

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

December 15, 2022

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 December 21, 2022**, at 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 also 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

Joe Ellis
Commissioner

Dr. Adriana Tamez
Commissioner

Asheley Gilbert
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, December 21, 2022
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 Meetings

Action Item 1: Discuss and possibly act on request to accept and approve the minutes of the November 16, 2022, Board meeting

V. Acting Executive Director/Chief Executive Officer's Report

a) HCHA activities from November 17, 2022 – December 21, 2022 (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);

Consult with its attorney regarding one or more matters its attorney must keep confidential under the State Bar's Disciplinary Rules of Professional Conduct (§551.071) including the dispute with the Prime Subcontractor, Xpert Design and Construction, LLC, and LDG Multifamily, LLC, over substitution of materials for the Northwood Apartments and The Hollows Apartments.

Discuss specific personnel matters, including the appointment, employment, and duties of a replacement for HCHA's Executive Director, CEO, and Secretary, and the implementation of HCHA's Succession Plan (§551.074).

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 Jesus Menchaca as the Harris County Housing Authority Employee of the Quarter (January – March 2023)
- Action Item 3:** Resolution authorizing Harris County Housing Authority to provide the Department of Housing and Urban Development the Annual Real Estate Assessment Center submission as prepared by HCHA's independent auditors
- Action Item 4:** Resolution by Harris County Housing Authority (The "Authority") approving and ratifying actions in connection with amending the loan financing for the Arbor at Wayforest project from Bank of American, N.A. in conjunction with Harris County Housing Authority multi-family housing governmental note (Arbor at Wayforest), series 2020A and such other actions necessary or convenient to carry out this resolution
- Action Item 5:** Resolution by Harris County Housing Authority (The "Authority") approving and ratifying actions in connection with amending the loan financing for The Arbor at Wayforest project from Bank of American, N.A. and such other actions necessary or convenient to carry out this resolution
- Action Item 6:** Resolution by Harris County Housing Authority approving and ratifying actions in connection with authorizing certain actions related to the tax credits for The Hollows Apartments project and such other actions necessary or convenient to carry out this resolution
- Action Item 7:** Resolution by Harris County Housing Authority approving and ratifying actions in connection with authorizing certain actions related to the tax credits for Northwood Apartments project and such other actions necessary or convenient to carry out this resolution

XI. Adjournment

NOTICE OF A PUBLIC MEETING HCHA REDEVELOPMENT AUTHORITY, INC.

(An instrumentality of Harris County Housing Authority, a Texas Public Housing
Authority under Chapter 392 of the Local Government Code)

December 15, 2022

Notice is hereby given that **HCHA Redevelopment Authority, Inc.**, an instrumentality of Harris County Housing Authority, will hold a public meeting immediately **after the 1:00 pm** meeting of the Board of Commissioners of Harris County Housing Authority, which meeting will be held **December 21, 2022**, at the offices of Harris County Housing Authority located at 1933 Hussion Street, Building 3, in Houston, Texas, 77003. At the public meeting the Board of Directors of HCHA Redevelopment Authority, Inc., will consider and 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, Houston, Texas 77003 or via the internet at www.hchatexas.org.

Posted by:



Vivian Clark
Executive Assistant
Harris County Housing Authority





Gerald Womack
President

Joe Villarreal
Vice President

Joe Ellis
Treasurer

Dr. Adriana Tamez
Director

Asheley Gilbert
Director

Melissa Quijano
Secretary

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

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

Wednesday, December 21, 2022

**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: Discuss and possibly act on request to accept and approve the minutes from the November 16, 2022 Board meeting

Action Item 2: Resolution of HCHA Redevelopment Authority, Inc. (the "Corporation") approving and ratifying actions in connection with amending the loan financing for the Arbor at Wayforest project from Bank of America, N.A. and such other actions necessary or convenient to carry out this resolution

Action Item 3: Resolution of HCHA Redevelopment Authority, Inc. approving and ratifying actions in connection with The Hollows and such other actions necessary or convenient to carry out this resolution

Action Item 4: Resolution of HCHA Redevelopment Authority, Inc. approving and ratifying certain actions in connection with the tax credits for Northwood Apartments 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 Facility Corporation organized chapter 303 of the Local Government Code)

December 15, 2022

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 **December 21, 2022**. The public meeting will be held immediately after the public meeting of the **Board of Directors of HCHA Redevelopment Authority, Inc.**, which will be held immediately after the public meeting of the **Board of Commissioners of Harris County Housing Authority** (HCHA). The public meeting of the Board of Commissioners of HCHA will commence at 1:00 p.m., September 21, 2022, and will be held at its office located at 1933 Hussion Street, Building 3, in Houston, Texas 77003. At the public meeting, HCHA-PFC 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.

Posted by:



Vivian Clark

Executive Assistant

Harris County Housing Authority





Gerald Womack
President

Joe Villarreal
Vice President

Joe Ellis
Treasurer

Dr. Adriana Tamez
Director

Asheley Gilbert
Director

Melissa Quijano
Secretary

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

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

**Wednesday, December 21, 2022
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 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 21, 2022 regular board meeting

Action Item 2: Resolution by Harris County Housing Authority Public Facility Corporation approving and ratifying actions in connection with amending the loan financing for the Arbor at Wayforest project from Bank of American, N.A. in connection with Harris County Housing Authority Multi-family Housing Governmental Note (Arbor at Wayforest), Series 2020A and such other actions necessary or convenient to carry out this resolution

IV. Adjournment