

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

May 20, 2020

Notice is hereby given that the Harris County Housing Authority Board of Commissioners **Board Meeting** will be held at **1:30 pm on May 20, 2020**, via telephonic conferencing at dial-in number 281-729-9180 for the purpose of considering and taking action on matters brought before the HCHA 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 OF THE HCHA BOARD OF COMMISSIONERS

AND PERSONNEL OR REPRESENTATIVES OF THE HARRIS COUNTY
HOUSING AUTHORITY.

The Harris County Housing Authority Board of Commissioners normally meets the third Wednesday of every month at 1:30 pm.

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, May 20, 2020
HCHA Board Room (Closed to Public)
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

**For Public Access
Via Telephonic Conference, please dial in 281-729-9180**

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 April 22, 2020 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 April 23, 2020 – May 20, 2020 (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 by the Harris County Housing Authority approving and ratifying actions in connection with extending the financing of Fenix Estates: (i) Fenix Estates I, LP to enter into an amendment to the loan agreements with Citibank, N.A., and (ii) to take such other actions necessary or convenient to carry out this resolution
- Action Item 3:** Resolution authorizing the negotiation and execution of a contract for Land Surveying services for Fenix Estates
- Action Item 4:** Resolution to approve the negotiation and execution of an agreement for Land Use-Master Planning Services for a 91-acre tract near Lake Houston
- Action Item 5:** Resolution authorizing travel expenses for Ana Diaz for training
- Action Item 6:** Resolution authorizing the submission of proposed business terms to METRO for the acquisition of the Southeast Transit Center site for the development of Bernicia Place
- Action Item 7:** Resolution by the Harris County Housing Authority (the "Authority") authorizing Harris County Housing Authority Public Facility Corporation's issuance, sale, and delivery of a Harris County Housing Authority Multifamily Housing Governmental Note (Arbor at Wayforest), Series 2020A, 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
- Action Item 8:** Resolution by the Harris County Housing Authority (the "Authority") approving and ratifying: (i) the admission of an investor limited partner and a special limited partner to the Arbor at Wayforest, LP (the "Partnership"), (ii) for HCHA Wayforest GP, LLC (the "General Partner") to enter into an amended and restated limited partnership agreement 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 9:** Resolution by the Harris County Housing Authority (the "Authority") approving actions in connection with financing for Arbor at Wayforest project: (i) HCHA Redevelopment Authority, Inc. (the "Lender") loaning the CDBG-DR Funds to the Arbor at Wayforest, LP, and (ii) 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 actions in connection with financing for Arbor at Wayforest project: (i) the Arbor at Wayforest, LP (the "Partnership") entering into a loan from HCHA Redevelopment Authority, Inc. (the "Corporation") of CDBG-DR funds granted by Harris County, and (ii) such other actions necessary or convenient to carry out this resolution

- Action Item 11:** Resolution by the Harris County Housing Authority (the “Authority”) approving and ratifying actions in connection with financing for Arbor at Wayforest project: (i) the Arbor at Wayforest, LP (the “Partnership”) entering into a construction loan from Bank of America, N.A., (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 12:** Resolution authorizing the execution of a contract for Forensic Engineering and Construction Analysis Services to investigate flooring failures at Retreat at Westlock
- Action Item 13:** Discussion and possible action COVID-19 outreach, distribution of critical information, and COVID-19 testing at the Harris County Housing Authority Affordable Housing Developments

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.

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

XI. Adjournment

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

May 20, 2020

Notice is hereby given that the Harris County Housing Authority Board of Directors **HCHA Redevelopment Authority Meeting** will be held **after the 1:30 pm** Harris County Housing Authority Board of Commissioners on **May 20, 2020**, via telephonic conferencing at dial-in number 281-729-9180 for the purpose of considering and taking action on matters brought before the HCHA Redevelopment Authority 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.

