

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

August 19, 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 **August 21, 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 **Amended 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

Asheley Gilbert
Commissioner

Paul Shanklin
Commissioner

Laolu Davies-Yemitan
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, August 21, 2024
HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003

AMENDED 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 June 26, 2024, Board meeting

V. Executive Director/Chief Executive Officer's Report

- a) HCHA activities June 27, 2024 – August 21, 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 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 real estate matters related to the Patriots by the Lake Project. Specifically, the Drill Site, Wastewater ESCFCs, USACE Permit, sale of parcels, and compliance with requirements of the wetland mitigation credits purchased by HCHA.

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 real estate matters related to Year- 15 Exits strategies for HCHA and affiliated entity owned properties commonly known as, Cornerstone Village, Louetta Village and Heritage Estates.

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 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 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 that are a part of Harris County's Mixed-Use Development District and are located on HCHA'S property.

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

IX. Discussion and Action Items

Action Item 2: Resolution honoring Ana Diaz as the Harris County Housing Authority Employee of the Quarter (July-September 2024)

Action Item 3: Resolution authorizing Harris County Housing Authority to exercise its power within the jurisdiction of Houston Housing Authority and authorizing a Cooperative Agreement in connection with The Bernicia Place Project

Action Item 4: Resolution authorizing Harris County Housing Authority's Executive Director to negotiate and enter into an extension agreement for the provision of Internet Technology Managed Services

Action Item 5:

Resolution by Harris County Housing Authority, approving and ratifying actions in connection with the financing for The Residences at Arbor Oaks Project: (i) for The 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

X. Adjournment

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

August 19, 2024

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** public meeting of the Board of Commissioners of Harris County Housing Authority, which meeting will be held **August 21, 2024**, 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 **Amended 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

Asheley Gilbert
Director

Paul Shanklin
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, August 21, 2024

**HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

AMENDED 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: Approve the minutes of the December 20, 2023, Board meeting

Action Item 2: Resolution of HCHA Redevelopment Authority, Inc., welcoming Laolu Davies-Yemitan as a new Director and electing a Treasurer

Action Item 3: Resolution of HCHA Redevelopment Authority, Inc., on its own behalf and as sole member of Fenix Estates I GP, LLC, and sole member and sole manager of Fenix Estates Commercial, LLC, authorizing the Settlement of Cause No. 2017-71486, Hussion Street Buildings LLC, v. Harris County Housing Authority Public Facility Corporation, et al.

Action Item 4: Resolution by HCHA Redevelopment Authority, Inc., (the "Corporation") approving and ratifying actions in connection with the financing for The Residences at Arbor Oaks Project: (i) for The 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 5: Resolution by HCHA Redevelopment Authority, Inc., and HCHA Arbor Oaks GP, LLC (the “General Partner”) approving and ratifying actions in connection with the financing for The Residences at Arbor Oaks Project: (i) for The 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

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)

August 16, 2024

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 **August 21, 2024**. 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., August 21 2024, 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

Dr. Adriana Tamez
Director

Asheley Gilbert
Director

Paul Shanklin
Director

Melissa Quijano
Secretary

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

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

**Wednesday, August 21, 2024
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: Review, discuss, and approve the minutes of the November 15, 2023, Board Meeting

Action Item 2: Resolution by Harris County Housing Authority Public Facility Corporation welcoming Laolu Davies-Yemitan as a new Director and electing new officers

Action Item 3: Resolution of Harris County Housing Authority Public Facility Corporation on Its Own Behalf, Authorizing the Settlement of Cause No. 2017-71486, Hussion Street Buildings LLC Plaintiff, V. Harris County Housing Authority Public Facility Corporation, ET AL. AL.

IV. Adjournment