



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

October 15, 2025

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

I. CALL TO ORDER AND RECORD OF ATTENDANCE

The Board of Commissioners of the Harris County Housing Authority met in a regular session, open to the public, on October 15, 2025, at the Harris County Housing Authority (HCHA), located at 1933 Hussion Street, within the boundaries of Harris County in Houston, Texas. Chairman Gerald Womack called the meeting to order at 1:01 p.m. and called the roll of the duly constituted officers and members of the Board:

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|----------------------|---------------|---------|
| Gerald Womack | Chairman | Present |
| Paul Shanklin | Vice Chairman | Present |
| Asheley Gilbert | Commissioner | Present |
| Laolu Davies-Yemitan | Commissioner | Present |
| Carrie Rai | Commissioner | Absent |

Melissa Quijano, Chief Executive Officer of the Harris County Housing Authority, and Nicholas Santulli, General Counsel from the Harris County Attorney's Office, attended all or portions of the meeting. Additional attendees included the following:

Debra McCray, Shandra McKinney, Dominique King, Paul Curry, Kimberly Rogers, Vivian Clark, Beverly Burroughs, Sherika Thompson, Keyarra Price, Thea Haynes, Erica Pardon, Daniel Narcisse, Maria Roderiguez, Maricruz Cruz, Terrance James, Terumi Shorter, Di Dang, Katherine Escamilla, Ann Diaz, Sylvia Williams, Mary Williams, Idrena Willaims, Casey Simeon, Arielle Davis, Christina Wright, Camille Brown, Vanessa Munoz, and Tabitha Lockhart of the Harris County

Housing Authority (HCHA) were in attendance. Also, in attendance to acknowledge Ms. Debra McCary's retirement as Housing Choice Voucher Director from HCHA were Sheryl Herbert, Jeanetta Swanson, and Deanna Gale.

II. OPENING PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Laolu Davies-Yemitan with prayer, followed by Commissioner Ashley Gilbert, who led the Pledge of Allegiance, and Vice Chairman Paul Shanklin, who led the Texas Pledge.

III. PUBLIC COMMENTS

No comments.

IV. APPROVAL OF MINUTES

ACTION ITEM 1:

Approval of the Minutes of September 17, 2025, Board Meeting

Commissioner Laolu Daves-Yemitan moved to approve the resolution; Vice Chairman Laolu Davies-Yemitan seconded, all were in favor, and the motion carried.

V. ACTION ITEM 2:

Resolution honoring Debra McCray's service to the Harris County Housing Authority

Ms. Melissa Quijano presented Ms. McCray with a Proclamation from Commissioner Adrian Gracia's office declaring October 31, 2025, as Debra McCray Day. Ms. Quijano thanked Ms. McCray for her dedication and hard work.

Chairman Gerald Womack thanked Ms. McCray for her dedication not just to HCHA but to the residents of Harris County.

Both Ms. Quijano and Chairman Womack stated that Ms. McCray would be greatly missed at HCHA.

Commissioner Laolu Davies-Yemitan to approve the resolution. Commissioner Ashley Gilbert seconded the motion, and all were in favor; the motion carried. (25-35)

VI. ACTION ITEM 3:

Resolution honoring Shandra McKinney as the Harris County Housing Authority Employee of the Quarter (October 2025 - December 2025)

Ms. McCray presented Ms. McKinney with her resolution as one of her official last duties before presenting the HCV reports.

Commissioner Laolu Davies-Yemitan moved to approve the resolution. Commissioner Carrie Rai seconded the motion, and all were in favor; the motion carried. (25-36)

VII. CHIEF EXECUTIVE OFFICER'S REPORT

Ms. Melissa Quijano, Chief Executive Officer, presented to the Board HCHA's activities from September 18, 2025, to October 15, 2025, which are reflected in the October Board Book.

Ms. Quijano spoke on funding for the Housing Choice Voucher Program. Although the U.S. Department of Housing and Urban Development (HUD) is shut down with 442 layoffs at this time, HCHA is obligated to provide rental assistance until December 31, 2025. HCHA has funding for rental assistance through December 31, 2025. HCHA has funding for Administrative Operations for 90 days should the governmental shutdown continue past December 31, 2025.

