

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

July 13, 2023

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 **July 19, 2023**, 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. (The Amended Agenda entirely replaces and supersedes the Agenda previously posted.)

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

Dr. Adriana Tamez
Commissioner

Asheley Gilbert
Commissioner

Paul Shanklin
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, July 19, 2023
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 Meetings

Action Item 1: Discuss and possibly act on request to accept and approve the minutes of the June 21, 2023 Board meeting.

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

- a) HCHA activities June 22, 2023 – July 19, 2023 (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 the possible settlement of a dispute with the Prime Subcontractor, Xpert Design and Construction, LLC, over change orders requested for construction of Northwood Apartments (§551.071);

Consult with its attorney regarding possible rights and remedies arising from the failure of the Prime Subcontractor, Atlantic Pacific Community Builders – Texas, LLC, to provide documentation demonstrating compliance with Davis-Bacon and Related Acts wage and Section 3 employment requirements in construction of The Residences at Arbor Oaks; and

Discuss specific personnel matters, including the possible appointment, terms of employment of (including compensation), and duties of Melissa Quijano as HCHA's Executive Director, CEO, and Secretary (§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 Commissioner Joseph Robert Ellis, United States Marine Corps (ret.) for his service to the Harris County Housing Authority
- Action Item 3:** Resolution authorizing the negotiation and execution of a contract with GSMA, Inc., to provide architectural and engineering services for the Bernicia Place affordable housing development
- Action Item 4:** Resolution by the Harris County Housing Authority (the "Authority") authorizing the submission of and ratifying actions in connection with a Low-Income Housing Tax Credit Application for Bernicia Place, and such other actions necessary or convenient to carry out this resolution
- Action Item 5:** Resolution appointing Melissa Quijano to serve as the Executive Director, Secretary, and Chief Executive Officer of Harris County Housing Authority and offering the terms of her employment as Executive Director

XI. Adjournment

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

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

July 13, 2023

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 **July 19, 2023**, 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

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, July 19, 2023

**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 April 19, 2023 Board meeting

Action Item 2: Resolution of HCHA Redevelopment Authority, Inc. (the "Corporation") authorizing the submission of and ratifying actions in connection with a Low Income Housing Tax Credit Application for Bernicia Place, and such other actions necessary or convenient to carry out this resolution

IV. Adjournment