

**MINUTES OF THE HOUSTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING**

Tuesday, March 23, 2021

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, March 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 1-877-853-5257, the local number was 1-346-248-7799 and the meeting identification number was 841 0640 0732.

Chair Snowden called the meeting to order at 3:00 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. Elizabeth Paris 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
 Mark Thiele, Secretary
 Dr. Max A. Miller, Jr., Commissioner
 Guillermo “Will” Hernandez, Commissioner

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the February 23, 2021, Board of Commissioners meeting minutes. He asked for a motion to adopt the February 23, 2021 meeting minutes.

Commissioner Thomas moved to adopt the February 23, 2021, Board of Commissioners meeting minutes. Commissioner Hernandez seconded the motion.

Chair Snowden asked if there is any discussion or objection to the February 23, 2021 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

Chair Snowden stated the Board has had an opportunity to review the March 1, 2021, Board of Commissioners meeting minutes. He asked for a motion to adopt the March 1, 2021 meeting minutes.

Commissioner Thomas moved to adopt the March 1, 2021, Board of Commissioners meeting minutes. Commissioner Hernandez seconded the motion.

Chair Snowden asked if there is any discussion or objection to the March 1, 2021 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

Chair Snowden stated the Board has had an opportunity to review the March 12, 2021, Board of Commissioners meeting minutes. He asked for a motion to adopt the March 12, 2021 meeting minutes.

Commissioner Ballard moved to adopt the March 12, 2021, Board of Commissioners meeting minutes. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to the March 12, 2021 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

INTERIM PRESIDENT'S REPORT

Secretary Thiele stated, thank you Mr. Chairman and commissioners. As of this date in Texas, 278,353 COVID-19 cases 47,616 deaths. Harris County/Houston, 370,459 COVID-19 cases and 5,625 deaths. As we have said and continue to say, now is not the time to let down your guard. Please continue to mask up, social distance, wash your hands and love your family from distance and get vaccinated.

Regarding the winter storm Uri, for some time now utilities have been restored in all public housing and tax credit properties. After review, some of the facts at the Houston Housing Authority pipe leaks reported in 90 units, 13 properties had common area damage and/or leaks in common area. The 12 tenants moved into another HHA unit that's on the public housing tax credit side. On the voucher side, 171 inspection requests. They go through that at this moment results running about 50-50 in terms of emergency fails versus a normal fail. 51 families either issued vouchers or in the process of being issued, of course even one affected family is too many. We continue to work to manage any challenge our families face.

On the national scene the American Rescue Plan, Congress approved the American rescue plan on sign into law on March 11th. That \$1.9 trillion package includes over \$30 billion in housing assistance including \$5 billion in emergency vouchers and \$21.5 billion in additional emergency rental assistance. As always, the HHA stands ready to do its part. We are also pleased to welcome HUD secretary Marcia Fudge. On March 10th the full Senate voted to confirm Secretary Fudge as the 18th secretary of the Department of Housing and Urban Development. The final vote was largely bipartisan, 66 senators voting to approve her nomination. Secretary Fudge is the first woman to serve as HUD Secretary since Patricia R. Harris left the position in 1979. Now that Congress has passed the American Rescue Plan, they will move on to other priorities including fiscal year 2022 appropriations. The first step is the President's budget approval. The latest news from the White House is that the budget outline will be available in April with the full budget to follow in May. In the meantime, our advocacy groups are working behind the scenes to advocate for our funding recommendations so we continue to be active.

Finally, in terms of national update, infrastructure is another major priority for this Congress. It is possible that we will see an attempt to pass a large-scale infrastructure bill in the same way as American Rescue Plan using a budget reconciliation process. However, it does seem like the President is looking

for bipartisan support which of course would be less likely so housers are encouraged to continue to work to convince Congress that housing & community development funding should be a part of any and all infrastructure investments and we will continue to do that.

Finally, I want to specifically address the Clayton Homes residents to ensure that everyone understands, regardless of I-45 construction plans our residents will continue to come first. We began meeting with Clayton Homes residents to discuss relocation back in 2017 and will continue meeting with them and collecting their feedback on a monthly basis and that means, me personally, joined by a very significant HHA team. We are and have been working individually with Clayton families to address their specific needs and a majority of the residents continue express their excitement about the opportunity to receive Housing Choice Vouchers. As always, the most important voices throughout the process will be those of our Clayton residents. There has been considerable amount of incorrect information circulating. We do encourage anyone speaking on behalf of our residents to ensure that your information is accurate. Most importantly, the wellbeing and future of our Clayton residents remains our top priority.

