

MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

Tuesday, February 23, 2021

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, February 23, 2021, via telephone conference pursuant to the March 16, 2020 Notice issued by the Office of the Texas Attorney General and in accordance with the applicable portions of the Texas Open Meetings Act. The U.S. toll-free number was 1-888-475-4499, the local number was 1-346-248-7799 and the meeting identification number was 852 8906 6076.

Chair Snowden began by stating, welcome to the Houston Housing Authority Board of Commissioners meeting rescheduled for today, Tuesday, February 23, 2021 at 3:00 p.m. due to the weather-related issues we had last week. I hope that everyone is getting back on their feet if you encountered any problems or issues but we would like to welcome you today to our Board of Commissioners meeting. We are glad that we are able to take care of some of the business for the constituents that we serve.

Chair Snowden called the meeting to order at 3:01 p.m. Secretary Thiele called the roll and declared a quorum present. Chair Snowden offered the use of an interpreter, who has been instructed to be on teleconference as well and will be available to Spanish speakers who may need assistance for public comments only. Olga Infante was asked to introduce herself in Spanish and let the attendees know of her service.

Present: LaRence Snowden, Chair
 Kristy Kirkendoll, Vice Chair
 Kris Thomas, Commissioner
 Andrea Hilliard Cooksey, Commissioner
 Stephanie A.G. Ballard, Commissioner
 Dr. Max A. Miller, Jr., Commissioner
 Mark Thiele, Secretary

Absent: Guillermo “Will” Hernandez, Commissioner

Chair Snowden continued, before we go further, I did open with, just talking about the delay of the meeting to this week but I really want to highlight that and for those individuals that may have been impacted or were impacted by the storm and the electrical outages and water outages and all of the problems that we have encountered in the City of Houston and throughout Harris County. I want to let you know that we are praying for you and I am sure that Mr. Thiele is going to have some information and to talk briefly about maybe some of the impact on some of our properties at work that has been done.

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the January 26, 2021, Board of Commissioners Meeting minutes. He asked for a motion to adopt the January 26, 2021 meeting minutes.

Commissioner Miller moved to adopt the January 26, 2021, Board of Commissioners meeting minutes. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to the January 26, 2021 Board of Commissioners Meeting minutes. Having none, the minutes are adopted.

Chair Snowden stated we will now move to the Interim President's report.

INTERIM PRESIDENT'S REPORT

Secretary Thiele stated, I would first like to start by echoing your concern for all that can hear our voices today. I hope you are doing OK. We are a resilient bunch in Houston and in Texas but we are certainly being tried recently and last week was extremely trying. As with much of Texas, our residents and staff face the consequences of a massive power grid failure, of widespread power and water issues meaning that all of our properties in central office were affected.

HHA staff and residents remained pro-active throughout the weather event. We had staff and PMC's providing targeted support to the developments where able, particularly Monday through Thursday relative to senior developments, Lyerly, Bellerive, Telephone Road. As I mentioned of course, all of our properties were affected and those were no different. In those cases, we were fortunate to have permanent generators on those sites. Staff and PMC's, with the help of the office emergency management, were regularly directing diesel to fuel those generators and we were able to adjust and bring up power where that was none on those properties. I appreciate the work of Housing Community Development OEM for their support relative to that.

By Thursday of course, we were working on water and food distribution in conjunction with the city and the Mayor's efforts and council members supported our water distribution as did State Senator Miles and Congresswoman Jackson-Lee so we have had water distributed at a number of the sites. Also, on Thursday, we conducted a door-to-door wellness check for seniors and found no seniors to be missing or in need of immediate assistance so I want to appreciate public housing operations and our PMC's for getting right on that. Obviously, we were concerned about folks and the challenges that they were facing.

As of today, the power has been fully restored and water is available at all properties although we have some water issues because of much of Houston and Harris County is suffering which is a cracked or leaking pipe system-wide. As of this moment within our public housing developments, we transferred three families but we do keep an eye on what the needs are so that we can address them quickly and we are rapidly working to address all of the pipe issues where they exist. It is a challenging moment for the city, county and state and we will get through this as Houstonians do with resilience and by helping each other.