Chairman Gerald Womack stated, "So you're saying we are covered for 90 days after that we will need to go into our reserves?"

Ms. Quijano clarified, "No, we are covered for rental payments through December. For office operations, we have money to go past that. Isn't that right, Paul?"

Mr. Paul Curry, HCHA Finance Director, confirmed the 90 days. We do have funds and it should cost the program \$1,484,268.55, enough to cover the Staff Administrative Operational Cost.

Commissioner Laolu Davies-Yemitan stated, "So, that would get us through to March 31, 2026."

Mr. Curry answered, "Yes, to cover for the staff." Chairman Womack and Ms. Quijano reiterated that would be for the Administrative Cost, that has nothing to do with the rents, and Commissioner Davies-Yemitan stated that he understood.

Vice Chairman Paul Shanklin asked the hypothetical question, "If this thing continues are we informing any of our tenants/landlords of what they need to prepare for just in case.

Ms. Quijano replied, "We will. We have to."

Vice Chairman Shanklin asked "If there is any idea where people will be kicked out of their homes".

Ms. Quijano replied, "The hope is no, but realistically probably will. That is not good, because this is one of the largest rental programs in the country and it would be detrimental not only to this community."

Chairman Womack asked Paul, what was the payment each month if the worse happens, is it \$6 million?

Mr. Curry advised the Board that the monthly cost was \$6.5 to \$7 million for rental assistance for every month.

Commissioner Davies-Yemitan asked, "What are HCHA's debt obligations? What is collected in income versus what HCHA's debt obligation payments? We don't need an answer today. Housing Assistant Payment (HAP) supports the Landlord, it's more of a Ms. King area (Dominique King, HCHA Real Estate Development Director) for the developments that HCHA owns that might have HAP. For the other landlords hopefully, we don't get there, if we do that is a separate issue. As we get closer to December, internally what would we be looking at as our debt obligations?"

Chairman Womack stated, "If the landlords can't make the payments on our developments, that would affect us. Then that would affect our developments, but as it refers to our debts our administrative cost covers that. Am I correct, Paul? So that the debts that the agency has would be covered in cost. The issue would be if the developers have to pay the mortgages on the different real estates' if they did not get the voucher rental payments."

Ms. King replied, "I think, I do believe the only development that would suffer greatly, would be here The Villas at Eastwood. Chairman Womack stated, these would be the Section 8/the vouchers to which Ms. King replied, Yes. Chairman Womack stated "Can we have an emergency plan; one should be put in place. Give us an idea how much money should be put to the side should that happen. The population you have here at Eastwood, you couldn't just say to them, "You have to get out, and we can't pay the expenses. Those people would certainly have to have something in place. Because they would be on the street, they would be outside the door. My concern is what is the cost of the utilities and management cost. If that is the case, what would those numbers look like?" Mr. Curry stated, "we will look into it."

Chairman Womack advised there needs to be a backup plan in case things do not work out in Washington, DC. "I don't want to hear that the Administration cost is covered and there are 200 units of people sitting here who depend on the vouchers to pay their rent. The management company is saying we can't pay our rent, we can't pay our expenses, our utility bills. We need some type of plan in place. We need some money put to the side or talk with our bankers for a line of credit, if this happens to us, could you all lend us the money until the government goes back, without dipping into our own reserve funds? Paul, that is something to thought of and talked with the bank about. We can't wait until the last hour."

Vice Chairman Shanklin voiced, "At every meeting, Mr. Curry tells us something has not been fully funded. For those of you to keep your ear to the ground. We may get partial funding along those lines, and we also need to have a contingency plan in place. For those programs that are partially funded, how do we allocate those? I'm sure there is some priority list, that I'm not aware of. That is something to keep in mind. If you hear something about that, please keep us informed." Ms. Quijano replied that she would.

Ms. Quijano stated that "Yes, she and some of the Directors could come up with something before the next Board meeting."