Secretary Thiele concluded by stating, Mr. Chairman and commissioners, this is my report respectfully submitted.

Chair Snowed stated, thank you Mr. Thiele. I too appreciate, especially your final comments, of course I too welcome the new secretary of HUD, Marcia Fudge, to the position and looking forward to working with her. On your points of Clayton Homes, I too have made a surprise visit on my own to have conversations with the residents and I am glad you made those statements about truth being said and being spoken on behalf of, as individuals continue to come forward saying they are "advocates of", oftentimes living in distant shores, but we appreciate all of the support that comes from anyone that is truly looking out for, as we do, for our residents. Thank you for those 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 asked if there are any individuals that would like to make public comments at this time.

Charlotte from Houston called in support of Resolution No. 3250.

Ty from Houston called in support of Resolution No. 3250.

Alan Atkinson called in opposition of Resolution No. 3250.

Chair Snowden stated there are no more Public Comments so we will now move to our 2100 Memorial Public Hearing.

2100 MEMORIAL PUBLIC HEARING

Chair Snowden stated the 2100 Memorial Public Hearing is now open for comments. If there is an individual of the public who wishes to comment on the 2100 Memorial Public Hearing, press *9 to raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made regarding 2100 Memorial Public Hearing. We will now move forth with New Business.

NEW BUSINESS

Resolution No. 3247 – Consideration and/or to take action to authorize the Interim President & CEO or designee to enter into Insurance contracts with Housing Authority Insurance Group.

Secretary Thiele stated Resolution No. 3247 will be presented by Michael Rogers, Vice President of Fiscal Operations.

Mr. Rogers stated, Resolution No. 3247 is the Houston Housing Authority Board of Commissioners authorizes the Interim President & CEO or designee to negotiate, execute and make necessary changes and corrections to execute an insurance contract for the 2021/2022 policy year with the Housing Authority Insurance Group (HAIG), including directors and officers general liability, property, building contents, boiler & machinery, umbrella, windstorm, and such other coverage that may be required for a combined premium not to exceed \$1,200,000 for the policy year.

Mr. Rogers continued; this is the second of a of our two major insurance renewals that we do every year. We completed the one that we use, the TML, back in December. This one covers the tax credit properties that also include, as part of their make-up, some public housing units. The unfortunate news this year is that we've had to increase our estimate up to \$1.2 million from the \$1,000,000 that we had used in the previous year. This is a very tough year in the insurance market for real estate in Texas. We are hedging our bet that we will be able to come in under this, not to exceed limit, but we are still receiving quotes daily on these policies so we do not have a final price available for us at this point in time but we do need to be in a position to execute these policies as of March 31st when the existing policies expire. We have been partners with the Housing Authority Insurance Group who also have a HUD bid waiver which facilitates our procurement of these policies. They have been a good partner of ours. We have had no issues with them on claims that we have filed in the past. They responded very quickly to have people moving out to inspect the damage that was done by the recent winter events so we have a number of claims in process with them right now. We have been very pleased with the work and assistance that they have provided. Accordingly, staff recommends the Board adopt Resolution No. 3247.

Chair Snowden stated the Board has heard the resolution presented by Mr. Rogers and asked for a motion to adopt Resolution No. 3247.

Commissioner Thomas moved to approve Resolution No. 3247. Commissioner Miller seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3247. Having none, Resolution No. 3247 is adopted.

Resolution No. 3248 – Consideration and/or to take action to authorize the Interim President & CEO or designee to award Project-Based Vouchers to New Hope Housing at Dale Carnegie.

Secretary Thiele stated that Resolution No. 3248 will be presented by Ms. Robin Walls, Vice President of Housing Choice Voucher Program.

Ms. Walls stated the reason for Resolution No. 3248 is that the Houston Housing Authority Board of Commissioners authorizes the Interim President & CEO to negotiate, execute and make necessary changes and corrections to conditionally award one hundred (100) Project-Based Vouchers to New Hope Housing at Dale Carnegie located at 7025 Regency Square Blvd Houston, TX 77036, pursuant to the memorandum dated March 8, 2021, from myself, Robin Walls, Vice President of HCVP to Mark Thiele, Interim President & CEO.

