



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, January 15, 2020
HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003

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 of the December 4, 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 December 5, 2019 – January 15, 2020 (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 to amend employment contract with Horace Allison as Chief Executive Officer
- Action Item 3:** Resolution authorizing the Chief Executive Officer to repay \$1,620,615.00 in non-federal funds to the U.S. Department of Housing and Urban Development and to transfer funds from the Affordable Housing bank account to the HCV and VASH Section 8 bank account
- Action Item 4:** Resolution authorizing the Chief Executive Officer to negotiate and execute an agreement to purchase office lunchroom furniture for Harris County Housing Authority central office
- Action Item 5:** Resolution approving the submission of the Harris County Housing Authority's 5-Year and the Annual PHA Plans for the PHA fiscal year beginning April 1, 2020 to the U.S. Department of Housing and Urban Development (HUD)
- Action Item 6:** Resolution ratifying an amendment to the Managed Services Agreement for the emergency purchase of Information Technology services for Harris County Housing Authority
- Action Item 7:** Resolution authorizing the Chief Executive Officer to enter into an amended agreement to purchase internet technology equipment for Harris County Housing Authority
- Action Item 8:** Resolution authorizing the negotiation and execution of a contract for Information Technology - Managed Services with Salco Solutions Group for Harris County Housing Authority
- Action Item 9:** Resolution authorizing the Chief Executive Officer to execute a contract amendment with Lantana Communications Corporation for telephone products and services for Harris County Housing Authority
- Action Item 10:** Resolution authorizing the execution of an Interlocal Agreement between Harris County and Harris County Housing Authority for the Victor Blanco 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 or transfer 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, February 19, 2020
HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003

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 of the January 15, 2020 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 16, 2020 – February 19, 2020 (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 revision of Harris County Housing Authority 2021 Annual Public Housing Authority (PHA) Plan for the PHA Fiscal Year beginning April 1, 2020
- Action Item 3:** Resolution approving the revision of the Harris County Housing Authority Administrative Plan
- Action Item 4:** Resolution authorizing the negotiation and execution of a contract for financial audit services
- Action Item 5:** Resolution ratifying the execution of a contract for market demand analysis services for Emancipation East & West
- Action Item 6:** Resolution authorizing the Chief Executive Officer to negotiate and execute an agreement to purchase office lunchroom furniture for Harris County Housing Authority central office
- Action Item 7:** Resolution authorizing the Chief Executive Officer to forgive Six Hundred Fifty-Seven Thousand Two Hundred Eighty-Eight Dollars and Fifty-One Cents (\$657,288.51) owed to the Affordable Housing Program by the Housing Choice Voucher Program as a result of the Financial Management Review dated June 20, 2013
- Action Item 8:** Resolution approving revisions to the HCHA Employee Handbook

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 or transfer of real property

Consideration of specific personnel matters

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

XI. Adjournalment



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.

Tuesday, March 24, 2020
HCHA Board Room (Closed to Public)
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003

For Public Access
Via Telephonic Conference, please dial in 281-729-9180

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 of the February 19, 2020 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 email your comments in writing in advance to Events@hchatexas.org or follow the instructions that will be provided to unmute your mic at the appropriate time to make public comments.

- V. Discussion and Action Items

Action Item 2: Resolution approving the Harris County Housing Authority Fiscal Year 2021 Budget and authorizing the execution and submission of PHA Board Resolution approving HUD Form 52574 - Operating Budget

Action Item 3: Resolution by 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 Hollows Development and such other actions necessary or convenient to carry

out this resolution

Action Item 4:

Resolution by 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 Northwood Development and such other actions necessary or convenient to carry out this resolution

Action Item 5:

Resolution approving and ratifying : (i) the formation of HCHA Katy SLP-LLC (The "Company"); (ii) the admission of the company to AMCAL KATY, L.P. (The "Partnership"), (iii) for the Company to enter into an amended and restated limited partnership agreement for the Partnership; (iv) for the Partnership to enter into a development agreement for the Katy Apartments (The "Project"); (v) for the Partnership to enter into a regulatory agreement and declaration of restrictive covenants covering the Project; (vi) for the Partnership to enter into a lease agreement covering the land for the Project, and (vii) such other actions necessary or convenient to carry out this resolution

VI. Executive Session

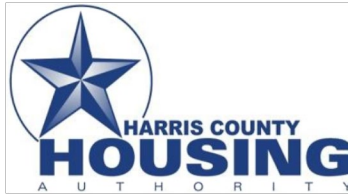
The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending 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:

Consideration of specific personnel matters

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

VIII. 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, April 22, 2020
HCHA Board Room (Closed to Public)
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