Commissioner Ashley Gilbert asked when the letters would be sent out to the landlords or the voucher recipients, so that they could prepare as well. Ms. Quijano stated that we should do that now, and Commissioner Gilbert agreed. Commissioner Gilbert advised that other housing authorities already were sending out letters, and the letters are going viral, with people speaking about them and fear mongering. "I want to make sure Harris County is making landlords and voucher recipients aware as well, because we want to keep them as vendors.

Chairman Womack stated "it should be posted on our website so people will know that this is serious. Chairman Womack thanked Commissioner Gilbert for the information she provided.

Ms. Quijano noted that on September 24, 2025, HCHA was presented with a check for \$10 million in grant funds for the Bernicia Place Senior Development from the Texas General Land Office (GLO). Ms. Melissa Quijano, Ms. Dominique King, Ms. Debra McCray (HCHA HCV Director), Mr. Paul Curry, Chairman Womack, and Vice Chairman Shanklin, along with Ms. Toni Jackson (Outside Counsel, Banks and Banks Law Firm) attended the presentation.

Ms. Quijano noted that from September 26, 2025, to September 29, 2025, HCHA staff members Ms. King and Mr. Curry along with Chairman Womack and Vice Chairman Womack attended the National Association of Housing and Redevelopment Officials (NAHRO) Conference in Phoenix, Arizona.

Chairman Womack stated that the conference was very beneficial as well as the tour of the homeless shelter that toured and gaining knowledge on how the homeless population is being assisted.

Ms. Quijano thanked all who attended the NAHRO conference and note there would be a legislative conference in March in Washington, D.C.

Ms. Quijano advised the Board that on October 8, 2025, HCHA hosted its first Homeowners Roundtable. In attendance were realtors, bankers, and other community service providers. The roundtable was led by Ms. McCray, Ms. King, and Ms. Keyarra Price (Special Programs Housing Specialist). Commissioner Gilbert attended the roundtable, and Commissioner Davies-Yemitan and Chairman stopped briefly by as well.

Ms. Quijano provided the Board with history of the Homeownership Program which HCHA received approval to implement on March 21, 2005. In December 2005, HCHAs first voucher recipient closed on their home. In 2008, HCHA received a National awarded from NAHRo for its Innovative Homeownership Program. Currently, the State of Texas has 829 vouchers for the Homeownership Program, Harris County is 6th place in the ranking. Nationwide there are 9,748 voucher recipients, who are homeowners.

Ms. Quijano introduced Ms. Keyarra Price (Special Programs Specialist).

Ms. Price went over some the key points presented at the Roundtable: the purpose for the

Homeownership Program, the eligibility requirements, how the program works, and what assistance the program provides to the participants.

Chairman Womack voiced that he had suggested a Roundtable due to receiving many calls regarding the homeownership program. Chairman Womack thanked Commissioners Gilbert and Davies-Yemitan for being the Commissioner Affordable Housing Committee and getting things together.

Commissioner Gilbert stated, "she liked the vision and process in which the program is going. She is looking forward to working with Ms. King, Ms. Price, and rest of the team along with Commissioner Davies-Yemitan. She wants to make sure that HCHA has a presence, and the community is aware of what's available to bring more Homeownership.

Commissioner Davies-Yemitan commended Ms. King and her team for putting the Roundtable together. He also commended Ms. Price on her presentation and how compelling her own personal journey was encouraging. He asked Mr. Curry how many vouchers were available. Mr. Curry responded there are 75 vouchers. Ms. Price advised there are currently 57 vouchers being used and there are 2 more closing scheduled this year. Chairman Womack would like this information added to the HCHA website.

Chairman Womack noted that there was a person present at the Roundtable, who called to tell him, that they had to "eat cheese due to having it all wrong regarding HCHA. They stated that HCHA has it all together and commended Ms. Price a job while done." This person prior to the Roundtable had been one of the biggest critics.

Vice Chairman stated he was very impressed with Ms. Price for following up with the participants after they closed on their homes to make sure, they are educated on what responsibilities they have to ensure they are successful homeowners.

Lastly, Chairman Womack thanked Ms. Quijano for her report.

