



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 18, 2017
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 December 21, 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 December 21, 2016 – January 18, 2017
- 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:** Resolution authorizing a second extension of a contract for janitorial services.
- Action Item 3:** Resolution authorizing second amendment to contract for legal services.
- Action Item 4:** Resolution authorizing the Chief Executive Officer to negotiate and execute the renewal of a revocable license agreement with the U.S. Department of Veterans Affairs.
- Action Item 5:** Resolution approving revisions to HCHA's Administrative Plan.
- Action Item 6:** Resolution approving the 2017 Annual PHA Plan.
- Action Item 7:** Resolution authorizing the formation of HCHA Development Corporation as a Texas Public Facility Corporation.

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, February 15, 2017
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 January 18, 2017 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 18, 2017 – February 15, 2017
- 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: Resolution authorizing a contract for security services.

Action Item 3: Resolution authorizing the Chief Executive Officer (CEO) to negotiate and execute an interlocal agreement with Harris County, the City of Houston, and Houston Housing Authority to expand the housing search and location tool.

Action Item 4: Resolution approving the Harris County Housing Authority Public Facility Corporation's (the Corporation) amendment of loan documents to facilitate and advance an additional \$500,000.00 in development funding for the Retreat at Westlock.

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, March 15, 2017

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 15, 2017 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 15 - March 15, 2017
- 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:** Resolution approving the FY2018 budget.
- Action Item 3:** Resolution approving the submission of the Section Eight Management Assessment Program (SEMAP) certification to the Department of Housing and Urban Development.
- Action Item 4:** Resolution approving a contract for online document management platform services.
- Action Item 5:** Resolution approving a contract for IT services.
- Action Item 6:** Resolution approving the renewal of an Interlocal Agreement for the provision of insurance coverage.
- Action Item 7:** Resolution authorizing the CEO to negotiate and execute an agreement for the disposal of surplus property.
- Action Item 8:** Resolution authorizing Harris County Housing Authority's (HCHA) Housing Choice Voucher program to sell a 2015 Prius to HCHA's Central Office Cost Center.
- Action Item 9:** Resolution authorizing Harris County Housing Authority Public Facility Corporation to induce bonds to be issued for the Fenix Estates project.
- Action Item 10:** Resolution approving a transfer of \$1,000,000.00 to the Department of Housing and Urban Development (HUD).

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

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, April 10, 2017

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. Discussion and Action Items

- Action Item 1:** Resolution authorizing HCHA Bammel, LLC (HCHA Bammel), General Partner of TX Bammel Housing, L.P., the developer / owner of Primrose at Heritage Park, to admit Grand Marais, LLC as Substitute (Class B) Limited Partner in place of CAH-IDA Bammel Housing Class B LLC.
- Action Item 2:** Resolution to approve and ratify the following actions in connection with Fenix Estates: 1) enter into ground leases with the Owner Entities; 2) enter into an agreement to enter into a Housing Assistance Payment contract (the Agreement for Contract) governing project-based vouchers; and 3) take such other actions necessary or convenient to carry out this resolution.
- Action Item 3:** Resolution to approve and ratify the following actions in connection with Fenix Estates: 1) the admission of an Investor Limited Partner and a Special Limited Partner for Fenix Estates I, LP (the Partnership); 2) Fenix Estates I GP, LLC (the General Partner) to enter into an amended and restated Limited Partnership Agreement for the Partnership; and 3) take such other actions necessary or convenient to carry out this resolution.