In terms of COVID-19, as a state up over 2.6 million cases and 42,400 folks have passed. Here in Harris County and Houston, 343,000 confirmed cases and deaths just under a 5,000 so now is not the time to let down your guard. I have been saying regularly about what everyone knows about testing, masking, social distance and washing your hands and now as it becomes more and more available, please seek out vaccination. The week before the weather event had a mass testing event just in 93 folks at Lyerly and we had our first mass vaccination event supported by Houston Health Department area agency on aging. I want to thank Stephen Williams, the Director for his personal involvement, and Deborah Moore, and Chairman Snowden for getting involved but we had 69 folks vaccinated in the event. We look forward to doing more of those and more are occurring as I speak. Going into the weather event, we were assisting folks again, thanks to see Senator Miles and our chairman and getting tested at TSU, primarily folks from Cuney but others as we could get the word out. That is ongoing and has been ongoing since TSU we started that so we appreciate TSU and St. Luke's in their efforts to maximize our health in the work that we are doing.

I would also just like to direct everyone's attention to a mass vaccination event co-sponsored by Houston Health Department and Harris County Public Health in a FEMA supported effort at NRG park which will be, my

understanding is 21 straight days, 6,000 people per day 126,000 folks getting first doses before transitioning to 2nd doses immediately to follow those first three weeks. If you are not on the wait list with the Houston Health Department or Harris County Public Health, I highly encourage you to do so if you can hear me, as they work to support our health as well so please do not hesitate.

Finally, just an update, we will continue to monitor the progress of the Biden-Harris \$1.9 trillion relief plan. We may see that finalized before we meet again in March and that is certainly my hope.

Secretary Thiele stated that this concludes his Interim President's Report respectfully submitted.

Chair Snowden thanked Secretary Thiele. He continued by saying, just a couple of follow-ups from the Chairman on behalf of the Board, I would like to thank PHO and especially Gilda Jackson, who has been doing a yeoman's job! Senator Miles got involved with, not just testing, but the vaccines that Texas Southern University in partnership with St. Luke's Baylor, are doing on the campus and she has done an amazing job of coordinating with Cuney as well as others. Senator Miles was determined to increase the number of vaccines in communities of color. Communities of need most deserving of and needing more attention and that was brought to light and just wanted to say kudos to her as ongoing continuing and she is working, as well as others with the PHO staff. Folks at Cuney also with the property management team, George Griffith, and the rest of George's team, working on that so I just wanted to say that publicly to you all.

Also, I think there are some PSA's that are running, trying to encourage our people to get vaccinated and I think everyone knows of the hurdles we face primarily within, I would say, just the African American community but probably other minority communities on vaccinations but we need to educate as many as possible and just give them the right information so that they are able to make decisions on vaccinations themselves. I would also like to say the folks at NAHRO reached out to me after the storm and our situation last week and were very encouraging as to what assistance, if they could help us, they wanted to provide to us. I wanted to make sure that went on record as well.

Chair Snowden stated we will now move forward to public comments.

PUBLIC COMMENTS

Chair Snowden stated if an individual would like to make public comments at this time to press *9 to raise your hand for your question or comment. Speakers will be allowed three (3) minutes for public comments. Speakers will only be allowed to speak once. I will inform you when your three minutes have expired. The Board will generally not provide responses to the comments or answer any questions. However, HHA residents making comments are encouraged to clearly state their name and the property where you reside. We will have someone from the property management team or from our staff, to reach out to you directly regarding any issue or concern you may have.

Chair Snowden stated, before we get started, some may have heard me say October 26, 2021 for the minutes. If I did, it was by mistake and it should have been January 26, 2021 so I am going to make that correction.

We will now open up the lines for public comments.

Alexandra Smither is a resident of Montrose and is against Resolution No. 3244 and Resolution No. 3245.

George Barrow is a resident of Woodland Heights and is against Resolution No. 3244 and Resolution No. 3245.