VIII. FINANCE DEPARTMENT

Paul Curry (HCHA Financial Director) presented the July financial statements as reported in the Board Book on October 17, 2025.

Mr. Curry reported the consolidated financial statements, representing the cash flow balances for the program's reporting period. Mr. Curry explained that cash flows could fluctuate based on HUD funding, as they might send more than is needed during one period and none the next, allowing the overage to be consumed. This could result in a deficit and a negative account balance.

Mr. Curry informed the Board that this would be the last month that the EHV deposits would be funded. HUD gave a deadline of August 19, 2025. HCHA was front loaded \$850,500 and \$648,542 was used for 257 participants at \$3,706 per family. HCHA will send HUD \$200,000 because it was not used.

Chairman Womack asked, "how is the budget looking after sending \$200,000 back to

HUD?" Mr. Curry replied that there is \$627,856 in the EHV account and there is enough to send the \$200,000 back.

Mr. Curry reported that \$18,320 was paid to Guardian Life Insurance.

Vice Chairman Shanklin asked if this would be the last time this is presented, as it has been presented before. Vice Chairman Shanklin stated, "It bothers me that from November 2018 to August 2025, employees were without life insurance. It bothers me as to what other benefits people think they have, that we are not paying for. As well as other future employees. What other safeguards do we have in place that are going to make sure from day one that employees. That these people's benefits are in place, that we are paying the benefits that we say they have? "

Mr. Curry replied, "I think we are setting up some Standard Operating Procedures (SOPs). Ms. Quijano stated, "I cannot speak on the previous, but I speak on moving forward we are updating our policy in that area, to make sure that it is timely."

Ms. Vivian Clark (HCHA Executive Assistant) asked if she may speak, to be clear and bring about clarity.

Chairman Womack said, "Yes, please do."

Ms. Clark noted the employees are not without life insurance, they are covered. It is an employer paid policy. So, any employees that are working are covered by the insurance. So, if they were to make a claim, they would be covered by the policy we provide.

Vice Chairman Shanklin replied, "even though they have not been paid he premium?"

Ms. Clark stated, "they don't pay the premium."

Vice Chairman Shanklin replied, "no, I'm not talking about the employee."

Ms. Clark advised that HCHA pays for the premium. HCHA would pay that premium and then if a claim was made the employee would receive payments out of the life insurance policy.

Chairman Womack stated, "All we know is that the bottom line is, whatever the procedure is or needs to be, it needs to be cleared up immediately, so this does not show up in either our finance or our Human Resources (HR) department. If an employee is getting paid a check and is supposed to have insurance, all of that should go together. It shouldn't be a separation between the day I started and the day I get my insurance. All of that should start at the same time. And so, between HR and our Finance, we should make sure it's all in one sequence, that it's all paid and done at once. You know they were paid and the insurance is paid. So, I don't know how you can pay me and not pay my insurance. It works both ways. So, we have to make sure that is cleared up. Thank you."

Ms. Clark replied, Yes, sir.

Mr. Curry reported that the EHV Program had a negative balance of \$47,695 due to HUD not funding the program at the 100% funding rate for the reporting period to available cash on hand.

Mr. Curry reported that the HUD Central Office Cost Center (COCC) Department experienced an increase in cash due to a correction entry from July 2025.

Mr. Curry reported that the consolidated budget reflected a revenue budget that was 2% under budget, and expenses were 5% under budget.

Chairman Womack reminded Mr. Curry that he had previously asked how many positions are available in the administrative budget. Mr. Curry replied, "There is cash flow for 8 positions at HCHA. \$389,783 would cover the salaries and benefits would be covered. That's from April 2025 to August 2025."

Vice Chairman asked hypothetically, "if these positions were currently filled, would there still be enough in the budget through December 2024? Mr. Curry replied, "Yes".

Commissioner Davies-Yemitan asked, "What is the current cash balance? What are the unrestricted funds should things hit the fan so to speak?"

