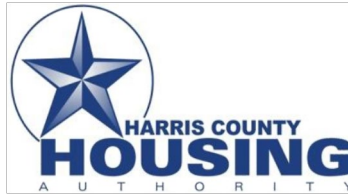
*Consultation with its attorneys regarding pending and contemplated litigation.*

*Consideration of specific personnel matters.*

*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



Gerald Womack  
Chairman

Roberto Gonzalez  
Vice Chairman

Joe Ellis  
Commissioner

Joe Villarreal  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, June 19, 2019  
HCHA Board Room  
Harris County Housing Authority  
8933 Interchange Dr.  
Houston, TX 77054

### AGENDA

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- 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 of the May 15, 2019 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 16, 2019 - June 19, 2019 (presented by Horace Allison).
- VI. Financial Presentation
  - a) Monthly Financials (presented by Paul Curry).
- VII. Department Presentation
  - a) HCV Program (presented by Debra McCray).
  - b) Current and New Affordable Housing Developments (presented by Samson Babalola).

**VIII. Discussion and Action Items**

**Action Item 2:** Resolution honoring Sherika Thompson as Harris County Housing Authority July 2019 Employee of the Month

**Action Item 3:** Resolution authorizing the negotiation and execution of a contract to purchase Information Technology equipment

**Action Item 4:** Resolution authorizing the negotiation and execution of a contract for Phase I Environmental Assessment Services

**IX. Executive Session**

*The Harris County Housing Authority Board of Commissioners shall go into executive session to discuss the following:*

*Consultation with its attorneys to seek or receive legal advice.*

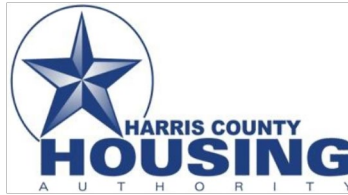
*Consultation with its attorneys regarding pending and contemplated litigation.*

*Consideration of specific personnel matters.*

*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**



Gerald Womack  
Chairman

Roberto Gonzalez  
Vice Chairman

Joe Ellis  
Commissioner

Joe Villarreal  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, July 17, 2019  
HCHA Board Room  
Harris County Housing Authority  
8933 Interchange Dr.  
Houston, TX 77054

### AGENDA

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- I. Call to Order and Record of Attendance
- II. Open with Prayer and Pledge of Allegiance
- III. Administration of the Oath of Office to New Commissioner

IV. Election of Officers

*Nominations and Elections. Before proceeding to an election to fill an office, it is customary to nominate two candidates. We will vote on the Chairman first, and then if necessary, nominate two Commissioners for the Vice Chairman position. The usual method in permanent societies is by ballot, the balloting being continued until the officers are all filled. We can vote by a show of hands or a ballot. This will be the choice of the Commissioners. An election takes effect immediately if the candidate is present and does not decline, or if he is absent and has consented to his candidacy. After the election has taken effect and the officer or member has learned the fact, it is too late to reconsider the vote on the election. An officer-elect takes possession of his office immediately unless the rules specify the time.*

V. Approval of the Minutes of Previous Meeting

**Action Item 1:** Discussion and request to accept and approve the minutes of the June 19, 2019 board meeting

VI. 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.*

## **VII. Executive Director/Chief Executive Officer's Report**

- a) HCHA activities from June 20, 2019 – July 17, 2019 (presented by Horace Allison).

## **VIII. Financial Presentation**

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

## **IX. Department Presentation**

- a) HCV Program (presented by Debra McCray).
- b) Current and New Affordable Housing Developments (presented by Samson Babalola).

## **X. Discussion and Action Items**

**Action Item 2:** Resolution honoring the extraordinary leadership and distinguished public service of Commissioner Roberto Gonzalez

**Action Item 3:** Resolution naming officers to the Board of Commissioners

**Action Item 4:** Resolution approving revisions to the Harris County Housing Authority 2019 Annual Public Housing Authority Plan

**Action Item 5:** Resolution authorizing travel expenses for Paul Curry

**Action Item 6:** Resolution by the Harris County Housing Authority (the “Authority”) authorizing Harris County Housing Authority Public Facility Corporation (the “Issuer”) to induce bonds to be issued for The Arbor at Wayforest project

**Action Item 7:** Resolution by the Harris County Housing Authority (the “Authority”) authorizing Harris County Housing Authority Public Facility Corporation (the “Issuer”) to induce bonds to be issued for The Richcrest Apartments project

**Action Item 8:** Resolution authorizing the negotiation and execution of an amendment to the contract with Engie Resources, LLC for Electrical Service

**Action Item 9:** Resolution authorizing the transfer of non-program funds to Fenix Estates I, LP operating account for costs associated with the lease-up and administration of The Villas at Eastwood and to take any other actions deemed necessary or convenient to carry out this resolution

**Action Item 10:** Resolution by the Harris County Housing Authority (the “Authority”) (i) authorizing the Authority to lease office space within The Villas at Eastwood development (the “Project”) from Fenix Estates Commercial, LLC; (ii) approving Fenix Estates Commercial, LLC to lease office space to the Authority within the Project; (iii) and to take such other actions necessary or convenient to carry out this resolution

