

CORPUS CHRISTI HOUSING AUTHORITY

HOUSING TO HOME!



PUBLIC NOTICE OF REGULAR MEETING

**An Regular Meeting of the Board of Commissioners of
Corpus Christi Housing Authority**

will be held at

Corpus Christi Housing Authority Boardroom

3701 Ayers Street

Corpus Christi, TX, 78415

TUESDAY, JUNE 2, 2026

11:30 AM



CORPUS CHRISTI HOUSING AUTHORITY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
CCHA BOARDROOM - 3701 AYERS STREET, CORPUS CHRISTI, TEXAS, 78415

June 2, 2026

11:30 a.m.

AGENDA

CALL TO ORDER

Roll Call/Confirmation of Quorum

PUBLIC COMMENTS (Note: There will be a three-minute time limitation)

EXECUTIVE SESSION

1) Legal Matters (Texas Government Code Ann. Section 551.071)

a) Discuss claims, updated status, and legal issues related to the pending lawsuit, styled *Nueces County v Corpus Christi Housing Authority*, with legal counsel as permitted under 551.071, Tex. Gov't Code.

2) Deliberations about Real Property (Texas Government Code Ann. Section 551.072)

a) Discuss potential BBG redevelopment projects with general counsel, as permitted under Texas Government Code Ann. Section 551.072.

MINUTES

Annual Meeting of April 30, 2026

CONSENT AGENDA:

Write Offs for Tax Credit & BBG Properties – April 2026

NEW BUSINESS

No. 26-16: Consider and potentially take action authorizing a three (3) year indefinite contract through Cooperative purchasing for ongoing purchase of maintenance and repair materials, not to exceed \$3,000,000.00

No. 26-17 Consider and potentially take action authorizing Corpus Christi Housing Authority to enter into an agreement with RespondAI, LLC for an AI-enabled Advanced Interactive Voice Response System

No. 26-18 Consider and possibly take action accepting the Fiscal Year 2024-2025 Audit for the Corpus Christi Housing Authority and Coastal Housing Partners

No. 26-19 Consider and potentially take action on Board of Commissioners Recognition for the Former Chair, Cathy Mehne

REPORTS/COMMENTS

- Financial Report
- Chief Executive Officer Report
 1. Esperanza de Tejas Ribbon Cutting Ceremony
 2. City – Tenant Based Rental Assistance Rollout
 3. Hampton Port Apartment Fire Incident
 4. Tour of El Paso Housing Authority and Housing Authority of the City of Austin
 5. Board Member Photos
 6. Four-and-One-Half-Day Workweek Pilot Program

BOARD COMMENTS

- Future Agenda Items
- Board of Commissioners Strategic Planning Workshop

UPCOMING MEETINGS

TBD – BOC Meeting

ADJOURNMENT

**A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY
APPROVAL OF THREE (3) YEAR INDEFINITE-QUANTITY CONTRACT THROUGH COOPERATIVE
PURCHASING FOR ONGOING PURCHASE OF MAINTENANCE AND REPAIR MATERIALS,
NOT TO EXCEED \$3,000,000.00**

BE IT RESOLVED by the Board of Commissioners of the Corpus Christi Housing Authority that Approval to award a three (3) year contract with the following firms.

- a) Ferguson Enterprises Inc.
- b) Grainger Inc.
- c) HD Supply Facilities Maintenance LTD
- d) Home Depot U.S.A. Inc.
- e) Johnstone Supply
- f) Lowe's
- g) PPG Paints
- h) Sherwin-Willimas Co.

The total spent between all vendors shall be a not-to-exceed amount of \$3,000,000.00. The contract with the following companies for maintenance and repair materials, is hereby approved effective June 2, 2026.

The Board of Commissioners authorizes and directs the Chief Executive Officer to take the actions required to implement this Resolution, and to do such acts and /or execute such documents as necessary commensurate with instructions and authorizations of this Resolution, and pursuant to all local, state, and federal laws.