Mr. Curry explained, "there are \$4 million in unrestricted funds in the HCV account, that can be spent on HCV only. The administrative account has \$4 million. HCV staff would be ok, because money can be pulled from that to pay staff, but can't be used to pay HAP or Administrative. All programs have unrestricted cash."

Chairman Womack asked about the Affordable Housing account. Mr. Curry stated, "This account has \$7 million, and it is the only account where money can be pulled from to help the other accounts."

Commissioner Davies-Yemitan asked about the balance sheet. Mr. Curry responded that he never presents the balance sheet, however; they are included in the Board Book each month for each account. He also clarified that he misspoke earlier, the HCV program has \$5 million not \$4 million in unrestricted funds.

Vice Chairman Shanklin asked "Are the terms set such as what is determined to be a HCV item? So, if we had to move money from one pot to another as Commissioner Davies-Yemitan is suggesting?" Mr. Curry clarified, "No, the rules are the rules."

Chairman Womack state, "the only place money can be moved from to another is from Affordable Housing account." Mr. Curry responded, "Yes".

Vice Chairman asked if someone could be moved a different department to Affordable Housing. Mr. Curry said, "Yes, can do that. On a yearly basis we take \$200,000 out of the Affordable Housing program and put it in the Central Office Control Center (COCC)

program to help with the administrative part.

Vice Chairman stated that he understood that, but like Commissioner Davies-Yemitan, the Board is trying to save people jobs. Mr. Curry stated that he would speak David Cornwell, but he is pretty sure the rules are the rules.

Chairman Womack stated that by the next meeting there needs to be a set plan for just in case the worse happens.

Commissioner Davies-Yemitan asked, "As for cash balances what are the rules for the agency around long term securities? Are we permitted to invest in those?"

Mr. Curry stated, "There is a Investment Policy that was put in place a few ago that the "County" (referring to Harris County) still has. I am waiting to have a conversation regarding that. This has been discussed in the past and the previous attorney did not think it was good to do. She gave 5 steps that needed to be completed first. Once that is worked out with David Cornwell, we will move forward.

Mr. Curry reviewed the contracts that expire within the next six months, covering the period ending November 30, 2025. Mr. Curry advised that the CohnReznick contract was set to expire, and Commissioner Davies-Yemitan asked if the renewal was for 1 year more. Mr. Curry advised that the contract was for 2 years, with a 1-year renewal. Commissioner Davies-Yemitan remarked that he saw that the contracts set to expire log had been updated to reflect 120 days or more as per his request at the September Board Meeting. Commissioner Davies-Yemitan noted that not just the HCHA Directors needed that information, but the Commissioners need it as well to make informed decisions.

Ms. Quijano advised that the process will work smoother now that a procurement person has been hired. The procurement person is currently in training.

Lastly, Chairman Womack acknowledged Mr. Curry has a hard job and thanked him for his presentation.

IX. HCV AND AFFORDABLE HOUSING DEPARTMENTS PRESENTATION

Ms. Debra McCray (Housing Choice Voucher Director) presented the HCV lease-up rates as reflected in the August 2025 Monthly Reports, which are included in the October 2025, Board Book.

Ms. McCray reported that the utilization in August 2025, for the Housing Choice Voucher Program (HCV) was 94.8% for August and 96.9 % for the year-to-date; the Veteran Affairs Supportive Housing was 88.4% for August and 90% for the year-to-date; the Emergency Housing Voucher (EHV) Program was 75.9% for August and 80.9% for the year-to-date. There was one home closing in August. There are two more to close, and they will be included in the November/December reports.

Ms. McCray reported for August that the HCV and VASH Programs utilized 99% of the HAP funding, totaling \$5,414,156, and the EHV Program utilized 98% of the funding,

totaling \$ 219,085.

For August 2025, 516 Annual Recertifications were processed in a timely manner at 100%. For Intake, 22 new VASH Vouchers were issued. There are 3047 applicants on the HCHA's HCV waiting list.

Ms. McCray reported that 1,091 inspections were completed in August 2025, 956 of which were Annual and Initial Inspections, representing 86% of the total. 104 Special/Damage or Emergency inspections were completed, at 11%. The Quality Control inspections totaled 31, at 1%.