**For Public Access
Via Telephonic Conference, please dial in 281-729-9180**

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 of the March 24, 2020 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 email your comments in writing in advance to Events@hchatexas.org or follow the instructions that will be provided to unmute your mic at the appropriate time to make public comments.
- V. Executive Director/Chief Executive Officer's Report**
- a) HCHA activities from February 20, 2020 – April 22, 2020 (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 Ana Diaz as the Harris County Housing Authority Employee of the Quarter (July – September of 2020)
- Action Item 3:** Resolution approving the submission of the 2020 Section Eight Management Assessment Program certification to the U.S. Department of Housing and Urban Development
- Action Item 4:** Resolution approving the renewal of and ratifying the execution of an interlocal agreement with the Texas Municipal League Insurance Risk Pool to provide insurance coverage for Harris County Housing Authority
- Action Item 5:** Resolution approving and ratifying AMCAL Katy, L.P. (the “Partnership”) to enter into a U.S. Department of Housing and Urban Development (HUD) loan for the financing of the Katy Apartments (the “Project”) and such other actions necessary or convenient to carry out this resolution
- Action Item 6:** Second resolution ratifying the transfer of non-program funds to Fenix Estates I, LP Operating Account for costs associated with the Lease-Up Operations and Administration of The Villas at Eastwood and to take any other actions deemed necessary or convenient to carry out the resolution
- Action Item 7:** Resolution authorizing the Chief Executive Officer to file a petition for De-Annexation of the Victor Blanco parcel with the City of Houston
- Action Item 8:** Resolution ratifying the Chief Executive Officer’s execution of a Fourth Amendment to the agreement between Harris County and Harris County Houston Authority for Fenix Estates; and authorizing Harris County Housing Authority to take such other actions as deem necessary or convenient to carry out this resolution
- Action Item 9:** Resolution authorizing the Chief Executive Officer to enter into an interlocal agreement with Harris County for the provision of 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



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, May 20, 2020
HCHA Board Room (Closed to Public)
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

**For Public Access
Via Telephonic Conference, please dial in 281-729-9180**

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 of the April 22, 2020 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 email your comments in writing in advance to Events@hchatexas.org or follow the instructions that will be provided to unmute your mic at the appropriate time to make public comments.
- V. Executive Director/Chief Executive Officer's Report**
 - a) HCHA activities from April 23, 2020 – May 20, 2020 (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 by the Harris County Housing Authority approving and ratifying actions in connection with extending the financing of Fenix Estates: (i) Fenix Estates I, LP to enter into an amendment to the loan agreements with Citibank, N.A., and (ii) to take such other actions necessary or convenient to carry out this resolution
- Action Item 3:** Resolution authorizing the negotiation and execution of a contract for Land Surveying services for Fenix Estates
- Action Item 4:** Resolution to approve the negotiation and execution of an agreement for Land Use-Master Planning Services for a 91-acre tract near Lake Houston
- Action Item 5:** Resolution authorizing travel expenses for Ana Diaz for training
- Action Item 6:** Resolution authorizing the submission of proposed business terms to METRO for the acquisition of the Southeast Transit Center site for the development of Bernicia Place
- Action Item 7:** Resolution by the Harris County Housing Authority authorizing Harris County Housing Authority Public Facility Corporation's issuance, sale, and delivery of a Harris County Housing Authority Multifamily Housing Governmental Note (Arbor at Wayforest), Series 2020A, approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential project, and containing other provisions relating to the issuance of Bonds
- Action Item 8:** Resolution by the Harris County Housing Authority (the "Authority") approving and ratifying: (i) the admission of an investor limited partner and a special limited partner to the Arbor at Wayforest, L.P. (the "Partnership"), (ii) for HCHA Wayforest GP, LLC (the "General Partner") to enter into an amended and restated agreement of limited partnership for the Partnership, (iii) for the Partnership to enter into a ground lease with the Authority, and (iv) such other actions necessary or convenient to carry out this resolution
- Action Item 9:** Resolution by the Harris County Housing Authority (the "Authority") approving actions in connection with financing for the Arbor at Wayforest project: (i) HCHA Redevelopment Authority, Inc. (the "Lender") loaning the Harris County Funds comprised of CDBG-DR Funds to the Arbor at Wayforest, L.P., and (ii) such other actions necessary or convenient to carry out this resolution
- Action Item 10:** Resolution by the Harris County Housing Authority (the "Authority") approving and ratifying actions in connection with financing for the Arbor at Wayforest project: (i) the Arbor at Wayforest, L.P. (the "Partnership") entering into a loan from HCHA Redevelopment Authority, Inc. (the "Corporation") of CDBG-DR funds granted by Harris County, and (ii) such other actions necessary or convenient to

carry out this resolution

Action Item 11: Resolution by the Harris County Housing Authority (the “Authority”) approving and ratifying actions in connection with the financing for Arbor at Wayforest project: (i) the Arbor at Wayforest, LP (the “Partnership”) to enter into a construction loan from Bank of America, N.A., (ii) for the Partnership to enter into a permanent loan from Citibank, N.A., and (iii) such other actions necessary or convenient to carry out this resolution

Action Item 12: Resolution authorizing the execution of a contract for Forensic Engineering and Construction Analysis Services to investigate flooring failures at Retreat at Westlock

Action Item 13: Discussion and possible action COVID-19 outreach, distribution of critical information, and COVID-19 testing at the Harris County Housing Authority Affordable Housing Developments

IX. Executive Session

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

XI. Adjournment