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IN MY OFFICE

2025 DEC 10 AM 9:47

DELIA BRIONES
COUNTY CLERK
EL PASO COUNTY, TEXAS

PUBLIC NOTICE OF REGULAR BOARD MEETING Agenda

December 15, 2025 4:30pm - 6:30pm MST

Also holding public meeting simultaneously with EPCHA, at the same time and location, as designed in the agenda below:

El Paso County Real Estate Development, LLC (EPCRED), Improving Quality of Life (IQOL)

The meeting of the Board of Commissioners of EPCHA and the other EPCHA subsidiaries will be held as a "hybrid" meeting under the Texas Open Meetings Act, meaning that one or more board members may participate via video conference (using Zoom), a quorum of the Board will be physically present at the meeting location to comply with the Texas Open Meetings Act. Any remote participation will be visible and audible to those attending the open meeting.

During this meeting the Board of Commissioners of the El Paso County Housing Authority will enter into a closed session to discuss matters listed below. This closed session is authorized by the Texas Open Meetings Act (Texas Government Code, Chapter 551.)

1. Call to Order

4:30pm

2. Establishment of Quorum

3. Open Forum

Limited to 3 minutes per person

4. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

a. Approval of minutes of the Regular Board Meeting held on Monday, October 27, 2025.

5. Regular Agenda

a. Reports

i. IQOL

- Family Self-Sufficiency Report

ii. **EPCHA/EPCRED**

- Housing Programs Report

iii. **Finance/Accounting Department Report**

- Finance Dashboard

b. **Items Considered for Action**

i. **EPCHA/EPCRED**

1. Discussion and possible action regarding Security Plan.

ii. **EPCHA/EPCRED**

1. Discussion and possible action regarding release of Request for Proposal for the HVAC units (purchase and installation) at the Sanchez Complex.

iii. **EPCHA**

1. Discussion and possible action regarding Consultant for Due Diligence Review.

c. **EPCHA**

1. Resolution of the Board of Commissioners to approve the updated Housing Choice Voucher (HCV) Admin Plan. **RESOLUTION #416**

- Public Comment

d. **EPCHA**

1. Resolution of the Board of Commissioners to approve the SEMAP Certification. **RESOLUTION #417**

e. **EPCHA**

1. Resolution of the Board of Commissioners to approve new Payments Standards for the Housing Choice Voucher program. **RESOLUTION #418**

f. **EPCHA**

1. Resolution of the Board of Commissioners to authorize the Executive Director the submittal of a credit card application through WestStar Bank. **RESOLUTION #419**

g. **EPCHA**

1. Resolution of the Board of Commissioners to approve the updated and revised Employee Handbook. **RESOLUTION #420**

6. Executive (Closed) Session

The Board of Commissioners may go into an 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

- a. Discussions regarding housing needs, market opportunities in relation to potential acquisitions and/or development of affordable multifamily housing.**

(Section 551.072)

- b. Discussion regarding Interim Executive Director Employment Contract.**

(Section 551.074)

- c. Discussion regarding new Executive Director job posting.**

(Section 551.074)

7. Return to Open Session

- a. Discussion and possible action regarding housing needs, market opportunities in relation to potential acquisitions and/or development of affordable multifamily housing.**
- b. Discussion and possible action regarding Interim Executive Director Employment Contract.**
- c. Discussion and possible action regarding new Executive Director job posting.**

8. Comments, Announcements, and Other Business

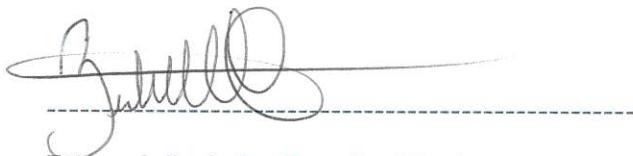
- a. Next Meeting Date**

i. Monday, 26, 2026 at 4:30 pm

9. Adjournment

Dated on this 10th of December 2025

I, the undersigned certify that this notice has been duly and properly posted three (3) business days preceding the regular board meeting.

A handwritten signature in black ink, appearing to read "Zulema Avila", is written over a solid horizontal line. Below this line is a dashed horizontal line, and the signature is positioned above it.

Zulema Avila, Acting Executive Director

END
6:30pm