Ms. McCray reported that for August 2025, the yearly average passed for Initial Inspections is 98%, and for Annual Inspections, it is 87%.

Vice Chairman Shanklin told Ms. Thompson that she had big shoes to fill. Ms. McCray noted that Ms. Thompson was ready and that she had been shadowing Ms. McCray.

Lastly, Chairman Womack thanked Ms. McCray for her report.

Ms. Dominique King, Director of Real Estate Development, reported all information for the stabilized properties and the status of all properties within the Affordable Housing Division for August 2025 as presented within the October 15, 2025, Board Book. Ms. King identified the high-performing properties.

Ms. King moved to proposed and affordable housing developments that are under construction.

Ms. King reported that HCHA is currently working with the GLO and the City of Houston to get the proper approvals for environmental for the Bernicia Place - METRO Southeast Transit Development. HCHA is also working with the Texas Department of Housing and Community Affairs (TDHCA) to get the property approved. Ms. King, along with Ms. Quijano and Mr. Curry, went to Austin to attend the TDHCA Board meeting in an effort to present, discuss, and have possible action taken regarding the eligibility under 10 TAC 11.101 (b)(1)(D) related to Ineligibility of Developments within Areas of High Crime for Bernicia Place (#25476). The TDHCA Board tabled any action to allow Ms. King/HCHA to come back next month with a clear plan of action. Ms. King is working with Precinct 7 Constables to come up with a plan.

Ms. King noted that Hay Center is currently recruiting personnel. There is expectation to start leasing at the beginning of 2026. There were some delays in getting permit power turned over, which is standard in developments. That is being worked through, and interviews will be conducted for the property manager. The property manager will have some input regarding who to hire.

Chairman Womack asked, "As it relates to The Hay Center and the government shut down, how will it affect us considering we manage the property and there are vouchers used." Ms. King stated, "We will be affected, because we provide vouchers for each

resident. If we do not have the funding, then we cannot provide the vouchers.”

Chairman Womack asked, “Do we pay the utilities and get reimbursed? How does that go?” Ms. King stated, “Accounts are established with the County, because technically Harris County owns the Hay Center. Mr. Curry in the Finance Department will have authority over the accounts. Either Mr. Curry or the Property Manager will make those payments.”

Chairman Womack asked, “So if HUD does not have funding, where is the money coming from to pay these bills, if this goes on for another month or two?” Ms. King stated, “They do have money in reserves, I made sure of that in the beginning.”

Chairman Womack told Mr. Curry to make sure there is enough in Escrow. If this goes on and on we can't pay that money out of our funding.

Ms. King stated, “There is \$200,000 in reserves.” Chairman Womack stated, “\$200,000 is no money, if this goes on and on. I mean to me it's not. I don't know what the light bill looks like, but to me it's a pretty big place. And if you have other expenses where you have to pay employees.” Ms. King stated, “That there are only 50 units and should think the determination would be to delay housing. This particular development does not have debit on it. So, they don't have any obligations that they need to meet, but to me it would be just delaying the housing of the residents, because it's empty now.”

Chairman Womack stated, “I'm not going to comment on that, but y'all need to work on that, would you please, because even though you don't have debt. You have debt when the lights come on and you have employees that are working for them that is funded by HUD. They may not have enough money in their reserves to pay the cost”

Chairman Womack said to Mr. Curry, “I think we ought to have a plan, if at the least result, we are managing, we are responsible for all utilities and up keep, all that. What would happen at the worse if they didn't get a check back for the reimbursements, how long can they go.”

Per Mr. Curry, I don't think we are being reimbursed. Chairman Womack stated, “But if you use all of that \$200,000. Ms. King stated, “They are responsible for it.” Chairman Womack asked, “But what happens if they use all of the \$200,000 and HUD is still shutdown?”

Ms. Quijano stated, “Regarding the vouchers. The EHV's would be taken care of first. Then if we have availability the other vouchers would be taken care of.” Chairman Womack stated, “It's whatever y'all need to do. I'm just thinking out of a practical mindset, if I don't have money, where am I going to get it from?”