**Action Item 11:** Resolution authorizing Chief Executive Officer to consent to a property name change for Primrose at Heritage Park

**Action Item 12:** Resolution appointing Dr. Adriana Tamez to affiliate Boards of Directors

**XI. Executive Session**

*The Harris County Housing Authority Board of Commissioners shall go into executive session to discuss the following:*

*Consultation with its attorneys regarding pending and contemplated litigation including, but not limited to, Action Item 11.*

*Consideration of specific personnel matters.*

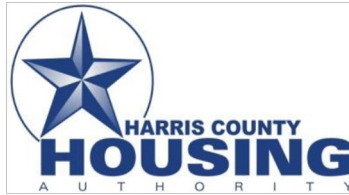
*Discussion about the value of real property.*

*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.*

**XII. Reconvene in public session, and possible action relating to matters addressed in executive session**

**XIII. Adjournment**





Gerald Womack  
Chairman

Joe Villarreal  
Vice Chairman

Joe Ellis  
Commissioner

Dr. Adriana Tamez  
Commissioner

Kerry Wright  
Commissioner

**REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS**

**1:30 P.M.**

**Wednesday, August 21, 2019  
HCHA Board Room  
Harris County Housing Authority  
8933 Interchange Dr.  
Houston, TX 77054**

**AGENDA**

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- 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 of the July 17, 2019 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 18, 2019 - August 21, 2019 (presented by Horace Allison).

- VI. Financial Presentation**

a) Monthly Financials (presented by Paul Curry).

- VII. Department Presentation**

- a) HCV Program (presented by Debra McCray).
- b) Current and New Affordable Housing Developments (presented by Samson Babalola).

## **VIII. Discussion and Action Items**

**Action Item 2:** Resolution authorizing the Chief Executive Officer to negotiate and enter into agreements for legal consulting services for Real Estate transactions and construction related services

**Action Item 3:** Resolution authorizing the negotiation and execution of Commercial Buyer/Tenant Representation Agreement for Commercial Real Estate Services

**Action Item 4:** Resolution by the Harris County Housing Authority (The "Authority") authorizing Harris County Housing Authority Public Facility Corporation (The "Issuer") to induce bonds to be issued for The Hollows Project

**Action Item 5:** Resolution by the Harris County Housing Authority (The "Authority") authorizing Harris County Housing Authority Public Facility Corporation (The "Issuer") to induce bonds to be issued for the Northwood Apartment Project

## **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.*

*Today the Harris County Housing Authority Board of Commissioners shall go into executive session to discuss the following:*

*Consultation with its attorneys to seek or receive legal advice*

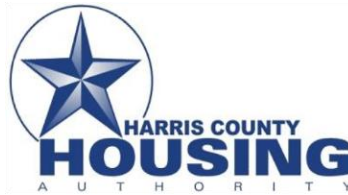
*Consultation with its attorneys regarding pending and contemplated litigation*

*Discussion about the value of real property*

*Consideration of specific personnel matters*

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

## **XI. Adjournment**



Gerald Womack  
Chairman

Joe Villarreal  
Vice Chairman

Joe Ellis  
Commissioner

Dr. Adriana Tamez  
Commissioner

Kerry Wright  
Commissioner

**REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS**

**1:30 P.M.**

**Wednesday, October 16, 2019  
HCHA Board Room  
Harris County Housing Authority  
1933 Hussion Street  
Houston, TX 77003**

**AGENDA**

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**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 of the August 21, 2019 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 22, 2019 - October 16, 2019 (presented by Horace Allison).

**VI. Financial Presentation**

a) Monthly Financials (presented by Paul Curry).

**VII. Department Presentation**

a) HCV Program (presented by Debra McCray).  
b) Current and New Affordable Housing Developments (presented by Samson Babalola).

## **VIII. Discussion and Action Items**

- Action Item 2:** Resolution approving the Fiscal Year ending March 31, 2020 Budget Revision #1
- Action Item 3:** Resolution ratifying the negotiation and execution of a contract to purchase office furniture
- Action Item 4:** Resolution authorizing the negotiation and execution of a contract for janitorial services
- Action Item 5:** Resolution ratifying the revision of the Harris County Housing Authority Administrative Plan
- Action Item 6:** Resolution ratifying the revision of the Harris County Housing Authority 2019 Annual Public Housing Authority (PHA) Plan
- Action Item 7:** Resolution authorizing the disposition of property
- Action Item 8:** Resolution approving the following actions: (i) renaming the development currently known as Primrose at Heritage Park and (ii) such other actions 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.*

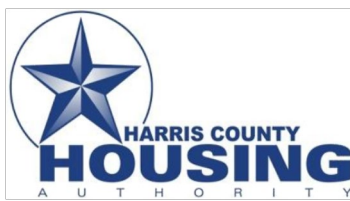
*Today the Harris County Housing Authority Board of Commissioners shall go into executive session to discuss the following:*

*Consultation with its attorneys to seek or receive legal advice*

*Consultation with its attorneys regarding pending and contemplated litigation*

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

## **XI. Adjournment**



Gerald Womack  
Chairman

Joe Villarreal  
Vice Chairman

Joe Ellis  
Commissioner

Dr. Adriana Tamez  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, November 13, 2019  
HCHA Board Room  
Harris County Housing Authority  
1933 Hussion Street  
Houston, TX 77003

### AGENDA

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**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 of the October 16, 2019 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 17, 2019 – November 13, 2019 (presented by Horace Allison).

