

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

June 11, 2021

Notice is hereby given that the Harris County Housing Authority Board of Commissioners **Board Retreat** will be held at 8:30 am on **June 16, 2021, and at 10:00 am on June 17, 2021. The Board Meeting** will be held at 1:30 pm on **June 16, 2021 via Gotomeeting.com or telephonic conferencing at <https://global.gotomeeting.com/join/895446061>. You can also dial in using your phone by calling [+1\(646\)749-3122](tel:+1(646)749-3122), Access Code: 895-446-061 for the purpose of considering and taking action on matters brought before the Harris County Housing Authority Board of Commissioners. Agendas may be obtained in advance of the board meeting via the internet at www.hchatexas.org. Any questions or public comments can be provided in writing at Events@hchatexas.org and will be addressed during the meeting. This meeting will be recorded, and a recording of the meeting will be available to the public and may be requested by submitting an email request to Vivian.Clark@hchatexas.org.**

SPECIAL COVID-19 NOTICE OF TELEPHONIC MEETING

This meeting shall be a TELEPHONIC MEETING only, pursuant to Governor Greg Abbott's March 16, 2020, directive: "Governor Abbott Allows

Virtual and Telephonic Open Meetings to Maintain Government Transparency”.

PHYSICAL ATTENDANCE AT THIS MEETING, IF ANY, SHALL BE LIMITED TO MEMBERS: (i) THE BOARD OF COMMISSIONERS OF THE HARRIS COUNTY HOUSING AUTHORITY; (ii) THE BOARD OF DIRECTORS OF THE HCHA REDEVELOPMENT AUTHORITY, INC.; (iii) THE BOARD OF DIRECTORS OF THE PUBLIC FACILITY CORPORATION; (iv) THE BOARD OF DIRECTORS OF THE HCHA DEVELOPMENT CORPORATION; AND (v) PERSONNEL OR REPRESENTATIVES OF THE HARRIS COUNTY HOUSING AUTHORITY.

Posted by:

Sincerely,



Vivian Clark

Executive Assistant

Harris County Housing Authority





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, June 16, 2021
HCHA Board Room (Closed to Public)
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003

For Public Access

Please join the meeting from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/895446061>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 895-446-061

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 May 19, 2021 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 May 20, 2021 – June 16, 2021 (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 and formal adoption of the revision of the HCHA Administrative Plan to include the HUD issued and authorized Housing Choice Voucher Program COVID-19 Temporary Waivers

Action Item 3: Resolution authorizing the disposition of property

Action Item 4: Resolution by the Harris County Housing Authority approving actions in connection with the Community Development Block Grant – Disaster Recovery (CDBG-DR) financing for The Residences at Arbor Oaks 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 financing for The Residences at Arbor Oaks Project: (i) for Residences at Arbor Oaks, L.P. (the “Partnership”) to enter into a construction loan from Wells Fargo Bank, National Association, (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 6: Resolution by the Harris County Housing Authority approving and ratifying actions in connection with the Community Development Block Grant – Disaster Recovery (CDBG-DR) financing for The Residences at Arbor Oaks Project for partnership and such other actions necessary or convenient to carry out this resolution

Action Item 7: Resolution by the Harris County Housing Authority (the “Authority”) approving and ratifying: (i) the admission of an investor limited partner and re-designation of a special limited partner to the Residences at Arbor Oaks, L.P. (the “Partnership”), (ii) for HCHA Arbor Oaks, 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 8: Resolution by the Harris County Housing Authority authorizing Harris County Housing Authority Public Facility Corporation’s issuance and delivery of a Harris County Housing Authority Public Facility Corporation Multifamily Housing Governmental Note (the Residences at Arbor Oaks), Series 2021; 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

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 or consultation regarding pending or contemplated litigation

Discussion about the value or transfer of real property

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

XI. Adjournment

Creating the Future

**Harris County Housing Authority
Board & Staff Retreat
June 16 and 17, 2021**

RETREAT AGENDA (CLOSED TO PUBLIC) (DAY 1)

For Public Access

Please join the meeting from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/895446061>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 895-446-061

