

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

March 14, 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 **March 20, 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

Dr. Adriana Tamez
Commissioner

Asheley Gilbert
Commissioner

Paul Shanklin
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, March 20, 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 at the beginning of each meeting for public comments. 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 Previous Meeting

Action Item 1: Approval of the minutes of the February 21, 2024, Board meeting

V. Executive Director/Chief Executive Officer's Report

- a) M/WBE
- b) Tenant Protection Policy
- c) HCHA activities February 22, 2024 – March 20, 2024 (presented by Melissa Quijano).

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 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 status of and possible resolution of pending litigation, in particular, Cause No. 2017-71486, pending in the 133rd District Court of Harris County, Texas (§551.071); and

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

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

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 a request from an adjacent business owner, namely Dairy Queen which sits adjacent to Heritage Estate's land site which is a development wherein HCHA has an ownership interest. Dairy Queen has requested access to HCHA's property via a permanent utility easement for the purpose of connecting its existing water and sewer utility lines to those existing water and sewer utility lines which are a part of Harris County's Mixed-Use Development District and are located on HCHA's property.

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

X. Discussion and Action Items

Action Item 2: Resolution honoring Jacqueline Benjamin as the Harris County Housing Authority Employee of the Quarter (April – June 2024)

Action Item 3: Resolution approving the seventh extension of mailing services agreement between Harris County Housing Authority and Questmark Information Management, Inc. extending the term of the agreement through March 31, 2025

Action Item 4: Resolution authorizing the Executive Director to execute contract Amendment No. 1 with NMA Inspections, LLC, to expand the number of assigned daily inspections.

Action Item 5: Resolution approving renewal of the interlocal agreement with the Texas Municipal League Intergovernmental Risk Pool

Action Item 6: Resolution approving Harris County Housing Authority's Budget for Fiscal Year 2025 ending March 31, 2025

XI. Adjournment