

Public Notice of Regular Board Meeting

**A regular meeting of the Board of Commissioners of
Housing Opportunity Management Enterprises (“HOME”)**

**(a Texas municipal housing authority
Formerly known as the Housing Authority of the City of El Paso)
will be held at the Blue Flame Building
304 Texas, 17th Floor, El Paso, Texas 79901
on Wednesday, January 17th, 2024
Commencing at 5:00 p.m. Mountain Time**

**Also holding public meetings simultaneously with HOME, at the same time and location,
and as designed in the agenda below,
will be the following Texas nonprofit public facility corporations:**

**EP RAD-3 PFC
Affordable Housing Ventures (AHV)
Affordable Housing Enterprises (AHE)**

The meeting of the Board of Commissioners of HOME (the “Board”) and the other public facility corporations listed above will be held as a “hybrid” meeting under the Texas Open Meetings Act, meaning it will be held both in person on the 17th Floor of the Blue Flame Building, but with members of the Board, HOME staff, and/or the public able to attend by video conference. A quorum of the Board and certain executive staff of HOME will attend the meeting in person. Other members of the Board and/or staff may attend remotely by video conference.

Videoconference and Telephone Attendance: Members of the public are encouraged and welcome to attend the joint board meetings by videoconference or telephone. To listen to the meeting on a telephone, call +1 (650) 479-3208 phone conference ID: 25958205854 in order to speak during public comment. To participate in (watch, hear, and speak) the meeting on video, and/or to sign up to speak on items on this agenda before the start of this meeting use the following link: http://www.ephome.org/business/public_notices/index.php.

Attendance in Person at the Blue Flame Building: Members of the public may also attend the meeting in person. If so, members of the public will be asked to observe any social distancing, mask/face covering precautions, or other health and safety precautions recommended or required at the time of the meeting. If a member of the public is feeling ill, has a fever, or other active symptoms of Covid-19, had a positive Covid-19 test within the past week, or if a member of the public has been exposed to a person with Covid-19 within the past week, he/she is respectfully asked and encouraged to attend the meeting by videoconference (see instructions above).

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Housing Opportunity Management Enterprises (HOME)
EP RAD-3 PFC
Affordable Housing Ventures (AHV)
Affordable Housing Enterprises (AHE)
January 17th, 2024

Meeting Agenda

A. Preliminary Items

1. Call to order. (*Start of meeting for HOME and all affiliates with a posted agenda*)
2. Establishment of a quorum. (*For HOME and all affiliates with a posted agenda*)
3. Resident Association Presidents to be heard.
4. Public comment. (*Citizens to be heard*)
5. Approval of minutes of a regular meeting of HOME that took place on Wednesday, December 13th, 2023.

B. Consent Agenda

Matters posted under the consent agenda will be considered by the Board of Commissioners as a routine matter and will be enacted by one single motion unless a separate discussion is requested by a member of the Board of Commissioners. When the consent agenda vote has been taken, if an item has not been called out for separate discussion, the item will be approved along with any and all other consent agenda items approved at the same time. The Board may reconsider any item at any time during the meeting. The wording of all agenda items shall appear in the minutes of the meeting as posted, unless otherwise revised by this or other motions made and approved during the meeting, without the necessity of staff reading the wording by each item into the record.

6. **HOME consent agenda:** Purchasing and construction contract and purchase order awards:

a. Request that the Contracting Officer be authorized to issue a new contract under the rotational list for A/E Services for Mechanical, Electrical, Civil, Geotechnical, Structural, and Land Surveying services **RFQ # TS 23-Q-0004**, to provide boundary and Improvement surveys for scattered sites. These services were procured through the Request for Qualifications (RFQ) process. The recommendation is as follows:

Department:	Development	\$ 240,300
Award to:	SLI Engineering, Inc.	
Funding Source:	Development	
Contract Term:	90 workdays	

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b. Request that the Contracting Officer be authorized to **renew** the contract for Temporary Employment Services RFP # HR 21-C-0025. This is the 2nd contract renewal. The contract duration is 12 months. This contract was procured through the Request for Proposal (RFP) process. The recommendation is as follows:

Department:	Executive	\$400,000 Combined
Contract #	HR 21-C-0025	
Award to:	22nd Century Infojini Integrated Human Capital RedCap Staffing Express Employment Professionals	
Funding Source:	HR/HCV Section 8	
Procurement Type:	Request for Proposal	
Contract Term:	12 months	

c. Request that the Contracting Officer be authorized to utilize the Region 19 Contract for Temporary Employment Services # **ESC 22-7428**. This contract was procured by Region 19 through the Request for Proposal (RFP) process. The recommendation is as follows:

Department:	Human Resources	\$400,000 Combined
Contract#:	22-7428	
Award to:	Delta-T Group, Inc. GarCom, Inc. (HUB) HG Arias & Associates, LP (HUB) itsQuest, Inc. PESG of Texas, LLC RMP Temps Incorporated (HUB) Temporary Alternatives, Inc. dba dmDickason Personnel Services (HUB) The Burnett Companies Consolidated, Inc. dba Burnett Specialists TruTemps, Inc.	
Funding Source:	Operations/HCV	
Procurement Type:	Request for Proposal	
Contract Term:	12 months	

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d. Request that the Contracting Officer be authorized to issue modification # 0003 AIA-B108 contract for additional architectural services contract # **TS 21-C-0003**, to provide a new drawing for permit and reconstruction. These services were procured through the Request for Qualifications (RFQ) process. The recommendation is as follows:

Department:	Design & Construction	\$ 45,000
Award to:	Dyke Nelson Architecture	
Funding Source:	Development projects	
Contract Term:	Until project completion	

C. **Regular Agenda: General Action Items**

7. Development/Construction update.

8. Cielo Tower

Discussion and action regarding **HOME** Resolution #**180** and **AHE** Resolution #**098** approving modification #012 of the construction agreement in connection with Cielo Tower Apartments to increase the contract total amount for \$403,262.70, which includes PCO 17(Alternate Electrical Items), PCO 22(Unit 2A Light and RM 126), PCO 23(Exhaust Fan), PCO 31(Lighting and Mural Package), PCO 35(Relocation of ADA Shower Drains) and PCO 36(Sewer Line Replacement).

9. South Mesa Hills I

a. **EP RAD-3 PFC:** Discussion and action on EP RAD-3 PFC Resolution # **052** approving the formation and organization of EPR3 South Mesa Hills I GP, LLC and its participation as general partner in a newly formed limited partnership, EP South Mesa Hills I, LP.

b. **Affordable Housing Ventures:** Discussion and action on AHV Resolution # **013** approving the formation and organization of EP South Mesa Hills I, LP.

10. Discussion and action approving **HOME** Resolution #**181** a memorandum of understanding between HOME and RespondAI for the development of customer service software and technologies.

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D. HOME Reports

11. Presentation to the Board on and Discussion of Industry Trends and Projections for the Multifamily Residential Housing Market in Texas in 2024 and Beyond.

E. Executive (Closed) Session

12. Executive Session.

The Board of Commissioners may go into executive session, or a closed private session, to take up any items on or related to this agenda that may be appropriately taken up in executive session pursuant to the Texas Open Meetings Act, Texas Government Code 551.071 to .076, for such matters as consultation with an attorney on a matter covered by attorney-client privilege, to confer regarding threatened or pending litigation, or to confer regarding real estate, personnel, and/or security matters that may be discussed in a closed session. No action and no votes will be taken in any executive session.

Section 551.071	Consultation with attorney
Section 551.072	Deliberations about real property
Section 551.073	Deliberations about gifts and donations
Section 551.074	Personnel matters
Section 551.076	Deliberations about security devices

Anticipated executive session item(s):

- (a) Discussion and update by legal counsel on pending litigation matters. (Section 551.071).
- (b) Discussions about potential lease, sale, or exchange of real estate. (Section 551.072).

F. Conclusion of Meeting

13. Adjournment.

Posting Statement

This notice has been posted at the central offices of the HOME, AHE, EP RAD-2 PFC, EP Home, EP Cimarron Ventanas, and PHRC at 304 Texas Ave. El Paso, Texas and notice has been

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provided to City of El Paso and the El Paso County Clerk more than 72 hours in advance of the above meeting, as required by chapter 551 of the Texas Government Code.

ACCESSIBILITY

Accessibility Notice

Upon request the governmental body holding the meeting will provide auxiliary aids and services such as interpreters for the hearing impaired, readers, and large print or braille documents. Those requesting auxiliary aids or services may notify Sergio Vasquez, Equal Opportunity Coordinator, at (915) 849-3820, or at least 48 hours prior to the meeting.

Simultaneous English/Spanish translation is provided at all regular meetings of the Board of Commissioners of HOME and its affiliated governmental entities.

HANDGUNS AND WEAPONS PROHIBITED

Concealed and Open Carry Handgun/Weapons Notice

Members of the public are not permitted to enter the meeting with a handgun or other dangerous weapon. Licensed or unlicensed carrying of a handgun or other dangerous weapon is PROHIBITED at this meeting.

Pursuant to § 30.06 of the Texas Penal Code, (trespass by holder license holder 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 license holder 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.