SPECIAL COVID-19 NOTICE OF TELEPHONIC MEETING

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PHYSICAL ATTENDANCE AT THIS MEETING, IF ANY, SHALL BE LIMITED TO MEMBERS OF THE HCHA REDEVELOPMENT

AUTHORITY BOARD OF DIRECTORS AND PERSONNEL OR
REPRESENTATIVES OF THE HARRIS COUNTY HOUSING
AUTHORITY.

Posted by:

Sincerely,

Vivian Clark

Vivian Clark

Executive Assistant

Harris County Housing Authority





Gerald Womack
President

Joe Villarreal
Vice President

Joe Ellis
Director

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, May 20, 2020
HCHA Board Room (Closed to Public)
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

**For Public Access
Via Telephonic Conference, please dial in 281-729-9180**

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 March 24, 2020 board meeting

Action Item 2: Resolution by HCHA Redevelopment Authority approving and ratifying actions in connection with the financing of Fenix Estates: (i) Fenix Estates I, LP to enter into an amendment to the loan agreements with Citibank, N.A., and (ii) to take such other actions necessary or convenient to carry out this resolution

Action Item 3: Resolution by HCHA Redevelopment Authority, Inc. (the "Corporation") approving and ratifying: (i) the admission of a limited investor partner and a special limited partner to the Arbor at Wayforest, LP (the "Partnership"), (ii) for HCHA Wayforest GP, LLC (the "General Partner") to enter into an amended and restated limited partnership agreement 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 HCHA Redevelopment Authority, Inc. (the "Lender") approving actions in connection with financing for the Arbor at Wayforest project: (i) the lender loaning the Harris County funds comprised of CDBG-DR funds to the Arbor at Wayforest, LP, and (ii) such other 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 financing for Arbor at Wayforest project: (i) the Arbor at Wayforest, LP (the "Partnership") entering into a loan from the Corporation of CDBG-DR funds granted by Harris County, and (ii) 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 actions in connection with financing for Arbor at Wayforest project: (i) for the Arbor at Wayforest, LP (the "Partnership") to enter into a construction loan from Bank of America, N.A., (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 7: Resolution naming the Treasurer of the Board of Directors

IV. Adjournment

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

May 15, 2020

Notice is hereby given that the Harris County Housing Authority Board of Directors **Harris County Housing Authority Public Facility Corporation Meeting** will be held **after the 1:30 pm** HCHA Redevelopment Corporation Harris County Housing Authority Board of Commissioners on **May 20, 2020**, via telephonic conferencing at dial-in number 281-729-9180 for the purpose of considering and taking action on matters brought before the Harris County Housing Authority 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.

SPECIAL COVID-19 NOTICE OF TELEPHONIC MEETING

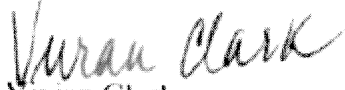
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PHYSICAL ATTENDANCE AT THIS MEETING, IF ANY, SHALL BE LIMITED TO MEMBERS OF THE HARRIS COUNTY HOUSING

AUTHORITY PUBLIC FACILITY CORPORATION BOARD OF
DIRECTORS AND PERSONNEL OR REPRESENTATIVES OF THE
HARRIS COUNTY HOUSING AUTHORITY.

Posted by:

Sincerely,



Vivian Clark

Executive Assistant

Harris County Housing Authority





Gerald Womack
President

Joe Villarreal
Vice President

Joe Ellis
Director

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, Inc. Board of Directors meeting**

**Wednesday, May 20, 2020
HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

**For Public Access
Via Telephonic Conference, please dial in 281-729-9180**

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 August 21, 2019 board meeting.

Action Item 2: Resolution authorizing a Harris County Housing Authority Multifamily Housing Governmental Note (Arbor at Wayforest), Series 2020A, and other matters in connection therewith

Action Item 3: Resolution naming the Treasurer of the Board of Directors

IV. Adjournment