Ms. King advised, “It's like our other properties, it will fall back to the “County”. The “County” is the property owner - Harris County.”

Mr. Curry informed the Board that he would put a plan together. He does not know

what the bills look like, because the property is a model. He will take this location (Fenix Estates/Villas at Eastwood) expenses and divide them into four to use as an assumption. He will estimate the monthly expenses for The Hay Center and get it to the Board at the next meeting.

Ms. King noted th3 Bluestem Apartments are preparing project release and close-out.

Ms. King noted that First Met Senior Apartments HQS Inspections passed for all phases. Preleasing has commenced.

Ms. King noted that The Villas at Eastwood (Fenix Estates) Cost Certification projects a close-out in November 2025.

Commissioner Asheley Gilbert thanked Ms. King for putting the Homeownership Roundtable together. Ms. King acknowledged that the HCHAs Homeowners Roundtable event, held on October 8, 2025, was organized by Ms. McCray and Ms. Price. She was just the person who brought the team together.

Chairman Womack thanked Ms. King for her report.

X. EXECUTIVE SESSION

The Board entered an executive session at 1:36 p.m. to consult with its attorneys and seek or receive legal advice regarding pending or contemplated litigation, discuss the value or transfer of real property, or discuss any item listed on the agenda.

XI. RECONVENE

The Board of Commissioners reconvened for the public session at 2:43 p.m. to add Real Estate to the Executive Session Discussion.

XII. EXECUTIVE SESSION

The Board entered an executive session at 2:44 p.m. to consult with its attorneys and seek or receive legal advice regarding pending or contemplated litigation, discuss the value or transfer of real property, or discuss any item listed on the agenda.

XIII. RECONVENE

The Board of Commissioners reconvened for the public session at 3:45 p.m.

No action taken.

DISCUSSION AND ACTION ITEMS

XIV. ACTION ITEM 4:

Resolution authorizing travel and other expenses for Dominique King, Director of Real Estate Development, and Laolu Davies-Yemitan, Commissioner

Resolution was opposed by Commissioner Gilbert Asheley Gilbert. Chairman Gerald Womack asked for a motion for discussion.

Vice Chairman Paul Shanklin to discuss the resolution and Commissioner Laolu Davies-Yemitan seconded.

Commissioner Gilbert stated, "Due to the climate with the government shut down it would not be a good look with HUD for travel at this time and should be postponed to a later date. We can go once the government has opened back up."

Vice Chairman Shanklin stated, "He heard Commissioner Gilbert and maybe this could be tabled until the government opened back up."

Chairman Womack stated, "One thing about conferences - there will be another one."

Vice Chairman Shanklin stated, "I motion we table this to another day."

Chairman Womack stated, "Ok, and asked if there was further discussion."

Commissioner Davies-Yemitan stated, "Yes, I want to make sure I'm understanding this very clear. This is about an affordable housing conference. We are a private public participant as far as this housing is concerned as a developer. This is not the first conference this agency has participated in this year. We just heard a report earlier in this meeting with Commissioners raving how important it was to be at a particular conference that had more governmental entities or authorities. So, I'm trying to reconcile how now all of a sudden you decide a hour later, change our tone to say it's just not a good look on the context of a government shut down. This a conference that is happening roughly in less than 30 days. The notation that your going to ask to table this item affectively kills it. If that's the rule of the Board that's fine. Should the Board decide to precede that way then my amendment to your motion is that your tabling it with agreement that there is a going to be a "travel policy" that specifies that if ever there's a condition and it needs to be clear, 'cause this is a conference that has nothing to do with the government. Several governmental agencies participate in it. It's purely a conference for developers and finance people. And w are an agency that's in the middle of a new development project Bernicia Place, which we had talked about. We've had discussions of other acquisitions this entity could look at. So, I would think at the very least the bare minimal believe there is a need perhaps enlighten me as to why all of a sudden we changed our tone in the last hour about the need for this agency to be present and participate at the table around housing."

Chairman Womack replied, "There has been a motion, a second, and discussion. All those in favor?"

Vice Chairman Shanklin responded, "I call to question."

