



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

Houston, Texas

March 20, 2019

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

I. CALL TO ORDER AND RECORD OF ATTENDANCE

The Board of Commissioners of Harris County Housing Authority (HCHA) met in regular session, open to the public, on the 20th day of March 2019, at Harris County Housing Authority (HCHA), located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. Chairman Womack called the meeting to order at 1:31 p.m. and called the roll of the duly constituted officers and members of the board:

Gerald Womack	Chairman	Present
Roberto Gonzalez	Vice Chairman	Present
Joe Ellis	Commissioner	Absent
Joe Villarreal	Commissioner	Present
Kerry Wright	Commissioner	Absent

Attending for all or portions of the meeting were Horace Allison, Chief Executive Officer of HCHA and Scott Lemond from the County Attorney's Office as general counsel to HCHA. Additional attendees present included the following:

Samson Babalola, Beverly Burroughs, Ana Candelario, Paul Curry, Debra McCray, and Vivian Clark of HCHA; Kim Brode, Lance Gilliam, and Mercedes Sanchez were also in attendance.

II. OPENING PRAYER AND PLEDGE OF ALLEGIANCE

Horace Allison opened the meeting with a prayer, followed by Vice Chairman Roberto Gonzalez, who led the Pledge of Allegiance, and Commissioner Joe Villarreal, who led the Texas Pledge.

III. APPROVAL OF MINUTES FROM FEBRUARY 20, 2019

Commissioner Joe Villarreal moved to approve the minutes from the February 20, 2019 Board meeting, Vice Chairman Roberto Gonzalez seconded, and the motion carried.

IV. PUBLIC COMMENTS

Lance Gilliam provided public comments.

V. CHIEF EXECUTIVE OFFICER'S REPORT

Mr. Allison presented his report on Civic Saturday - Economic Opportunity and Housing, Affordable Housing Innovation Summit, Cypresswood Closing, Harris Health System Meeting, Mueller Development - Austin, Texas, Home Ownership Lender Meeting, Patriots by the Lake - Developer Meeting, Harris County Community Services Department (HCCSD) - Labor Compliance, Kirby SL Interchange, LP - 8933 Interchange, Texas NAHRO - Legislative Meeting, and HCHA Monthly Report.

Mr. Allison informed the Board that staff attended Civic Saturday sponsored by the office of Harris County Judge Lina Hidalgo. The meeting focused on jobs and education, entrepreneurship and small business development, homeownership, and rental housing located in the North Houston area.

Mr. Allison attended the Affordable Housing Innovation Summit hosted by the Dallas Housing Authority. The summit was an opportunity to bring together Texas housing authorities to share and discuss best practices. Topics discussed included but were not limited to the under-utilization of Veterans Affairs Supportive Housing (VASH) vouchers, Vision Centers, revenue generation, third-party property management, repositioning assets, technology, automation, and development of affordable housing.

Mr. Allison announced that the financial closing for the refinancing of Cypresswood Estates occurred on March 6, 2019. He thanked staff members Samson Babalola, Paul Curry, and Marcella Petty. Mr. Allison mentioned that Chairman Womack arranged a meeting with Dr. Ericka Brown at Harris Health System (HHS). Discussions during the meeting centered around developing a partnership with HHS to provide housing assistance to HHS's homeless clientele.

Mr. Allison informed the Board that staff attended the Mueller Development in Austin with HCCSD. Mueller is a mixed-income, mixed-use development that includes health and education facilities, restaurants, retail stores, single family and multi-family housing, commercial office buildings, and more on the site of the old Austin Airport. The Mueller development concept would be a great idea to implement at Patriots by the Lake.

Mr. Allison informed the Board that thirteen (13) lenders were invited to attend the Homeownership Lender meeting to discuss the Dual Payment Program. Mr. Allison updated the Board regarding labor compliance issues and that HCHA staff will continue to work with the HCCSD to provide remedial training to the contractors and sub-contractors working on The Villas of Eastwood. Further, weekly meetings have been instituted to resolve any outstanding labor compliance issues. The lease for 8933

Interchange expires in August 2019. Mr. Allison has provided notice to the Department of Veterans Affairs (VA) and requested confirmation of their intent to lease office space at The Villas of Eastwood. As of today, the staff has not received a response from the VA.