Harrison Humphries is against Resolution No. 3244 and Resolution 3245.

Nakia Sims is a resident of Historic Oaks of Allen Parkway Village and is calling to speak up against environmental injustice and concerns about her unit.

Chloe Cook is a resident of Montrose and is against Resolution No. 3244 and Resolution No. 3245.

Christina (last name unknown) lives in zip code 77008 and is against Resolution No. 3244 and Resolution No. 3245.

Karina Barbosa is a resident of Houston and is against Resolution No. 3244 and Resolution No. 3245.

Molly Cook is a resident of Montrose and is against Resolution No. 3244 and Resolution No. 3245.

Katie Webber is a resident of Houston and is against Resolution No. 3244 and Resolution No. 3245.

Wayne Dolcefino Expressed various concerns regarding the resolution/proposal and compliance with open meetings laws.

Mary Schultz is a resident of Houston Heights and is against Resolution No. 3244 and Resolution No. 3245.

Kendra London is a resident of Fifth Ward and is against Resolution No. 3244 and Resolution No. 3245.

Chair Snowden stated, thank you callers for your interest and your advocacy for our residents as well as the work that we do and we appreciate the concern that is being shown especially for the individuals that we serve.

We will now move forth to the Jensen Public Hearing.

JENSEN PUBLIC HEARING

Chair Snowden stated the Jensen Public Hearing is now open for comments. If there is an individual of the public who wishes to comment on the Jensen proposal, press *9 to raise your hand for any questions or comments.

Chair Snowden stated Jensen is our proposed PFC deal that will be located at the Southwest corner of Jensen Drive and Clinton Drive. The deal was previously approved in April 2020 as a two-phased multi-family development, Jensen North and Jensen South. It has since been condensed to a single-phase multi-family housing development. This hearing is with respect to the approval of the combined phasing into a single-phase of at least 435 units. The PFC will own the land and lease it to the project owner under the long-term ground lease. No less than 51% of the units intended for rental to persons of low and moderate income as we previously discussed. It will also include 85 Section 8 project-based vouchers units. So, the funding will go forth as HHA contributed to the project sourced from the TXDOT funding that we received from the sale of Clayton Homes.

Chair Snowden stated we will now open up to see if there are additional comments to be made during this public hearing.

Chair Snowden stated we have a hand raised.

JENSEN PUBLIC HEARING COMMENTS

Susan Graham is a resident of Houston 77009 zip code and is against Resolution No. 3244 and Resolution No. 3245.

Sabrina Perez is a resident of the Jensen area and is against Resolution No. 3244 and Resolution No. 3245.

Claire Hopper is a resident of Houston 77009 zip code and is against Resolution No. 3244 or Resolution No. 3245.

Asanaya Sims, daughter of Nakia Sims. Very little was heard. Chair Snowden asked if she was still on the phone and that we were unable to hear her. She replied by saying thank you for your time, that's all.

Chair Snowden stated, we do thank everyone for their comments and their concerns for the work that we are doing here at the Houston Housing Authority. I just want to make sure I am on the record stating that, not to respond directly to anyone but, to just say that we appreciate all of the concerns that you may be making on behalf of the residents and the individuals that we serve within the community. I do ask that all take note and become educated even more so about public housing, affordable housing and the much-needed work that is needed within the City of Houston. Also, to say that the residents that we serve, we serve diligently and we do all that as a priority. We make sure that our residents are our priority so comments and notes that you have provided us will be taken and we will continue to do the work of providing safe, affordable, clean, respectful housing for these individuals.

Chair Snowden stated we will now move to New Business.

NEW BUSINESS

Resolution No. 3241 – Consideration to authorize the Interim President & CEO or designee to award Project-Based Vouchers to Brinshore Development, LLC (Manson Place)

Secretary Thiele stated Resolution No. 3241 is being presented by Robin Walls, Vice President of Housing Choice Voucher Program.

