

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

April 9, 2026

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 **April 15, 2026**, 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:

Tabitha Lockhart

Tabitha Lockhart

HCHA Executive Administrative Assistant





Gerald Womack
Chairman

Asheley Gilbert
Commissioner

Paul Shanklin
Vice Chairman

Laolu Davies-Yemitan
Commissioner

Carrie Rai
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, April 15, 2026
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 March 25, 2026, Board meeting

V. Executive Director/Chief Executive Officer's Report

- a) HCHA activities March 26, 2026 – April 15, 2026 (presented by Horace Allison)

VI. Financial Presentation

- a) Monthly Financials (presented by Paul Curry)

VII. Department Presentation

- a) HCV Program (presented by Sherika Thompson)
- b) HCV Homeownership Program Updates (presented by Sherika Thompson)
- c) 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 purchase, exchange, lease, and 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:

- Discuss matters related to the Information Technology/Security Systems Infrastructure and Assessment for the Harris County Housing Authority, in accordance with Government Code Sections 551.076. and 551.089*
- Discuss the purchase, exchange, lease, value, or transfer of real property related to Lake Houston, in accordance with Government Code Section 551.072.*
- Discuss the potential litigation and/or settlement discussions related to Bluestem, LP, a Texas limited partnership, and HCHA Redevelopment Authority, Inc., a Texas nonprofit public facility corporation, and CADENCE MCSHANE CONSTRUCTION COMPANY LLC regarding project to be known as North Lake Houston (aka Bluestem Apartments), a 180-unit multifamily residential project in accordance with Government Code Section 551.072.*
- Discuss the employment and hiring of the Executive Director, Secretary, and Chief Executive Officer of the Harris County Housing Authority, in accordance with Government Code Section 551.074.*
- Discuss other employment matters in accordance with Government Code Section 551.074.*
- Consult with attorneys regarding pending case no. 202579613 and civil action no. 4:25-CV-02377 in accordance with Government Code Section 551.071*

Reconvene in public session and take possible action relating to matters addressed in Executive Session

IX. Discussion and Action Items

Action Item 2: Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying actions in connection with the Home Loan Financing from the City of Houston to the Bernicia Place Project, on behalf of HCHA Development (The “Corporation”), and such other actions necessary or convenient to carry out this resolution

Action Item 3: Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying actions in connection with the Home Loan Financing from the City of Houston for the Bernicia Place Project and on behalf of HCHA Redevelopment Authority, Inc. (The “Corporation”) and on behalf of Bernicia Place, LP (The “Partnership”), as its borrower, and such other actions necessary or convenient to carry out this resolution

Action Item 4: Resolution by the Harris County Housing Authority (The “Authority”) approving actions in connection with lending the funding from the Texas

General Land Office to the Bernicia Place Project, and such other actions necessary or convenient to carry out this resolution

- Action Item 5:** Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying actions in connection with the funding from the Texas General Land Office for the Bernicia Place Project on behalf of HCHA Redevelopment Authority, Inc., (The “Corporation”) and on behalf Bernicia Place, LP (The “Partnership”), as its borrower, and such other actions necessary or convenient to carry out this resolution
- Action Item 6:** Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying: (i) the admission of an Investor Limited Partner and Special Limited Partner to Bernicia Place, LP (The “Partnership”), (ii) for HCHA Bernicia Place GP, LLC (The “General Partner”) to enter into an amended and restated agreement for the Partnership, (iii) for the Authority to acquire the land for the Bernicia Place Project (The “Project”), (iv) for the Partnership to enter into a ground lease with the Authority, (v) for the Authority to enter into a Reciprocal Access Easement Agreement, (vi) for the HCHA Redevelopment Authority, Inc. (The “Corporation”) to enter into construction contracts covering the construction of the Project, and such other actions necessary or convenient to carry out this resolution
- Action Item 7:** Resolution approving and authorizing the negotiation with and selection of a contractor to construct the Bernicia Place Project (The “Project”), and such other actions necessary or convenient to carry out this resolution
- Action Item 8:** Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying actions in connection with the loan financing for the Bernicia Place Project and such other actions necessary or convenient to carry out this resolution
- Action Item 9:** Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying actions in connection with the Home Loan Funding from the City of Houston for the Bernicia Place Project, and on behalf of HCHA Development Corporation (The “Corporation”), as its borrowers and 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 (i) actions in connection with the Loan and Equity Financing for the Bernicia Place Project (The “Project”) on behalf of HCHA Development Corporation (The “Corporation”); (ii) entering into a Development Agreement for The Project, and (iii) such other actions necessary or convenient to carry out this resolution
- Action Item 11:** Resolution authorizing Harris County Housing Authority approving and ratifying actions of issuance, sale, and delivery of a Harris County Housing Authority Public Facility Corporation Multifamily Housing Mortgage Revenue Bonds (Bernicia Place) Series 2026 and containing other provisions relating to the subject
- Action Item 12:** Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying actions in connection with the Home Loan Financing

from the City of Houston, for the Bernicia Place Project on behalf of the Harris County Housing Authority Public Facility Corporation (The “Corporation”); and such other actions necessary or convenient to carry out this resolution

