

MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

Tuesday, May 18, 2021

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, May 18, 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 880 6539 8280.

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. 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 April 20, 2021, Board of Commissioners meeting minutes. He asked for a motion to adopt the April 20, 2021 meeting minutes.

Commissioner Thomas moved to adopt the April 20, 2021, Board of Commissioners meeting minutes. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to the April 20, 2021 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

INTERIM PRESIDENT’S REPORT

Secretary Thiele stated Secretary Thiele stated, as has recently been the case, the concern about COVID-19 remains primary. In Texas, 2,931,537 million confirmed cases, 51,139 have passed. In Harris County, Houston confirmed 396,552 cases and 636,333 have passed. Now is not the time to let down your guard. Please get vaccinated, get tested and for the time being, we are paying very close attention to the CDC guidance. Because of the difficulty in determining if your neighbor has been vaccinated, we encourage you to mask up, practice social distance and wash your hands.

On national news, we were very pleased that a good friend of the industry, National NAHRO CEO, Adrienne Todman, had a very effective confirmation hearing for Deputy Secretary of HUD on Tuesday, May 11. We

continue to focus on advocacy for infrastructure and 2022 budgeting. We believe housing is infrastructure and we advocate for additional funding in 2022 so we continue to work with our friends in Washington to move forward on those items.

Commissioners, I am very excited to submit that the past month has been absolutely outstanding for the Houston Housing Authority under your leadership. On April 28, we had a record unanimous approval by the City Council, \$25 million for 2100 Memorial. We applaud HUD for extending waivers on the 4th of May. We were privileged to learn on the 6th of May that we had been selected for participation in the MTW Expansion. Quoting from the letter we received "Great opportunity for HHA to join this innovative demonstration program at an unprecedented time in our nation's history. Acceptance into Cohort #2 showcases the excellence of the work you have already been doing, in addition to your desire to be even more effective in supporting low-income households in your community and in uniquely responding to the needs of your local community". We deeply appreciate, Commissioners, your support and your efforts and we appreciated Commissioners Ballard and Kirkendoll who participated very robustly in that process.

On the 10th of May, we were pleased to receive 771 additional Emergency Housing Vouchers, with a total of \$7,630,000 supporting these vouchers. This is the 13th largest such offering in the country and the largest in Texas. No. 2 was TDHCA at 491, Dallas Housing Authority at 490, San Antonio Housing at 284. This is a tribute to the work done in concert with the coalition for the homeless and countless other partners who are working together very closely with the Houston Housing Authority to effectively end chronic homelessness in Houston. I do want to thank our staff and everyone who has participated in supporting all of these efforts. Stick around Commissioners, absolutely more to come. That is my report, respectfully submitted.

Chair Snowden stated, thank you Mr. Thiele for the report and on behalf of the Board, kudos to the staff that work on the MTW Expansion, the increase in the vouchers, and the work that's been done on the development end especially at 2100 Memorial. It has been a Yeoman's task which probably needs to be chronicled as we move through and forward. We can't say thanks enough to the staff for the work that you continue to do in making sure that the individuals that we serve, have the resources and needs to move onward and upwards.

Chair Snowman stated, we will now move forward to the 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 asked if there are any individuals that would like to make public comments at this time.

Sheila Hopper, J National Contractors in Dallas/Fort Worth called regarding Resolution No. 3273 is concerned because of the outstanding debt owed to her company on the 2100 Memorial project.

Chair Snowden thanked Ms. Hopper for her call and asked her to make sure she gives her contact information to Secretary Thiele so we may properly address her questions and concerns.

Chair Snowden stated he will now move forth with the New Business.

NEW BUSINESS

Resolution No. 3271: Consideration and/or to take action authorizing the Interim President & CEO or designee to execute Memorandum of Understandings (MOU) or Interlocal Agreements, with ten community partners

Secretary Thiele stated that Resolution No. 3271 will be presented by George Griffin, Vice President of Public Housing Operation.

Mr. Griffin stated, Resolution No. 3271 seeks to authorize the Interim President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to enter into Memorandum of Understandings (MOU) or Interlocal Agreements with ten community partners to formalize payments, services and in-kind contributions reflected and HHA's Jobs Plus application which was recently awarded by HUD in the amount of \$2.3 million. The award supports workforce development services at Oxford Place Apartments for 48 months starting July 1st. The purpose of this resolution is to ratify commitments funded in the Jobs Plus grant to support a comprehensive workforce development program at Oxford Place Apartments. These grant funds will support residents' access to on-site resources consisting of the Career Center, literacy classes, skills training, personal development workshops, micro enterprise center and supportive services targeting employable adult residents starting ages 16 and above at Oxford Place Apartments. This resolution recommends authorizing the Interim President and CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to enter into MOUs or Interlocal Agreements with ten community partners for HHA's Jobs Plus application at Oxford Place Apartments. Therefore, staff recommends the approval of this resolution.

Chair Snowden stated the Board has heard the resolution presented by Mr. Griffin and asked for a motion to adopt Resolution No. 3271.

Commissioner Miller moved to approve Resolution No. 3271. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3271. Having none, Resolution No. 3271 is adopted.

Chair Snowden stated we will move now to Resolution No. 3272.

Resolution No. 3272: Consideration and/or to take action to authorize the Interim President & CEO or designee to conditionally award Project-Based Vouchers to Temenos Place Apartments.

