

**SOUTHWEST HOUSING COMPLIANCE  
CORPORATION**



**BOARD OF DIRECTORS  
Regular Meeting**

**Thursday, June 20, 2024  
12:00 PM**

**HACA Central Office, 1124 S. Interstate Highway 35**

To join by Zoom: <https://bit.ly/4c6bdrb> Meeting ID: 881 9277 6670 Passcode:  
197162  
Austin, TX

**PUBLIC NOTICE OF A MEETING  
TAKE NOTICE OF A BOARD OF DIRECTORS  
REGULAR BOARD MEETING  
SOUTHWEST HOUSING COMPLIANCE CORPORATION**

**TO BE HELD AT  
HACA Central Office, 1124 S. Interstate Highway 35  
To join by Zoom: <https://bit.ly/4c6bdrb> Meeting ID: 881 9277 6670 Passcode: 197162  
Austin, TX  
(512.477.4488)  
Thursday, June 20, 2024  
12:00 PM**

**CALL TO ORDER, ROLL CALL**

**CERTIFICATION OF QUORUM**

**Public Communication (Note: There will be a three-minute time limitation)**

**CONSENT AGENDA**

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

**CONSENT ITEMS**

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on March 21, 2024

**ACTION ITEMS**

2. Presentation, Discussion and Possible Action on Resolution No. 00100: Resolution Ratifying the Current List of Officers of Southwest Housing Compliance Corporation

**EXECUTIVE SESSION**

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. 551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- d. 551.087, Texas Gov't Code, discuss certain economic development negotiations.

**OPEN SESSION**

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

## **REPORTS - The Board will receive program updates from the President/CEO and other senior staff.**

### **ADJOURNMENT**

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con una arma o pistola.

"En virtud de 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

\*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

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The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x2104.

**SOUTHWEST HOUSING COMPLIANCE CORPORATION**

**BOARD ACTION REQUEST**

**ITEM NO. 1.**

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**MEETING DATE:** June 20, 2024

**STAFF CONTACT:** Michael Cummings, Vice President

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on March 21, 2024

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

**ACTION**

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on March 21, 2024.

**ATTACHMENTS:**

- ▣ **20240321 SHCC Minutes Summary**

**SOUTHWEST HOUSING COMPLIANCE CORPORATION  
BOARD OF DIRECTORS  
ANNUAL BOARD MEETING**

**MARCH 21, 2024**

**SUMMARY OF MINUTES**

**THE SOUTHWEST HOUSING COMPLIANCE CORPORATION BOARD OF DIRECTORS PUBLIC MEETING NOTICE WAS POSTED FOR 12:00 NOON ON THURSDAY, MARCH 21, 2024, AND WAS HELD AT CHALMERS COURTS EAST, 1700 E. 3<sup>RD</sup> STREET, AUSTIN, TX AND VIRTUALLY**

**CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM**

Dr. Tyra Duncan-Hall, Director, called the Board of Directors Annual Board Meeting of the Southwest Housing Compliance Corporation (SHCC) of Austin, of March 21, 2024, to order at 12:19 p.m. The meeting was held at Chalmers Courts East, 1700 E. 3rd Street, Austin, TX 78704

Roll call certified a quorum was present.

**MEMBERS PRESENT:**

Charles Bailey, Chairperson (via Zoom)  
Carl S. Richie, Jr., Vice-Chairperson  
Edwina Carrington, 2<sup>nd</sup> Vice-Chairperson (via Zoom)  
Dr. Tyra Duncan-Hall, Director  
Mary Apostolou, Director

**MEMBER(S) ABSENT:**

**ALSO IN ATTENDANCE:**

Lauren Aldredge, Cokinos Law Firm

**STAFF PRESENT:**

Ann Gass, Barbara Chen, Jimi Teasdale, Jorge Sanchez, Keith Swenson, Kelly Crawford, Leilani Lim-Villegas, Lisa Garcia, Michael Cummings, Michael Gerber, Nidia Hiroms, Nora Velasco, and Ron Kowal

**PUBLIC COMMUNICATION - (3 minute time limit)**

Public communication was opened during each item on the agenda. No one provided any communication during any of the items.

**CONSENT AGENDA**

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:**

**ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on January 18, 2024**

**Director Duncan-Hall** moved to approve the Board Minutes Summary for the Board Meeting held on January 18, 2024 as presented.