Robin walls stated, Resolution No. 3241 this resolution indicates that the Houston Housing Authority Board of Commissioners authorizes the Interim President & CEO or designee to negotiate, execute and make necessary changes and corrections to conditionally award sixty-six (66) Project-Based Vouchers to Brinshore Development, LLC (Manson Place) at the southwest corner of Reeves Street and Scott Street Houston, TX 77004, pursuant to the memorandum dated February 1, 2021 from myself to Mark Thiele, Interim President & CEO. With respect to this resolution, I recommend that that the Board of Commissioners adopt this resolution.

Chair Snowden stated the Board has heard the resolution presented by Ms. Walls and asked for a motion to adopt Resolution No. 3241.

Commissioner Thomas moved to approve Resolution No. 3241. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3241. Having none, Resolution No. 3241 is adopted.

Chair Snowden said we will now move to Resolution No. 3242.

Resolution No. 3242 – Consideration to authorize the Interim President & CEO or designee to execute a contract with ERC for the street repairs at Long Drive town-homes

Secretary Thiele stated that Resolution No. 3242 will be presented by Mr. Cody Roskelley, Vice President of Real Estate and Development.

Mr. Roskelley stated, Resolution No. 3242 is that the Houston Housing Authority Board of Commissioners authorizes the Interim President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with ERC Environmental & Construction Services, Inc. (dba ERC) to perform street repairs at Long Drive Townhomes in the amount of \$132,554.15. Staff recommends that the Board adopt this resolution.

Chair Snowden stated the Board has heard the resolution presented by Mr. Roskelley and asked for a motion to adopt Resolution No. 3242.

Commissioner Cooksey moved to approve Resolution No. 3242. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3242. Having none, Resolution No. 3242 is adopted.

Chair Snowden said we will now move to Resolution No. 3243

Resolution No. 3243 – Consideration to authorize the Interim President & CEO or designee to execute a contract with NETSYNC Network Solutions for purchase of laptop computers with associated accessories

Secretary Thiele stated that Resolution No. 3243 will be presented by Mr. Roy Spivey, Director of Information Technology.

Mr. Spivey stated, Resolution No. 3243 is that the Houston Housing Authority Board of Commissioners authorizes the Interim President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with NETSYNC for the purchase of Laptop Computers and associated accessories in an amount of \$340,219.50, pursuant to the memorandum dated February 8, 2021 from Roy Spivey, Director of Information Technology to Mark Thiele, Interim President & CEO.

Mr. Spivey continued, this resolution asks that we purchased 118 laptops which will be for new hires and replacing aging equipment. We had 6 responses to the RFP and the winning score was with NETSYNC Network Solutions which is a MWBE and a local vendor. The evaluation committee consisted of Roy Spivey, Director of IT, William Bryant, Energy Manager and Barry Hughes, Network Administrator. This will be funded by the CARES Act. Staff recommends the Board approve this resolution.

Chair Snowden stated the Board has heard the resolution presented by Mr. Spivey and asked for a motion to adopt Resolution No. 3243.

Commissioner Ballard moved to approve Resolution No. 3243. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3243. Having none, Resolution No. 3243 is adopted.

Chair Snowden stated, at this time I would like to entertain a motion to table Resolution No. 3244 and Resolution No. 3245 to allow us to go into Executive Session.

Commissioner Thomas moved to table Resolution No. 3244 and Resolution No. 3245. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to table Resolution No. 3244 and Resolution No. 3245. Having none, Resolution No. 3244 and Resolution No. 3245 have been tabled.

EXECUTIVE SESSION

Chair Snowden suspended the Public Session on Tuesday, February 23, 2021 at 4:11 p.m. to convene into Executive Session to discuss personnel, legal and real estate issues in accordance with Sections 551.074, 551.071 and 551.072 respectively, of the Texas Government Code.

PUBLIC SESSION RECONVENED

Chair Snowden reconvened the Public Session at 4:36 p.m.

ADJOURNMENT

Chair Snowden stated, we have no other items on the agenda for today so I will ask for a motion to adjourn the meeting.

Commissioner Thomas moved to adjourn. Commissioner Ballard seconded. Chair Snowden stated, having been moved and properly seconded, this meeting is adjourned at 4:36 p.m.