Secretary Thiele stated that Resolution No. 3272 will be presented by Ms. Robin Walls, Vice President of Housing Choice Voucher Program.

Ms. Walls began by stating this resolution requests 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 ninety-five (95) Project-Based Vouchers to Temenos Permanent Affordable, LLC (Temenos Place Apartments) at 1703 -1711 Gray St. Houston, TX 77003, pursuant to the memorandum dated August 5, 2020, from Robin Walls, Vice President of HCVP to Mark Thiele, Interim President & CEO.

HHA currently has 80 project-based vouchers at Temenos Place Apartments. Temenos is being required to move due to the TxDOT freeway expansion therefore this resolution is seeking a replacement for those 80 project-based vouchers that are all for permanent supportive housing which is targeted for our chronically homeless population in Houston. Accordingly, staff recommends the consideration for this resolution.

Chair Snowden stated the Board has heard the resolution presented by Ms. Walls and asked for a motion to adopt Resolution No. 3272.

Commissioner Thomas moved to approve Resolution No. 3272. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3272. Having none, Resolution No. 3272 is adopted.

Chair Snowden stated we will move now to Resolution No. 3273.

Resolution No. 3273: Consideration and/or to take action to authorize the Interim President & CEO or designee to take the following actions with regard to the 2100 Memorial Apartments (the "Project"): (a) forgive the outstanding debt on the Project; and (b) such other actions necessary or convenient to carry out this resolution.

Secretary Thiele stated Resolutions No. 3273 and 3274 will be presented by Mr. Cody Roskelley, Vice President of Real Estate Investment and Development.

Mr. Roskelley stated, this resolution 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 take the following actions with regard to the 2100 Memorial Apartments (the "Project"): (a) forgive the outstanding debt on the Project; and (b) such other actions necessary or convenient to carry out this resolution, pursuant to the memorandum dated May 5, 2021, from Cody Roskelley, Vice President of REID to Mark Thiele, Interim President & CEO. Accordingly, Staff recommends 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. 3273.

Commissioner Miller moved to approve Resolution No. 3273. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3273. Having none, Resolution No. 3273 is adopted.

Chair Snowden stated we will move now to Resolution No. 3274.

Resolution No. 3274: Consideration and/or to take action to authorize the Interim President & CEO or designee to execute a contract with CBRE for Real Estate Brokerage Services

Mr. Roskelley stated, this resolution 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 to enter into a contract with CBRE, Inc. for Real Estate Brokerage Services, pursuant to the memorandum dated May 4, 2021, from Cody Roskelley, Vice President of REID to Mark Thiele, Interim President & CEO. Accordingly, Staff recommends 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. 3274.

Commissioner Thomas moved to approve Resolution No. 3274. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3274. Having none, Resolution No. 3274 is adopted.

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

EXECUTIVE SESSION

Chair Snowden suspended the Public Session on Tuesday, May 18, 2021 at 3:24 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 Public Session at 3:45 p.m. on Tuesday, May 18, 2021.

Secretary Thiele called the roll and declared a quorum present.

Chair Snowden stated, we will now move forth with the Eclipse Apartments Public Hearing regarding Resolution No. 3275.

ECLIPSE APARTMENTS PUBLIC HEARING

Chair Snowden stated the Eclipse Apartments Public Hearing is now opened for comments. If there is an individual of the public who wishes to comment on the Eclipse Apartments proposal, 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 hearing none, the Public Hearing will close with no public comments being made regarding the Eclipse Apartments proposal.

Resolution No. 3275: Consideration and/or to take action to authorize the Interim President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units at, the Eclipse Apartments located at 1725 Crescent Plaza, Houston, Texas 77077, and the execution of all required documents therefor

Chair Snowden stated that the Board has heard the resolution. He asked for a motion to approve Resolution No. 3275.

Commissioner Thomas moved to approve Resolution No. 3275. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3275. Having none, Resolution No. 3275 is adopted.

Chair Snowden stated we will move now to Resolution No. 3276.

Resolution No. 3276: Consideration and/or to take action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Artsian/America Corp for the acquisition, rehab, and

development of Hillcroft Adair Center, an apartment community that will be located at or about 6200 Hillcroft Ave Houston, TX 77081

Chair Snowden stated that the Board has heard the resolution. He asked for a motion to approve Resolution No. 3276.

Commissioner Ballard moved to approve Resolution No. 3276. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3276. Having none, Resolution No. 3276 is adopted.

Chair Snowden stated we will move now to Resolution No. 3277.

Resolution No. 3277: Consideration and/or to take action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Trinsic Residential Group/Lavoro Acquisitions, LLC for the development of Lavoro Heights, an apartment community that will be located at or about 5240 Nolda Street Houston, TX 77077

Chair Snowden stated that the Board has heard the resolution. He asked for a motion to approve Resolution No. 3277.

Commissioner Cooksey moved to approve Resolution No. 3277. Commissioner Miller seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3277. Having none, Resolution No. 3277 is adopted.

ADJOURNMENT

Chair Snowden remarked this concludes the items on today's agenda. He thanked the Commissioners for their time and commitment.

Chair Snowden asked for a motion to adjourn the meeting.

Commissioner Cooksey moved to adjourn. Commissioner Miller seconded. The meeting adjourned at 3:50 p.m.