Action Item 13: Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying a letter of intent for the Equity Financing for Bernicia Place, and such other actions necessary or convenient to carry out this resolution

Action Item 14: Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying a letter of intent for Senior Loan Financing for Bernicia Place, and such other actions necessary or convenient to carry out this resolution

Action Item 15: Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying a letter of intent for Subordinate Loan Financing for Bernicia Place, and such other actions necessary or convenient to carry out this resolution

Action Item 16: Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying actions in connection with a Security Agreement to cover Bernicia Place, and such other actions necessary or convenient to carry out this resolution

Action Item 17: Resolution by the Harris County Housing Authority (The “Authority”) approving and ratifying (i) for the Authority to enter into a PBV Agreement to enter into Housing Assistance Payments Contract for the Bernicia Place (The “Project”), (ii) for the Authority to enter into a Housing Assistance Payments Contract for the Project, (iii) for the Project to accept Project Based Vouchers, and (iv) and such other actions necessary or convenient to carry out this resolution

Action Item 18: Resolution approving the mailing services agreement between Harris County Housing Authority and Questmark Information Management, Inc.

Action Item 19: Resolution approving the telephone products and services agreement between Harris County Housing Authority and In-Telecom Consulting, LLC

Committee Presentation

- a) Affordable Housing Committee Updates
- b) Human Resources, Budget and Finance Committee Updates

X. Commissioner’s Comments

XI. Adjournment

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority Redevelopment Corporation

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

April 9, 2026

Notice is hereby given that the Board of Directors of HCHA Redevelopment Authority, Inc. (HCHA-RA) will hold a public meeting on April 15, 2026. The meeting will immediately follow the public meeting of the Board of Commissioners of Harris County Housing Authority (HCHA). The Board of Commissioners' meeting will be held at the offices of the Harris County Housing Authority, located at 1933 Houston Street, Building 3, Houston, Texas 77003. During the meeting, HCHA-RA may take action on the matters listed on the attached and incorporated Agenda.

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

Posted by:

Tabitha Lockhart

Tabitha Lockhart

HCHA Executive Administrative Assistant





Gerald Womack
President

Paul Shanklin
Vice President

Asheley Gilbert
Director

Laolu Davies-Yemitan
Director

Carrie Rai
Director

Horace Allison
Interim Secretary

**MEETING OF THE
BOARD OF DIRECTORS OF THE
HARRIS COUNTY HOUSING AUTHORITY
REDEVELOPMENT AUTHORITY, INC.**

**Time: Immediately after the adjournment of the preceding meeting of the Harris County
Housing Authority Board of Commissioners
Wednesday, April 15, 2026**

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

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: Approval of the minutes of the March 25, 2026, Board meeting

Action Item 2: Resolution by HCHA Redevelopment Authority, Inc. (The "Corporation") approving actions in connection with lending the Home Loan Funding from the City of Houston for the Bernicia Place Project and such other actions necessary or convenient to carry out this resolution

Action Item 3: Resolution by HCHA Redevelopment Authority (The "Corporation") approving and ratifying actions in connection with the Home Loan Funding from the City of Houston for the Bernicia Place Project and on behalf of Bernicia Place, LP (The "Partnership"), as its borrower, and such other actions necessary or convenient to carry out this resolution

Action Item 4: Resolution by HCHA Redevelopment Authority, Inc. (The "Corporation") approving actions in connection with lending the funding from the Texas General

Land Office for the Bernicia Place Project and other such actions necessary or convenient to carry out this resolution

Action Item 5: Resolution by HCHA Redevelopment Authority, Inc. (The “Corporation”) approving and ratifying actions in connection with the funding from the Texas General Land Office and on behalf of Bernicia Place, LP (The “Partnership”), as its borrower, and such other actions necessary or convenient to carry out this resolution

Action Item 6: Resolution by HCHA Redevelopment Authority, Inc. (the “Corporation”) approving and ratifying: (i) the admission of an Investor Limited Partner and Special Limited Partner to Bernicia Place, LP (the “Partnership”), (ii) for HCHA Bernicia Place 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) for the Corporation to enter into construction contracts covering the construction of the Bernicia Place Project (the “Project”), and (v) such other actions necessary or convenient to carry out this resolution

Action Item 7: Resolution by HCHA Redevelopment Authority, Inc. (The “Corporation”) approving and ratifying actions in connection with loan financing for the Bernicia Place Project and such other actions necessary or convenient to carry out this resolution

