

**MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY HOUSING AUTHORITY**

Houston, Texas

January 16, 2019

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

I. CALL TO ORDER AND RECORD OF ATTENDANCE

The Board of Commissioners of Harris County Housing Authority (HCHA) met in regular session, open to the public, on the 16th day of January 2019, at Harris County Housing Authority (HCHA), located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. Chairman Womack called the meeting to order at 1:31 p.m. and called the roll of the duly constituted officers and members of the board:

Gerald Womack	Chairman	Present
Roberto Gonzalez	Vice Chairman	Present
Joe Ellis	Commissioner	Absent
Joe Villarreal	Commissioner	Present
Kerry Wright	Commissioner	Absent

Attending for all or portions of the meeting were Horace Allison, Chief Executive Officer of HCHA and Scott Lemond from the County Attorney's Office as general counsel to HCHA. Additional attendees present included the following:

Beverly Burroughs, Ana Candelario, Paul Curry, J.R. Harris, Debra McCray, and Vivian Clark of HCHA; Wanda LeBlanc and Kim Brode were also in attendance.

II. OPENING PRAYER AND PLEDGE OF ALLEGIANCE

Samson Babalola opened the meeting with a prayer, followed by Vice Chairman Roberto Gonzalez, who led the Pledge of Allegiance, and Commissioner Joe Villarreal, who led the Texas Pledge.

III. APPROVAL OF MINUTES FROM DECEMBER 12, 2018

Chairman Gerald Womack moved to approve the minutes from the December 12, 2018 Board meeting, Vice Chairman Roberto Gonzalez seconded, and the motion carried.

IV. PUBLIC COMMENTS

Wanda LeBlanc and Kim Broade provided public comments.

V. CHIEF EXECUTIVE OFFICER'S REPORT

Mr. Allison presented his report on Small Area Fair Market Rents (SAFMR), Harris County Community Services Department (HCCSD), Research-Based Overview of the HCV Program, and HCHA Monthly Report. Mr. Allison informed the Board about the SAFMR notice that was sent by the U.S. Department of Housing and Urban Development (HUD) to all Housing Authorities. HCHA is not mandated by HUD to implement the SAFMR; however, the staff is analyzing this policy to determine if it would be advantageous for our residents. Mr. Allison mentioned that staff attended the HCCSD Technical Assistance Workshop focusing on the Fair Housing Act and Domestic and Sexual Violence Against Women Act. A research paper published in the Regional Science and Urban Economics Journal was discussed, which highlighted and dispelled numerous myths about the families, operations and positive benefits of the HCV Program. Lastly, Mr. Allison reviewed the Monthly Reports.

VI. FINANCIAL PRESENTATION

Mr. Curry presented the financial statements for HCHA from November 2018. The consolidated budget reflected revenue being under budget by 3% and expenses being under budget by 2%.

VII. DEPARTMENT PRESENTATION

Debra McCray presented the lease-up rates for the month of November for the HCV program. The HCV program was 100.6%, and the year-to-date was 96.5%, Veterans Affairs Supportive Housing program was 85.7%, and the year-to-date was 85.6%, Jackson Hinds Single Room Occupancy program was 95.8%, and year-to-date was 91.7%, and Thomas Moderate Rehabilitation program was 85.7%, and year-to-date was 94.3%. Ms. McCray also informed the Board that the HCV Homeownership Program had seven home closings during the calendar year 2018. Lastly, Ms. McCray mentioned that SEMAP is at 100% and is due May 30, 2019.

Mr. Babalola reviewed the status of properties within the Affordable Housing Division for the month of November. Mr. Babalola informed the Board that all existing properties are currently 97% leased or above. Mr. Babalola noted that Primrose at Heritage Park and Baybrook properties reported their net incomes as under budget. HCHA expects to close on the refinancing of Cypresswood Estates in January 2019. The construction phase for The Retreat at Westlock is now closed out.

Mr. Babalola moved to working developments. The Villas at Eastwood is estimated to be about 73% completed. Mr. Babalola reviewed the construction progress status of each of the three buildings and the project cost summary. The project estimated completion date is June 2019.

Mr. Babalola reviewed the proposed developments. Mr. Babalola informed the Board that the staff is finalizing the revised proposal and offer letter for METRO. HCHA staff has signed the Memorandum of Understanding with Brinshore Development, LLC, AMCAL Equities, LLC, and Atlantic Pacific Communities, LLC for their proposed developments. HCHA staff will submit funding applications to the County for the CDBG-DR funds.

VIII. DISCUSSION AND ACTION ITEMS

ACTION ITEM 2:

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

Vice Chairman Roberto Gonzalez moved to approve the resolution, Commissioner Joe Villarreal seconded, and the motion carried. (19-01)

IX. EXECUTIVE SESSION

The Board went into executive session at 2:05 p.m.


X. RECONVENE

The Board of Commissioners reconvened into public session at 2:39 p.m.

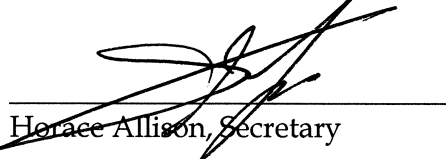
XI. ADJOURNMENT

Commissioner Joe Villarreal moved to adjourn at 2:40 p.m., Vice Chairman Roberto Gonzalez seconded, all were in favor, and the motion carried.

Adopted and approved this 20th day of February 2019.



Gerald Womack, Chairman



Horace Allison, Secretary