June 16

8:30 am **Arrive – Continental Breakfast**

8:40 am **Welcome & Introduction:**

- Horace Allison, CEO/Executive
Harris County Housing Authority

8:45 am **Board Training**

- Instructor – Cal Davis
TX Housing Association

11:45 am **WORKING LUNCH**

12:15 pm **Completion of Board Training**

12:20 pm **BREAK**

1:30 pm **BOARD MEETING**

Creating the Future

Harris County Housing Authority
Board & Staff Retreat
June 16 and 17, 2021

RETREAT AGENDA (CLOSED TO PUBLIC) (DAY 2)

For Public Access

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United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 895-446-061

June 17

10:00 am **Welcome & Introduction:**

Horace Allison, CEO/Executive Director
Harris County Housing Authority

Gerald Womack, Board Chairman
Harris County Housing Authority

10:30 am **GUEST SPEAKERS:**

Dr. Edward Pringle, PhD., Field Office Director
U.S. Department of Housing and Urban Development

***Brief Overview of HUD & Housing Authority Response
to COVID-19 and The Need for Affordable Housing***

10:45 am **Dr. Adrienne Holloway**, PhD., Executive Director,
Harris County Community Services Department

Overview of Harvey Program for Affordable Housing

11:00 am **Department Reports:**

Past/Present Achievements
Proposed Goals and Objectives

- Paul Curry - Finance
- Debra McCray - HCV Program
- Beverly Burroughs – Program Quality
- Samson Babalola – Affordable Housing
- Horace Allison - Communications

12:00 pm **Overview of Successes and Potential:**
- **Horace Allison, CEO/Executive Director**
- **Harris County Housing Authority**

12:30 pm **WORKING LUNCH**
- **Creating the Plan for the Future**

Horace Allison, CEO/Executive Director
Harris County Housing Authority

Gerald Womack, Board Chairman
Harris County Housing Authority

NOTICE OF A PUBLIC MEETING HCHA REDEVELOPMENT AUTHORITY, INC.

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

June 11, 2021

Notice is hereby given that the Harris County Housing Authority Board of Directors of the **HCHA Redevelopment Authority Meeting** will be held **after the 1:30 pm** meeting of the Harris County Housing Authority Board of Commissioners meeting on **June 16, 2021, via Gotomeeting.com or telephonic conferencing at <https://global.gotomeeting.com/join/895446061>**. You can also dial in using your phone by calling **[+1 \(646\) 749-3122](tel:+16467493122), Access Code: 895-446-061** for the purpose of considering and taking action on matters brought before the HCHA Redevelopment Authority, Inc., Board of Directors. Any questions or public comments can be provided in writing at Events@hchatexas.org and will be addressed during the meeting. This meeting will be recorded, and a recording of the meeting will be available to the public and may be requested by submitting an email request to Vivian.Clark@hchatexas.org.

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Posted by:

Sincerely,



Vivian Clark
Executive Assistant
Harris County Housing Authority





Gerald Womack
President

Joe Villarreal
Vice President

Joe Ellis
Treasurer

Dr. Adriana Tamez
Director

Kerry Wright
Director

Horace Allison
Secretary

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

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

Wednesday, June 16, 2021

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

**Please join the meeting from your computer, tablet, or smartphone.
Board Meeting**

<https://global.gotomeeting.com/join/895446061>

**You can also dial in using your phone.
United States: [+1 \(646\) 749-3122](tel:+16467493122)**

Access Code: 895-446-061

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 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.

III. Discussion and Action Items

Action Item 1: Discussion and request to accept and approve the minutes from the May 19, 2021 board meeting

Action Item 2: Resolution by the HCHA Redevelopment Authority, Inc. (the "Corporation") approving and ratifying actions in connection with the financing for The Residences at Arbor Oaks Project: (i) for Residences at Arbor Oaks, L.P. (the "Partnership") to enter into a construction loan from Wells Fargo Bank, National Association, (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 3: Resolution by the HCHA Redevelopment Authority, Inc. (the “Corporation”) approving and ratifying: (i) the admission of an investor limited partner and re-designation of a special limited partner to the Residences at Arbor Oaks, L.P. (the “Partnership”), (ii) for HCHA Arbor Oaks, 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 Harris County Housing Authority (the “Authority”), and (iv) such other actions necessary or convenient to carry out this resolution

