

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

(A Texas Public Housing Authority under chapter 392 of the local government code)

October 11, 2024

Notice is hereby given that the Board of Commissioners of the Harris County Housing Authority (HCHA) will hold a public meeting at **1:00 pm** on **October 16, 2024**, at the HCHA's office located at 1933 Hussion Street, Building 3, in Houston, Texas 77003. At the public meeting, the Board of Commissioners may take action on the matters identified on the Agenda attached hereto and incorporated herein.

Agendas may be obtained in advance of the public meeting at our office located at 1933 Hussion Street, Building 3, Houston, Texas 77003 or via the internet at www.hchatexas.org. The HCHA Board of Commissioners normally meets the third Wednesday of every month at 1:00 pm.

Posted by:



Vivian Clark
Executive Assistant
Harris County Housing Authority





Gerald Womack
Chairman

Joe Villarreal
Vice Chairman

Ashley Gilbert
Commissioner

Paul Shanklin
Commissioner

Laolu Davies-Yemitan
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, October 16, 2024
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. Public Comments

Our policy is to allow time for public comments at the beginning of each meeting. Each Speaker is limited to three (3) minutes per agenda item and six (6) minutes total. These limits may be reduced depending on how many people sign up to comment. If you wish to speak during the public comment section of our agenda, please email your name and address in advance to Events@hchatexas.org or provide that information in writing to one of the staff members. A complete set of the rules for public comment and safety is available on our website at hchatexas.org – under About Us, select the Board Information tab.

IV. Approval of the Minutes of the Previous Meeting

Action Item 1: Approval of the minutes of the September 18, 2024, Board meeting

V. Executive Director/Chief Executive Officer's Report

- a) HCHA activities September 19, 2024 – October 16, 2024 (presented by Melissa Quijano).
- b) Housing Choice Voucher Homeownership Program
- c) Housing Choice Voucher Program – 50th Anniversary

VI. Financial Presentation

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

VII. Department Presentation

- a) HCV Program (presented by Debra McCray).
- b) Affordable Housing Development (presented by Dominique King).

VIII. Executive Session

Under Chapter 551 of the Government Code, the Board may go into executive session to: (1) consult with its attorneys to seek or receive legal advice about pending or contemplated litigation or matters its attorney must keep confidential under the Texas Disciplinary Rules of Professional Conduct; (2) discuss the value or transfer of real property; (3) consider specific personnel matters; (4) discuss certain economic development matters; or (5) discuss other matters authorized by law. The Board may also 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 Chapter 551 of the Government Code.

At the meeting, noticed by this agenda, the Board expects to go into executive session to:

Consult with its attorney regarding the current application status and plan of action following the bond reservation for the Bernicia Place development by the Texas Bond Review Board; and

Consult with its Attorney regarding real estate matters related to Year 15 Exit strategies for HCHA and affiliated entity-owned properties commonly known as Cornerstone Village, Louetta Village, and Heritage Estates.

Consult with its attorney regarding a request from the Public Facility Corporation (PFC) for Greenwood at Katy Development, to freely market the General Partner and Limited Partner interests only in the Development with the intent of having its interest bought out.

Consult with its attorney regarding real estate matters related to a proposal for a partnership regarding The Reserve at Barker Oaks.

Consult with its attorney regarding the status of addressing tenant complaints and/or issues with the Management of the Sierra Meadows Apartment Complex.

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

IX. Discussion and Action Items

Action Item 2: Resolution Celebrating the 50th Anniversary of the Tenant-Based Rental Assistance Housing Choice Voucher Program

Action Item 3: Resolution authorizing Harris County Housing Authority's Executive Director to negotiate and enter into a tag-on addendum to Harris County wired and wireless broadband services for Telecommunication Services agreement with Comcast Cable Communications Management LLC D/B/A Comcast Business Communications, LLC

Action Item 4: Resolution authorizing Harris County Housing Authority, including in its capacity of being the sole member of HCHA Bammel, LLC, authorizes its Executive Director as manager of HCHA Bammel, LLC, the general partner of TX Bammel Housing, L.P., a Texas Limited Partnership and owner of Heritage Estates Apartments located at 10335 Old Bammel N Houston Road, to place the Heritage Estates Apartments up for sale and negotiate and execute an exclusive listing agreement with Lument Real Estate Investment Sales, LLC