Action Item 8: Resolution by HCHA Redevelopment Authority, Inc. approving and ratifying actions in connection with a security agreement to cover Bernicia Place, and such other actions necessary or convenient to carry out this resolution

Action Item 9: Resolution by HCHA Redevelopment Authority, Inc. approving and ratifying (i) for Bernicia Place, LP (the “Partnership”) to enter into a PBV agreement to enter into Housing Assistance Payments Contract for the Bernicia Place (the “Project”), (ii) for the Partnership to enter into a Housing Assistance Payments Contract for the Project, (iii) for the Project to accept project based vouchers, and (iv) and such other actions necessary or convenient to carry out this resolution

Adjournment

NOTICE OF A PUBLIC MEETING

HCHA Development Corporation

(A Texas Public Housing Authority under Chapter 392 of the Local Government Code)

April 9, 2026

Notice is hereby given that the Board of Directors of Harris County Housing Authority Development Corporation (HCHA-DC) will hold a public meeting on April 15, 2026. The meeting will follow immediately after the Board of Directors meeting of the Harris County Housing Authority Redevelopment Authority (HCHA-RA). The Board of Commissioners of HCHA will meet on April 15, 2026, at the Harris County Housing Authority office located at 1933 Hussion Street, Building 3, Houston, Texas 77003. During the public meeting, HCHA-DC may take action on matters listed on the attached and incorporated Agenda. Agendas can be obtained in advance either at our office at 1933 Hussion Street, Building 3, Houston, Texas 77003, or online at www.hchatexas.org. The HCHA Development Corporation usually meets on the third Wednesday of each month at 1:00 pm.

Posted by:

Tabitha Lockhart

Tabitha Lockhart

HCHA Executive Administrative Assistant





Gerald Womack
President

Paul Shanklin
Vice President

Asheley Gilbert
Director

Laolu Davies-Yemitan
Director

Carrie Rai
Director

Horace Allison
Interim Secretary

Paul Curry
Treasurer

**MEETING OF THE
BOARD OF DIRECTORS OF THE
HCHA DEVELOPMENT CORPORATION**

**Time: Immediately after adjournment of the preceding regular meeting of the
HCHA Redevelopment Authority, Inc. Board of Directors**

**Wednesday, April 15, 2026
HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

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: Approval of the minutes of the January 28, 2026, Board meeting

Action Item 2: Resolution by HCHA Development Corporation (The "Corporation") approving and ratifying (i) actions in connection with the Loan and Equity Financing for the Bernicia Place Project (The "Project");(ii) entering into a development agreement for the project, and (iii) such other actions necessary or convenient to carry out this resolution

Action Item 3: Resolution by HCHA Development Corporation (The "Corporation") approving and ratifying actions in connection

with the Home Loan Financing from the City of Houston for the Bernicia Place Project, and other such actions necessary or convenient to carry out this resolution

IV. Adjournment

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority Public Facility Corporation

(A Texas Public Facility Corporation organized chapter 303 of the Local Government Code)

April 9, 2026

Notice is hereby given that the Board of Directors of **Harris County Housing Authority Public Facility Corporation (HCHA-PFC)** will hold a public meeting on April 15, 2026. The meeting will immediately follow the public meeting of the Board of Directors of HCHA Development Corporation (HCHA-DC), which occurs right after the public meeting of the Board of Commissioners of **Harris County Housing Authority (HCHA)**. The Board of Commissioners' meeting will begin at 1:00 p.m. on April 15, 2026, at their office located at 1933 Hussion Street, Building 3, Houston, Texas 77003. During the meeting, HCHA-PFC may take action on the matters listed on the attached and incorporated Agenda.

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.

Posted by:

Tabitha Lockhart

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HCHA Executive Administrative Assistant





Gerald Womack
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Asheley Gilbert
Director

Laolu Davies-Yemitna
Director

Carrie Rai
Director

Horace Allison
Interim Secretary

**MEETING OF THE
BOARD OF DIRECTORS OF THE
HARRIS COUNTY HOUSING AUTHORITY
PUBLIC FACILITY CORPORATION**

**Time: Immediately after the adjournment of the preceding meeting of the
HCHA Development Corporation Board of Directors**

**Wednesday, April 15, 2026
HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

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: Approval of the minutes of the January 28, 2026, Board Meeting

Action Item 2: Resolution authorizing Harris County Housing Authority Public Facility Corporation Multifamily Housing Mortgage Revenue Bonds (Bernicia Place) Series 2026; and other matters on connection therewith

Action Item 3: Resolution by Harris County Housing Authority Public Facility Corporation (The "Corporation") approving and ratifying actions in connection with the Home Loan Financing from the City of Houston for the Bernicia Place Project, and such other actions necessary or convenient to carry out this resolution

Adjournment