Greg Smith, Chair
CCHA Board of Commissioners

Rhen C. Bass, President and CEO
Corpus Christi Housing Authority

Valerie Hernandez, Secretary
Corpus Christi Housing Authority

A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY

**AUTHORIZING THE CORPUS CHRISTI HOUSING AUTHORITY
TO ENTER INTO AN AGREEMENT WITH RESPONDAI, LLC FOR AN AI-ENABLED ADVANCED
INTERACTIVE VOICE RESPONSE SYSTEM**

WHEREAS, the Corpus Christi Housing Authority (“CCHA”), together with affiliated operational entities including Coastal Housing Partners (“CHP”) and Bluebonnet Gardens (“BBG”), has identified a need to improve resident communication, reduce call congestion, support after-hours response, and modernize resident-facing phone services;

WHEREAS, CCHA issued Request for Proposals No. 26014 for a resident-responsive AI-enabled Advanced Interactive Voice Response (“IVR”) System to support call routing, resident inquiries, maintenance communication, reporting, tracking, and integration with existing operating systems;

WHEREAS, the Agreement with RespondAI, LLC for an AI-Enabled Advanced Interactive Voice Response (IVR) System will be for an initial one-year term with an option to renew to be determined based on performance and available funding and, the initial one-year FY 25-26 budgeted contract amount shall not exceed \$106,000, with costs to be allocated from HCV and CHP funding sources based on call volume and operational use.

NOW, THEREFORE, BE IT RESOLVED, that enhancing service to residents requires new approaches to uphold and exceed the Authority’s standards, including implementation of an Interactive Voice Response Platform; and be it further that the platform will benefit residents, improve response times, and provide valuable feedback on resident satisfaction; and be it further

RESOLVED, the Board of Commissioners authorizes and directs the Chief Executive Officer to take the actions required to implement this Resolution, and to do such acts and /or execute such documents as necessary commensurate with instructions and authorizations of this Resolution, and pursuant to all local, state, and federal laws.

Greg Smith, Chairman
CCHA Board of Commissioners

Rhen C. Bass, President and CEO
Corpus Christi Housing Authority

Valerie Hernandez, Secretary
Corpus Christi Housing Authority

**A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY
APPROVAL OF THE 2024 CORPUS CHRISTI HOUSING AUTHORITY AUDIT
FOR THE FISCAL YEAR ENDED 9/30/2025**

BE IT RESOLVED by the Board of Commissioners of the Corpus Christi Housing Authority that approval of the Financial Audit for the Corpus Christi Housing Authority and Coastal Housing Partners for the fiscal year ended 9/30/2025 is hereby accepted effective June 2, 2025.

The Board of Commissioners authorizes and directs the Chief Executive Officer to take the actions required to implement this Resolution, and to do such acts and /or execute such documents as necessary commensurate with instructions and authorizations of this Resolution, and pursuant to all local, state, and federal laws.

Greg Smith, Chair
CCHA Board of Commissioners

Rhen C. Bass, President and CEO
Corpus Christi Housing Authority

Valerie Hernandez, Secretary
Corpus Christi Housing Authority

**A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY
BOARD OF COMMISSIONERS RECOGNITION FOR
FOR FORMER BOARD CHAIR CATHY MEHNE**

WHEREAS, Cathy Mehne faithfully served as a member of the Board of Commissioners of the Corpus Christi Housing Authority and Coastal Housing Partners, from August 11, 2016 through March 24, 2026, and,

WHEREAS, she served as Chair of the organization from 2018, providing leadership, thoughtful oversight, and a deep commitment to the mission of expanding safe, stable, and affordable housing opportunities for Corpus Christi; and,

WHEREAS, her service occurred during a period of meaningful transition and progress for CCHA|CHP, including the continued strengthening of the Housing Choice Voucher Program, and converting our Bluebonnet Gardens properties under HUD's Rental Assistance Demonstration program, and,

WHEREAS, under her watch, she supported investments that directly touched the daily lives of residents, including major property investments: HVAC improvements at La Armadas, upgrades at Seabreeze, and improving the quality of CCHA and CHP housing communities; and,

WHEREAS, Cathy Mehne's leadership also helped guide broader organizational priorities, including support for Thanksgiving Homes and early steps toward a long-range redevelopment and revitalization vision for CCHA and CHP properties; and,

WHEREAS, Cathy Mehne's public service reflects the best in local leadership, including a willingness to serve, to listen, to make difficult decisions, and to keep the needs of Corpus Christi residents at the center of the work; and,

WHEREAS, the Board of Commissioners recognizes that the lasting impact made during her service supports our residents and our staff.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the CCHA and CHP hereby joins the residents, staff, community partners, and citizens of Corpus Christi in expressing sincere appreciation to Cathy Mehne for her dedicated service, leadership, and lasting contributions to the mission of affordable housing in our community.

Passed and adopted this 2nd day of June, 2026.

Greg Smith, Chair
CCHA Board of Commissioners

Rhen C. Bass, President and CEO
Corpus Christi Housing Authority

Valerie Hernandez, Secretary
Corpus Christi Housing Authority