Ms. Walls continued, New Hope housing is one of the Premier providers of permanent supportive housing in the city of Houston and that housing provides part of services to individuals who were formerly homeless. Dale Carnegie was recently constructed and there were several of us that attended their grand opening and it is a wonderful property and this is our 10th project-based voucher contract with New Hope housing. Accordingly, staff recommends the Board adopt Resolution No. 3248.

Chair Snowden stated the Board has heard the resolution presented by Ms. Walls and asked for a motion to adopt Resolution No. 3248.

Commissioner Ballard moved to approve Resolution No. 3248. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3248. Having none, Resolution No. 3248 is adopted.

We will now move to Resolution No. 3249.

Resolution No. 3249 – Consideration and/or to take action to authorize the Interim President & CEO or designee to execute a contract with Premier LogiTech for purchase and services for Premium COVID Response One-Stop Kiosks.

Secretary Thiele stated that Resolution No. 3249 will also be presented by Ms. Robin Walls, Vice President of Housing Choice Voucher Program.

Ms. Walls stated the reason for Resolution No. 3249 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 Premier LogiTech for the

purchase of kiosk and associated services in an amount of \$432,099.00 pursuant to the memorandum dated March 8, 2021 from Robin Walls, Vice President of HCVP to Mark Thiele, Interim President & CEO.

Ms. Walls continued, the kiosk will allow us to assist with participants in both the Public Housing as well as the Housing Choice Voucher Program to submit documents and maintain confidentiality. They will also allow for the exchange of information and vital information that supports our program operations in a covid safe as well as a confidential manner, both of which are foremost importance in terms of ongoing operations for the HHA. Accordingly, staff recommends the Board adopt Resolution No. 3249.

Chair Snowden stated the Board has heard the resolution presented by Ms. Walls and asked for a motion to adopt Resolution No. 3249.

Commissioner Ballard moved to approve Resolution No. 3249. Commissioner Hernandez seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3249. Having none, Resolution No. 3249 is adopted.

Chair Snowden stated, we will now move to Resolution No. 3250.

Resolution No. 3250 – Consideration to approve and ratify all action taken by the Authority at the March 12, 2021, Special Board of Commissioners Meeting, including all action taken by the Interim President & CEO or designee in furtherance of transactions contemplated by the following resolutions considered and approved at such meeting relating to the Standard at Jensen development:

- A. Resolution No. 3244: Consideration and/or possible action authorizing a resolution superseding Board Resolution Nos. 3163 and 3164 and authorizing the Interim President & CEO or designee to create “Jensen PFC,” a public facility corporation for, among other purposes, ownership of property located on or about the southwest corner of Jensen Drive and Clinton Drive, Houston, TX 77020, and to approve and ratify the Certificate of Formation of the Corporation and adopt bylaws.
- B. Resolution No. 3245: Consideration and/or possible action authorizing a resolution superseding Board Resolutions Nos. 3165 and 3166 and authorizing the Interim President & CEO or designee to take all actions necessary or convenient to facilitate the development of the property known as Standard at Jensen located on or about the southwest corner of Jensen Drive and Clinton Drive, Houston, TX 77020, including but not limited to determining the scope of the development (e.g., phasing, number of units, etc.) and to ratify and confirm all prior actions taken by the Interim President & CEO or his designee in connection with the same.

Secretary Thiele stated, Resolution No. 3250 is the consideration to approve and ratify all action taken by the Authority at the March 12, 2021, Special Board of Commissioners Meeting, including all action taken by the Interim President & CEO or designee in furtherance of transactions contemplated by the

following resolutions considered and approved at such meeting relating to the Standard at Jensen development:

- A. Resolution No. 3244: Consideration and/or possible action authorizing a resolution superseding Board Resolution Nos. 3163 and 3164 and authorizing the Interim President & CEO or designee to create "Jensen PFC," a public facility corporation for, among other purposes, ownership of property located on or about the southwest corner of Jensen Drive and Clinton Drive, Houston, TX 77020, and to approve and ratify the Certificate of Formation of the Corporation and adopt bylaws.
- B. Resolution No. 3245: Consideration and/or possible action authorizing a resolution superseding Board Resolutions Nos. 3165 and 3166 and authorizing the Interim President & CEO or designee to take all actions necessary or convenient to facilitate the development of the property known as Standard at Jensen located on or about the southwest corner of Jensen Drive and Clinton Drive, Houston, TX 77020, including but not limited to determining the scope of the development (e.g., phasing, number of units, etc.) and to ratify and confirm all prior actions taken by the Interim President & CEO or his designee in connection with the same.