- Action Item 4:** Resolution to approve and ratify actions in connection with the financing for the Fenix Estates project for the following: 1) Fenix Estates I, LP (the Partnership) to enter into a loan from CitiBank, N.A. (the Lender); and 2) to take such other actions necessary or convenient to carry out this resolution.
- Action Item 5:** Resolution to approve and ratify actions in connection with the financing for the Fenix Estates project for the following: 1) HCHA Development Corporation (the Corporation) to enter into a HOME loan and TIRZ loan from the City of Houston (the Lender); and 2) to take such other actions necessary or convenient to carry out this resolution.
- Action Item 6:** Resolution to approve and ratify all actions in connection with the financing for the Fenix Estates project for the following: 1) HCHA Development Corporation (the Lender) to loan the CDBG-DR funds granted by the Texas General Land Office to Fenix Estates, I, LP (the Partnership); 2) the Lender to loan the City of Houston HOME funds and TIRZ funds to the Partnership; 3) the Lender to loan Harris County funds, comprised of HOME funds, CDBG funds, and CDBG-DR funds, to the Partnership; and 4) to take such other actions necessary or convenient to carry out this resolution.
- Action Item 7:** Resolution to approve and ratify actions in connection with the financing for the Fenix Estates project for the following: 1) Fenix Estates I, LP (the Partnership) to enter into a loan from HCHA Development Corporation (the Lender) for CDBG-DR funds granted by the Texas General Land Office; 2) the Partnership to enter into a loan from the Lender for HOME and TIRZ funds from the City of Houston; 3) the Partnership to enter into a loan from the Lender for funds from Harris County, comprised of both HOME funds, CDBG funds, and CDBG-DR funds; and 4) to take such other actions necessary or convenient to carry out this resolution.
- Action Item 8:** Resolution authorizing Harris County Housing Authority Public Facility Corporation's issuance, sale and delivery of multifamily housing governmental notes (Fenix Estates) series 2017A and taxable series 2017B; and approving the form and substance and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential and commercial development; and containing other provisions relating to the subject.
- Action Item 9:** Resolution to approve and ratify the following actions in connection with Fenix Estates: (i) Fenix Estates Development, LLC to enter into the Development Agreement and other agreements for the Fenix Estates project; and (ii) to take such other actions necessary or convenient to carry out this resolution.

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, April 19, 2017
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 15, 2017 board meeting.
 - Action Item 2: Discussion and request to accept and approve the minutes from the April 10, 2017 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 15, 2017 - April 19, 2017
- 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 3:** Election of Officers.
- Action Item 4:** Resolution adopting revisions to the Employee Handbook.
- Action Item 5:** Resolution authorizing the CEO to enter into an Interlocal Agreement with Harris County for the provision of legal services.
- Action Item 6:** Resolution approving revisions to the HCHA administrative plan.
- Action Item 7:** Resolution authorizing the amendment of a contract for financial consulting services.
- Action Item 8:** Resolution authorizing the award of a contract for third party construction material testing services for Fenix Estates.
- Action Item 9:** Resolution approving and ratifying the following actions: 1) HCHA Cypresswood Estates, LLC (the "Company") to enter into a guaranty relating to the Fenix Estates project, and 2) any 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.

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.
Thursday, May 25, 2017
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 19, 2017 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 19, 2017 – May 11, 2017
- 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:** Resolution approving the award of a contract for third party construction material testing services for Fenix Estates.
- Action Item 3:** Resolution authorizing an agreement to conduct a regional assessment of fair housing and payment of *pro rata* costs.
- Action Item 4:** Resolution authorizing the Chief Executive Officer of Harris County Housing Authority (HCHA) to negotiate and execute a renewed office lease for HCHA.
- Action Item 5:** Resolution approving the fiscal year ending March 31, 2017 Budget Revision #2.
- Action Item 6:** Resolution authorizing the extension of the contract for inspection services.
- Action Item 7:** Resolution authorizing the Chief Executive Officer of Harris County Housing Authority (HCHA) to enter into an Interlocal Agreement with Houston Housing Authority (HHA) to construct, develop, own, and operate Fenix Estates within the boundaries of HHA.
- Action Item 8:** Resolution approving and authorizing travel expenses for Horace Allison.

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, June 21, 2017

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 25, 2017 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 25, 2017 - June 21, 2017 (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 Property Management Services for Sierra Meadows.

Action Item 3: Resolution approving and ratifying Fenix Estates Development, LLC to enter into agreements relating to the City of Houston loans to the Fenix Estates project and such other actions necessary or convenient to carry out this resolution.