Commissioner Davies-Yemitan voiced, "No-No Mr. Chairman, are we still in discussion or are we not in discussion?"

Chairman Womack stated, "Well, if anyone had a discussion, we brought it up. You stated what your discussion was. We had a motion and a second."

Commissioner Davies-Yemitan replied, "Point of order."

Attorney Nickolas Santulli asked for confirmation regarding the motion and second.

Commissioner Davies-Yemitan noted that Mr. Shanklin (Vice Chairman Shanklin) motioned to table the resolution and that he seconded the motion. Chairman Womack stated Commissioner Gilbert made a motion to which Commissioner Davies-Yemitan replied, "she did not make a motion, she opposed it. That was not a motion. No-No she made a statement not a motion." Vice Chairman Shanklin agreed that was correct. Vice Chairman noted there was a voice, an utterance from Commissioner Gilbert. "I made the motion, Commissioner Davies seconded, which opened up the discussion. I called the question."

Vice Chairman Shanklin stated that he called to question the original motion which was to table the resolution.

Chairman Gerald Womack motioned for those who approve the resolution to say "Aye". No one answered.

Chairman Gerald Womack motioned for those who oppose of the resolution to say "Nay". Vice Chairman Paul Shanklin and Commissioner Asheley Gilbert both replied "Nay". Chairman Gerald Womack stated the "Nays" have it and the resolution is not approved.

ACTION ITEM 5:

Resolution updating the HCHA Check Writing Policy to include all approved Signatories on HCHA bank accounts

Vice Chairman Paul Shanklin moved to approve the resolution. Commissioner Asheley Gilbert seconded the motion, and all were in favor; the motion carried. (25-39)

COMMITTEE PRESENTATION:

- A) Affordable Housing Committee Updates
Commissioner Davies-Yemitan stated there was no report at this time.
- B) Human Resources, Budget, and Finance Committee Updates

COMMISSINOER'S COMMENT:

Chairman Womack acknowledged that Ms. McCray would be greatly missed and that she could not be thanked enough for her work here at HCHA. The Board is excited to work with her replacement (Ms. Sherika Thompson) and they can tell she is excited as well.

Commissioner Davies-Yemitan stated, "Mr. Chairman, with all due respect, I'm going to request that this Board have a travel policy by the next Board meeting.

Chairman Womack responded, "We will take it under advisement. We appreciate your request, and I think we have a Board policy. And I recommend we give it to Mr. Davies."

Commissioner Davies-Yemitan replied, No, to all Commissioners."

Chairman Womack stated, he believes there is already a policy in place and for Vivian (Vivian Clark, HCHA Executive Assistant) and Tabitha (HCHA Executive Administrative Assistant) to make sure that he gets it.

Commissioner Davier-Yemitan advised that the Houston Housing Collaborative was having a conference on 11/5/25 and that he would send the information to Ms. Quijano. Chairman Womack asked Commissioner Davies-Yemitan to go and be a representative for the HCHA Board to which he said, "Sure".

Chairman Womack asked Tabitha to make events are noted on the calendar to the Commissioners.

Vice Chairman Shanklin stated he would have liked to have attended the HCHA Homeownership Roundtable.

In closing, Chairman Womack advised that, until this year, he had never used any Housing Authority funds to attend conferences. He has always paid his own way due to previous financial issues regarding travel and HCHA. These issues were noted in the newspapers and, at that time, were reviewed by HUD.

Ms. Quijano asked to make a final remark. Ms. Quijano thanked the Board for their hard work with the HCHA staff. Ms. Quijano began her career with HCHA in 1994 and first-hand seen the progress. She acknowledged the positive changes she has witnessed and the transparency. She admonished everyone to not loose site as to why we are here in the first place...to assist the community.

ADJOURNMENT

Commissioner Laolu Davies-Yemitan moved to adjourn at 2:58 p.m.

Commissioner Asheley Gilbert seconded, all were in favor, and the motion carried.

Adopted and approved this 19th day of November 2025.



Gerald Womack, Chairman



Melissa Quijano, Secretary