Accordingly, staff recommends the Board adopt Resolution No. 3250.

Chair Snowden stated the Board has heard the reading of this resolution two times so I will entertain a motion to Resolution No. 3250.

Commissioner Thomas moved to approve Resolution No. 3250. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3250. Having none, Resolution No. 3250 is adopted.

Chair Snowden stated, we will now move to Resolution No. 3251.

Resolution No. 3251 – Consideration to authorize the Houston Housing Authority’s facilitation of the conveyance and development of 2100 Memorial Apartments, to be located at 2100 Memorial Drive, Houston, Texas 77007, and the execution of all required documents.

Secretary Thiele stated that Resolution No. 3251 will be presented by Mr. Cody Roskelley, Vice President of Real Estate Investment & Development.

Mr. Roskelley stated the reason for Resolution No. 3251 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 and to take such actions necessary or convenient to facilitate the conveyance and development of the 2100 Memorial Apartments pursuant to the memorandum dated March 15, 2021 from Cody Roskelley, Vice President of REID to Mark Thiele, Interim President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3251.

Chair Snowden stated the Board has heard the resolution presented by Mr. Roskelley and asked for a motion to adopt Resolution No. 3251.

Commissioner Miller moved to approve Resolution No. 3251. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3251. Having none, Resolution No. 3251 is adopted.

Chair Snowden stated at this time, the Board will move into Executive Session.

EXECUTIVE SESSION

Chair Snowden suspended the Public Session on 3:35 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 declared all commissioners were present and reconvened Public Session at 4:35 p.m.

NEW BUSINESS continued after Executive Session

Resolution No. 3252 – Consideration to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Civicap Partners for the development of Waterworks Highline Phase II at or about 2101 North Shepherd, Houston TX 77008.

Chair Snowden stated the Board has heard the resolution and asked for a motion to adopt Resolution No. 3252.

Commissioner Cooksey moved to approve Resolution No. 3252. Commissioner Miller seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3252. Having none, Resolution No. 3252 is adopted.

Resolution No. 3253 – Consideration to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Greystar Development Central for the development of Greystar Buffalo Speedway at or about the Southwest corner of Buffalo Speedway and Airport Boulevard, Houston TX 77045.

Chair Snowden stated the Board has heard the resolution and asked for a motion to adopt Resolution No. 3253.

Commissioner Thomas moved to approve Resolution No. 3253. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3253. Having none, Resolution No. 3253 is adopted.

Resolution No. 3254 – Consideration to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Trammell Crow Residential for the development of Allora Northwest Crossing located at or about 5550 Bingle Road, Houston TX 77092.

Chair Snowden stated the Board has heard the resolution and asked for a motion to adopt Resolution No. 3254.

Commissioner Thomas moved to approve Resolution No. 3254. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3254. Having none, Resolution No. 3254 is adopted.

Resolution No. 3255 – Consideration to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding for the acquisition of Ashford Apartments located at or about 1200 N Dairy Ashford Houston, TX 77079.

Chair Snowden stated the Board has heard the resolution and asked for a motion to adopt Resolution No. 3255.

Commissioner Miller moved to approve Resolution No. 3255. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3255. Having none, Resolution No. 3255 is adopted.

Resolution 3256 – Consideration to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding for the acquisition of Eclipse Apartments located at or about 1725 Crescent Plaza Dr. Houston TX 77077.

Chair Snowden stated the Board has heard the resolution and asked for a motion to adopt Resolution No. 3256.

Commissioner Ballard moved to approve Resolution No. 3256. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3256. Having none, Resolution No. 3256 is adopted.

ADJOURNMENT

Chair Snowden remarked this concludes the items on today's agenda and asked for a motion to adjourn the meeting.

Commissioner Miller moved to adjourn. Commissioner Ballard seconded. The meeting adjourned at 4:39 p.m.