Texas NAHRO representatives met with Texas State Legislators in February to discuss Texas housing authority concerns. Major topics discussed were the elimination of the two-mile rule in regards to proposed Harvey-DR developments, letters of support from State Representatives, resident commissioner eligibility and housing authority's right of first refusal.

Lastly, Mr. Allison reviewed the Monthly Reports. Vice-Chairman Roberto Gonzalez mentioned the need for more affordable housing to be developed in Harris County. Commissioner Gonzalez referenced the ALICE (Asset, Limited Income, Constrained, Employed) report by the United Way. This report outlines the crisis in Harris County and the greater Houston area, in which more than 550,000 homes are asset limited and spend more than 50% of their income on rent. HCHA Board of Commissioners will work to garner political support for more affordable housing in Harris County.

VI. FINANCIAL PRESENTATION

Mr. Curry presented the financial statements for HCHA from January 2019. The consolidated budget reflected revenue being under budget by 3% and expenses being under budget by 2%.

VII. DEPARTMENT PRESENTATION

Debra McCray presented the lease-up rates for the month of January for the Housing Choice Voucher (HCV) program. The HCV program was 100.9%, and the year-to-date was 100.9%, Veterans Affairs Supportive Housing program was 86.5%, and the year-to-date was 86.5%, Jackson Hinds Single Room Occupancy program was 91.7%, and the year-to-date was 91.7%, and Thomas Moderate Rehabilitation program was 85.7%, and the year-to-date was 85.7%. Ms. McCray also informed the Board, to date, 35 families became homeowners under the HCV Homeownership Program. Ms. McCray mentioned that SEMAP reporting is at 100% and is due May 30, 2019. Ms. McCray also informed the Board about a homeowner that will be aging out of the Homeownership Program in 2021, i.e., no longer needing HCV Program mortgage assistance.

Mr. Babalola reviewed the status of properties within the Affordable Housing Division for the month of January. Mr. Babalola informed the Board that all existing properties are currently 97% leased or above. Mr. Babalola noted that Primrose at Heritage Park and Cypresswood Estates properties net incomes were under budget. HCHA Staff is still working with the Texas Department of Housing and Community Affairs (TDHCA) and ITEX on the documentation for finalizing the Westlock cost certification.

Mr. Babalola moved to working developments. The Villas at Eastwood is estimated to be about 82% completed. Mr. Babalola reviewed the construction progress status of each of the three buildings and the project cost summary. Mr. Babalola answered questions from the Board.

Mr. Babalola reviewed the proposed developments. Mr. Babalola informed the Board that staff is working on finalizing a development budget and timeline for METRO's review and that HCHA staff in partnership with Atlantic Pacific Communities, LDG and Brinshore have submitted applications to HCCSD.

VIII. DISCUSSION AND ACTION ITEMS

ACTION ITEM 2:

Resolution authorizing the negotiation and execution of an Agreement for architectural and engineering services

This resolution was tabled.

ACTION ITEM 3:

Resolution approving the Budget for Fiscal Year (FY 2020) ending March 31, 2020

Vice Chairman Roberto Gonzalez moved to approve the resolution, Commissioner Joe Villarreal seconded, and the motion carried. (19-08)

ACTION ITEM 4:

Resolution authorizing the negotiation and execution of an Interlocal Agreement for Workers' Compensation Insurance

Vice Chairman Roberto Gonzalez moved to approve the resolution, Commissioner Joe Villarreal seconded, and the motion carried. (19-09)

ACTION ITEM 5:

Resolution authorizing the Chief Executive Officer to negotiate and execute a Relocation Services Agreement

Commissioner Joe Villarreal moved to approve the resolution, Vice Chairman Roberto Gonzalez seconded, and the motion carried. (19-10)

IX. EXECUTIVE SESSION

The Board went into executive session at 2:26 p.m.

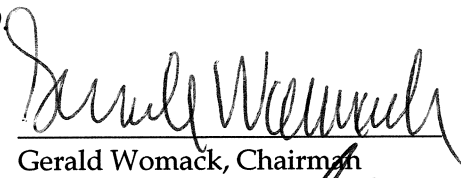
X. RECONVENE

The Board of Commissioners reconvened into public session at 3:09 p.m.

XI. ADJOURNMENT

Commissioner Joe Villarreal moved to adjourn at 3:09 p.m., Vice Chairman Roberto Gonzalez seconded, all were in favor, and the motion carried.

Adopted and approved this 17th day of April 2019


Gerald Womack, Chairman


Horace Allison, Secretary