**VI. Financial Presentation**

a) Monthly Financials (presented by Paul Curry).

**VII. Department Presentation**

a) HCV Program (presented by Debra McCray).  
b) Current and New Affordable Housing Developments (presented by Samson Babalola).

## VIII. Discussion and Action Items

- Action Item 2:** Resolution authorizing Harris County Housing Authority to provide to the U.S. Department of Housing and Urban Development the Annual Real Estate Assessment Center submission as prepared by Harris County Housing Authority's independent auditors
- Action Item 3:** Resolution authorizing the negotiation and execution of a memorandum of understanding between Harris County Community Services Department and Harris County Housing Authority
- Action Item 4:** Resolution approving the revision of the Harris County Housing Authority Administration Plan
- Action Item 5:** Resolution approving the revision to the Harris County Housing Authority 2020 Annual Public Housing Authority (PHA) Plan
- Action Item 6:** Resolution authorizing the negotiation of a contract for electrical services
- Action Item 7:** Resolution ratifying the extension of the Managed Services Agreement for the emergency purchase of Information Technology services
- Action Item 8:** Resolution authorizing the negotiation and execution of a memoranda of understanding with developers of affordable multifamily housing
- Action Item 9:** Resolution authorizing the execution of a universal membership agreement with TALX Corporation for wage and employment verification services

## IX. Executive Session

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*Today the Harris County Housing Authority Board of Commissioners shall go into executive session to discuss the following:*

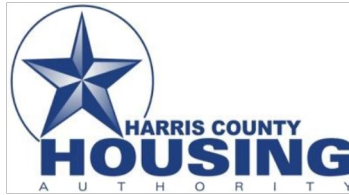
*Consultation with its attorneys to seek or receive legal advice*

*Consultation with its attorneys regarding pending and contemplated litigation*

*Discussion about the value or transfer of real property*

*Discussion of certain economic development matters*

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



Gerald Womack  
Chairman

Joe Villarreal  
Vice Chairman

Joe Ellis  
Commissioner

Dr. Adriana Tamez  
Commissioner

Kerry Wright  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, December 4, 2019  
HCHA Board Room  
Harris County Housing Authority  
1933 Hussion Street  
Houston, TX 77003

### AGENDA

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- 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 of the November 13, 2019 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 14, 2019 – December 4, 2019 (presented by Horace Allison).
- VI. Financial Presentation
  - a) Monthly Financials (presented by Paul Curry).
- VII. Department Presentation
  - a) HCV Program (presented by Debra McCray).
  - b) Current and New Affordable Housing Developments (presented by Samson Babalola).



## VIII. Discussion and Action Items

- Action Item 2:** Resolution honoring Phylicia Torres as the Harris County Housing Authority Employee of the Quarter (January – March of 2020)
- Action Item 3:** Resolution authorizing the negotiation and execution of memoranda of understanding with affordable multifamily housing developers to submit Community Development Block Grant-Disaster Recovery Round 2 funding applications in partnership with the Harris County Housing Authority to develop affordable multifamily housing
- Action Item 4:** Resolution authorizing the negotiation and execution of a contract for Financial Consulting Services with Praxis Consulting Group, LLC/EJP Consulting Group, LLC to provide a broad range of financial consulting and advisory services related to the Harris County Housing Authority’s existing and planned real estate development activities
- Action Item 5:** Resolution authorizing the negotiation and execution of a contract for Low-Income Housing Tax Credit Consulting Services with East 43rd Street, LLC d/b/a Structure Development to prepare and submit Bond and/or Low-Income Housing Tax Credit Applications in support of the development of affordable housing by the Harris County Housing Authority
- Action Item 6:** Resolution authorizing the assignment of the architectural and engineering agreement between Center for Civic and Public Policy Improvement and Smith & Company Architects to the Harris County Housing Authority for the proposed Emancipation East and West affordable housing development
- Action Item 7:** Resolution by the Harris County Housing Authority (the “Authority”) Authorizing the submission of and ratifying actions in connection with a Low Income Housing Tax Credit Application for The Arbor at Wayforest Development, and such other actions necessary or convenient to carry out this resolution

## IX. Executive Session

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*Today the Harris County Housing Authority Board of Commissioners shall go into executive session to discuss the following:*

*Consultation with its attorneys to seek or receive legal advice*

*Consultation with its attorneys regarding pending and contemplated litigation*

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