

# NOTICE OF A PUBLIC MEETING

## Harris County Housing Authority

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

May 26, 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 June 1, 2022** at the HCHA's office located at 1933 Hussion Street, Houston, Texas 77003. At the public meeting the Board of Commissioners will consider and 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, Houston, Texas 77003 or via the internet at [www.hchatexas.org](http://www.hchatexas.org). The HCHA Board of Commissioners normally meets the third Wednesday of every month at 1:00 pm.

Sincerely,



Vivian Clark

Executive Assistant

Harris County Housing Authority





Gerald Womack  
Chairman

Joe Villarreal  
Vice Chairman

Joe Ellis  
Commissioner

Dr. Adriana Tamez  
Commissioner

\_\_\_\_\_  
Commissioner

## RE-SCHEDULED REGULAR MEETING OF THE BOARD OF COMMISSIONERS

10:00 A.M.

Wednesday, June 1, 2022  
HCHA Board Room  
Harris County Housing Authority  
1933 Hussion Street  
Houston, TX 77003

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### 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](mailto: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](http://hchatexas.org) – under About Us, select the Board Information tab.*

**IV. Approval of the Minutes of Previous Meetings**

**Action Item 1:** Discussion and request to accept and approve the minutes of the April 20, 2022 Board meeting

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

- a) Presentation by The Harris Center
- b) HCHA activities from April 21, 2022 – May 18, 2022 (presented by Horace Allison).

**VI. Financial Presentation**

- a) Monthly Financials (presented by Paul Curry).

**VII. Department Presentation**

- a) HCV Program (presented by Melissa Quijano).
- b) Current and New Affordable Housing Developments (presented by Horace Allison).

## **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 to seek or receive legal advice regarding pending or contemplated litigation, including threatened condemnation action (§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);*

*Discuss specific personnel matters (§551.074); and*

*Discuss the value (including relative worth, utility, and importance), exchange, sale, or transfer of real property, specifically, the possible sale or transfer of all or part of the 90.5 acres located on Lake Houston to Humble ISD with exchange for 23.46 acres owned by Humble ISD and Harris County (§551.072).*

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

## **X. Discussion and Action Items**

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|------------------------------|---|
| <b><u>Action Item 2:</u></b> | Resolution authorizing the Chief Executive Officer to enter into a Legal Services Agreement with Harris County for the provision of legal services  |
| <b><u>Action Item 3:</u></b> | Resolution of Harris County Housing Authority authorizing the execution of an Annexation and Service Agreement with Harris County Municipal Utility District No. 148 for the land on which the Bluestem Apartments are being developed  |
| <b><u>Action Item 4:</u></b> | Resolution of Harris County Housing Authority authorizing HCHA Baybrook Park, LLC's action, as General Partner of Baybrook Park Retirement Center, LTD., to enter into a Loan Modification with Amegy Bank modifying the terms of the mortgage loan between Baybrook Park Retirement Center, LTD., and Amegy Bank |
| <b><u>Action Item 5:</u></b> | Resolution authorizing payment of additional estimated costs to expand wastewater treatment plant and retain the right to 244 equivalent single-family connections required for the development of the Lake Houston Project   |
| <b><u>Action Item 6:</u></b> | Discussion of and possible resolution of Harris County Housing Authority responding to the recent offer of Humble ISD to purchase the Lake Houston property with an exchange of 23.46 acres owned by Humble ISD   |
| <b><u>Action Item 7:</u></b> | Resolution authorizing a second amendment to the agreement for Planning Engineering, and Surveying Services with Jones & Carter, Inc., to extend its term and amend the services provided for development of Harris County Housing Authority's Lake Houston Property  |

## **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 26, 2022

Notice is hereby given that the Harris County Housing Authority Board of Directors **HCHA Redevelopment Authority Meeting** will be held **after the 1:00 pm** Harris County Housing Authority Board of Commissioners on **June 1, 2022** at the HCHA office located at 1933 Hussion Street, in Houston, Texas, 77003. At the public meeting the Board of Directors 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](http://www.hchatexas.org). The HCHA Board of Commissioners normally meets the third Wednesday of every month at 1:00 pm.

Posted by:

Sincerely,



Vivian Clark

Executive Assistant

Harris County Housing Authority





Gerald Womack  
*President*

Joe Villarreal  
*Vice President*

Joe Ellis  
*Treasurer*

Dr. Adriana Tamez  
*Director*

*Director*

Horace Allison  
*Secretary*

**RESCHEDULED 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, June 1, 2022**

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

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**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](mailto:Events@hchatexas.org) or provide that information in writing to one of the staff members.*

**III. Discussion and Action Items**

**Action Item 1:** Discussion and request to accept and approve the minutes from the March 16, 2022 board meeting

**Action Item 2:** Resolution of HCHA Redevelopment Authority, Inc. authorizing the execution by HCHA Bluestem GP, LLC, as General Partner of NLH Bluestem, LP, of an Annexation and Service Agreement with Harris County Municipal Utility District No. 148 for the land on which the Bluestem Apartments are being developed

**Action Item 3:** Resolution of HCHA Redevelopment Authority, Inc. authorizing the execution of exceptions to non-recourse guaranty to obtain the modification and extension of the mortgage loan secured by Baybrook Park Retirement Center

**Action Item 4:** Resolution of HCHA Redevelopment Authority, Inc., sole member of the General Partner of Fenix Estates I, LP, authorizing and ratifying the General Partner's extension of the term of the Property Management Agreement for The Villas at Eastwood

**IV. Adjournment**