Action Item 4: Resolution by the HCHA Redevelopment Authority, Inc. approving and ratifying actions in connection with the Community Development Block Grant – Disaster Recovery (CDBG-DR) financing for The Residences at Arbor Oaks Project as borrower and such other 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 Housing Authority under chapter 392 of the local government code)

June 11, 2021

Notice is hereby given that the Harris County Housing Authority's Board of Directors of the **Harris County Housing Authority Public Facility Corporation Meeting** will be held **after the 1:30 pm meetings of the HCHA Redevelopment Authority, Inc. Board of Directors and the Harris County Housing Authority Board of Commissioners on June 16, 2021, via Gotomeeting.com or telephonic conferencing at <https://global.gotomeeting.com/join/895446061>**. You can also dial in using your phone by calling **[+1\(646\)749-3122](tel:+1(646)749-3122), Access Code: 895-446-061** for the purpose of considering and taking action on matters brought before the Harris County Housing Authority Public Facility Corporation Board of Directors. Any questions or public comments can be provided in writing at Events@hchatexas.org and will be addressed during the meeting. This meeting will be recorded, and a recording of the meeting will be available to the public and may be requested by submitting an email request to Vivian.Clark@hchatexas.org.

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Posted by:

Sincerely,



Vivian Clark

Executive Assistant

Harris County Housing Authority





Gerald Womack
President

Joe Villarreal
Vice President

Joe Ellis
Treasurer

Dr. Adriana Tamez
Director

Kerry Wright
Director

Horace Allison
Secretary

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

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

**Wednesday, June 16, 2021
HCHA Board Room (Closed to Public)
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

For Public Access

Please join the meeting from your computer, tablet or smartphone.

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Access Code: 895-446-061

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 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 directors before the meeting.

III. Discussion and Action Items

Action Item 1: Discussion and request to accept and approve the minutes from the September 16, 2020, regular board meeting

Action Item 2:

Resolution authorizing the Harris County Housing Authority Public Facility Corporation issuance and delivery of the Harris County Housing Authority Public Facility Corporation Multifamily Housing Governmental Note (the Residences at Arbor Oaks), Series 2021, and other matters in connection therewith

IV. Adjournment

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

HCHA Development Corporation

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

June 11, 2021

Notice is hereby given that the HCHA Development Corporation Board of Directors meeting will be held **after the 1:30 pm meetings of the Harris County Housing Authority Public Facility Corporation Board of Directors, the HCHA Redevelopment Authority, Inc. Board of Directors, and the Harris County Housing Authority Board of Commissioners meetings on June 16, 2021, via Gotomeeting.com or telephonic conferencing at <https://global.gotomeeting.com/join/895446061>. You can also dial in using your phone. United States: [+1 \(646\) 749-3122](tel:+16467493122), Access Code: 895-446-061 for the purpose of considering and taking action on matters brought before the HCHA Development Corporation. Any questions or public comments can be provided in writing at Events@hchatexas.org and will be addressed during the meeting. This meeting will be recorded, and a recording of the meeting will be available to the public and may be requested by submitting an email request to Vivian.Clark@hchatexas.org.**

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Posted by:

Sincerely,



Vivian Clark
Executive Assistant
Harris County Housing Authority





Gerald Womack
President

Joe Ellis
Director

Dr. Adriana Tamez
Director

Joe Villarreal
Director

Kerry Wright
Director

Horace Allison
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 Public Facility Corporation**

**Wednesday, June 16, 2021
HCHA Board Room (Closed to Public)
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

For Public Access

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AGENDA

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II. Public Comments

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III. Discussion and Action Items

Action Item 1: Discussion and request to accept and approve the minutes from the August 21, 2019 board meeting

Action Item 2: Resolution by HCHA Development Corporation approving actions in connection with the Community Development Block Grant – Disaster Recovery (CDBG-DR) financing for The Residences at Arbor Oaks project as lender and such other actions necessary or convenient to carry out this resolution

IV. Adjournment