Action Item 4: Resolution approving and ratifying the following actions by Harris County Housing Authority Public Facility Corporation: (i) entering into documentation for the loan from the City of Houston (the "lender") in connection with the financing for the Fenix Estates project and (ii) such other actions necessary or convenient to carry out this resolution.

Action Item 5: Resolution approving and ratifying the following actions: (i) entering into documentation for the loan from the City of Houston (the "lender") in connection with the financing for the Fenix Estates project and (ii) such other actions necessary or convenient to carry out this resolution.

Action Item 6: Resolution approving and ratifying HCHA Development Corporation's (the "corporation") entry into an agreement in connection with the HOME Loan and TIRZ loan from the City of Houston (the "lender") for the Fenix Estates project, and 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.

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 19, 2017

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 21, 2017 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 21, 2017 - July 19, 2017 (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 a memorandum of understanding to provide Housing Choice Voucher Program – Inspection Services for the Rosenberg Housing Authority

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, August 16, 2017
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 19, 2017 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, 2017 – August 16, 2017 (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 revisions to HCHA's Administrative Plan

Action Item 3: Resolution authorizing the award of contract for Legal Consulting Services for Real Estate and Construction Related 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

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, September 20, 2017

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 16, 2017 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 20, 2017 (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 transfer of \$253, 259.91 to the U.S. Department of Housing and Urban Development for the Housing Choice Voucher Program

Action Item 3: Resolution authorizing CEO to negotiate and execute an amended office lease

Action Item 4: Resolution approving the month-to-month continuation of the current AT&T Business Network (ABN) Express Bundle Agreement

Action Item 5: Resolution authorizing the negotiation and execution of a contract for Fee Accounting Services

Action Item 6: Resolution authorizing the award of contract for professional consulting services to update the Harris County Housing Authority's Administrative Plan and Housing Choice Voucher Program Standard Operating Procedures

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

2:00 P.M.

Wednesday, October 18, 2017
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 20, 2017 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 21 - October 18, 2017 (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 contract for real estate brokerage services for the sale of real property

Action Item 3: Resolution authorizing the negotiation and execution of a mailing 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.

Tuesday, November 14, 2017
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 18, 2017 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 14, 2017 (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 enter into a new employment contract of Horace Allison as Chief Executive Officer
- Action Item 3:** Resolution authorizing the negotiation and execution of a memorandum of understanding with Herman & Kittle Properties, Inc. and D & M Ventures, LLC to develop Affordable multi-family housing
- Action Item 4:** Resolution authorizing Harris County Housing Authority (HCHA) to provide the Department of Housing and Urban Development (HUD) the annual Real Estate Assessment Center (REAC) submission as prepared by HCHA's independent auditors
- Action Item 5:** Resolution authorizing the execution of a revised inter-local collaboration agreement between and among the City of Pasadena, The City of Missouri City, The City of Galveston, Harris County, Harris County Housing Authority, and Galveston Housing Authority for regional collaboration of Fair Housing Assessments and Affirmatively Further Fair Housing Program Years 2018-2023
- Action Item 6:** Resolution authorizing the negotiation and execution of a memorandum of understanding for Center for Civic and Public Policy Improvement to develop Emancipation East and West a mixed use affordable housing development and such 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



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.

Thursday, December 14, 2017
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 14, 2017 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 15 - December 14, 2017 (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 HCHA Redevelopment Authority, Inc. to approve the selection of an accounting firm and authorizing the redevelopment authority to negotiate and execute an engagement letter for tax credit accounting and financial services for Fenix Estates

Action Item 3: Resolution authorizing the Chief Executive Officer to negotiate and execute a term sheet for Financial Services – Mortgage Refinancing

Action Item 4: Resolution authorizing HCHA Cypresswood Estates, LLC to request a loan extension for the Cypresswood Estates Development

Action Item 5: Resolution authorizing the negotiation and execution of a contract for Real Estate brokerage services for the sale of real property

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