Action Item 5: Resolution by the Harris County Housing Authority (The "Authority") approving; (i) the purchase of the investor limited partner interest and special limited partner interest in Cornerstone Village Apartments, L.P. by HCHA Redevelopment Authority, Inc. (The "Corporation") (ii) Admission of the Corporation as a limited partner and special limited partner into the partnership, (iii) execution of purchase and sale agreement and an assignment and assumption agreement, and a Third Amendment of the amended and restated agreement of limited partnership, and (iv) such other

actions necessary or convenient to carry out this resolution

Action Item 6:

Resolution by the Harris County Housing Authority (The "Authority") approving: (i) the purchase of the investor limited partner interest and special limited partner interest in Louetta Village Apartments 45, L.P. by HCHA Redevelopment Authority, Inc. (The "Corporation"), (ii) admission of the Corporation as a limited partner and special limited partner into the partnership, (iii) execution of a purchase and sale agreement and an assignment and assumption agreement, and a Third Amendment of the amended and restated agreement of limited partnership, and (iv) such other actions necessary to or convenient to carry out this resolution

X. Adjournment

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

(A Texas Public Housing Authority under chapter 392 of the local government code)

October 15, 2024

Notice is hereby given that **HCHA Redevelopment Authority, Inc.**, an instrumentality of Harris County Housing Authority, will hold a public meeting immediately **after the 1:00 pm** public meeting of the Board of Commissioners of Harris County Housing Authority, which meeting will be held **October 16, 2024**, at the offices of Harris County Housing Authority located at 1933 Hussion Street, Building 3, in Houston, Texas 77003. At the public meeting, the Board of Directors of HCHA Redevelopment Authority, Inc., will consider and may take action on the matters identified on the **Agenda** attached hereto and incorporated herein.

Agendas may be obtained in advance of the public meeting at our office located at 1933 Hussion Street, Houston, Texas 77003 or via the internet at www.hchatexas.org.

Posted by:



Vivian Clark
Executive Assistant
Harris County Housing Authority





Gerald Womack
President

Joe Villarreal
Vice President

Asheley Gilbert
Director

Paul Shanklin
Director

Melissa Quijano
Secretary

**MEETING OF THE
BOARD OF DIRECTORS OF
HCHA REDEVELOPMENT AUTHORITY, INC.**

**Time: Immediately after adjournment of the preceding regular meeting of
Harris County Housing Authority's Board of Commissioners**

Wednesday, October 16, 2024

**HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

AMENDED AGENDA

I. Call to Order and Record of Attendance

II. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for public comments. If you wish to speak to this Board during the public comment section of our agenda, please email your name and address in advance to Events@hchatexas.org or provide that information in writing to one of the staff members.

III. Discussion and Action Items

Action Item 1: Approve the minutes of the August 21, 2024, Board meeting

Action Item 2: Resolution of HCHA Redevelopment Authority, Inc., welcoming Laolu Davies-Yemitan as a new Director

Action Item 3: Resolution of HCHA Redevelopment Authority, Inc., approving and ratifying: (i) the purchase of the limited investment partner interest and special limited partner interest in Cornerstone Village Apartments, L.P., (ii) admission as a limited partner into the partnership, (iii) execution of a purchase and sale agreement, an assignment and assumption agreement, and a Third Amendment to the amended and restated agreement of limited partnership, and (iv) such other actions necessary or convenient to carry out this resolution

Action Item 4: Resolution by HCHA Redevelopment Authority, Inc. approving and ratifying: (i) the purchase of the limited investment partner interest and special limited partner interest in Louetta Village Apartments 45, L.P., (ii) admission as a limited partner

into the limited partnership, (iii) execution of a purchase and sale agreement, an assignment and assumption agreement, and a Third Amendment to the amended and restated agreement of limited partnership, and (iv) such other actions necessary or convenient to carry out this resolution

Adjournment