**Director Apostolou** seconded the motion. The motion passed. (5-Ayes and 0-Nays).

**ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 00095: Approval to ratify all actions taken by the Board of Directors during FYE 2024, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Directors as reflected within the approved minutes and resolution**

Upon past advisement of legal counsel, Resolution No. 00095 was drafted to ensure all actions taken by the Board of Directors during FYE 2024 be ratified, thus ensuring resolution of any irregularities during the voting process taken by the Directors. This is an action that is presented for board action on an annual basis.

This Resolution resolves any irregularities in the voting process found in the Board meeting minutes and/or resolutions, and all actions taken during the FYE 2024 by the Board of Directors are fully enforceable.

**Director Duncan-Hall** moved to approve Resolution No. 00095: Approval to ratify all actions taken by the Board of Directors during FYE 2024, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Directors as reflected within the approved minutes and resolution. **Director Apostolou** seconded the motion. The motion passed. (5-Ayes and 0-Nays).

**ACTION ITEMS**

**ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 00096: Election of new Officers for Southwest Housing Compliance Corporation**

With the current officer terms expiring at the end of April 2024, and new terms beginning May 1, 2024, it is necessary for the Board to elect officers for the Southwest Housing Compliance Corporation. Board of Directors. Resolution No. 00096 approves the following board officers: Chairperson-Charles Bailey; Vice-Chairperson-Carl S. Richie, Jr.; 2nd Vice-Chairperson-Edwina Carrington.

**Director Apostolou** moved to Approve Resolution No. 00096: Election of new Officers for Southwest Housing Compliance Corporation. The officers for the Southwest Housing Compliance Corporation are Chairperson-Charles Bailey; Vice-Chairperson-Carl S. Richie, Jr.; 2nd Vice-Chairperson-Edwina Carrington. **Director Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

**Director Duncan-Hall** moved to adjourn the meeting. **Director Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The meeting adjourned at 2:38 p.m.

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**Chairperson**

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**Michael G. Gerber, Secretary**

# SOUTHWEST HOUSING COMPLIANCE CORPORATION

## BOARD ACTION REQUEST

### RESOLUTION NO. 00100

#### ITEM NO. 2.

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**MEETING DATE:** June 20, 2024

**STAFF CONTACT:** Ron Kowal, Vice President of Housing Development/Asset Mgmt

**ITEM TITLE:** Presentation, Discussion and Possible Action on Resolution No. 00100: Resolution Ratifying the Current List of Officers of Southwest Housing Compliance Corporation

**BUDGETED ITEM:** N/A

**TOTAL COST:** N/A

#### ACTION

The Board is being asked to approve Resolution No. 00100 Ratifying the current list of officers of Southwest Housing Compliance Corporation

#### SUMMARY

***Background:***

On October 17, 1995, Southwest Housing Compliance Corporation filed Articles of Incorporation with the Secretary of the State of Texas.

***Process:***

Southwest Housing Compliance Corporation desires to ratify the officers serving and authorized to act on the Corporation's behalf. The ratification will allow these officers to sign any and all documents on behalf of the Corporation.

***Staff Recommendation:***

Staff recommends approval of Resolution No. 00100.

**RESOLUTION NO. 00100**

**Resolution Ratifying the Current List of Officers of Southwest Housing  
Compliance Corporation**

**WHEREAS**, the Board of Commissioners of the Housing Authority of the City of Austin (the "**Unit**") sponsored the creation of Southwest Housing Compliance Corporation, a Texas nonprofit corporation (the "**Corporation**");

**WHEREAS**, on October 17, 1995, the Corporation's Articles of Incorporation were filed with the Secretary of State of the State of Texas;

**WHEREAS**, the Corporation desires to ratify the officers serving and authorized to act on the Corporation's behalf;

**WHEREAS**, the following named individuals (each, an "**Officer**") have been duly appointed and are now fulfilling the offices set forth after their names, with all the powers attached thereto:

<b><u>Name</u></b>	<b><u>Title</u></b>
Sylvia Blanco	Vice-President and Secretary
Michael Gerber	President
Biliang (Barbara) Chen	Treasurer

**THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTHWEST HOUSING COMPLIANCE CORPORATION THAT:**

Section 1. The listing of Officers set forth in this resolution is hereby approved, ratified and confirmed as the individuals serving in the capacities set forth above and authorized to act pursuant to the offices as set forth in the Corporation's bylaws.

Section 2. Notwithstanding any other provision of this Resolution, the Officers of the Issuer are each hereby authorized to make or approve such revisions to this Resolution, in the opinion of Coats Rose, P.C., as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution; and approval of such changes by the Corporation shall be indicated by such Officers' execution of the documents.

**PASSED, APPROVED AND ACCEPTED** this 20th day of June, 2024.

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CHAIRMAN

ATTEST:

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SECRETARY