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

Tuesday, November 23, 2021

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, November 23, 2021, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:01 p.m. Michael Rogers called the roll and declared a quorum present. Chair Snowden offered the use of an interpreter to 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
Kris Thomas, Commissioner
Stephanie A.G. Ballard, Commissioner
Andrea Hilliard Cooksey, Commissioner
Dr. Max A. Miller, Jr., Commissioner
Guillermo “Will” Hernandez, Commissioner

Absent: Kristy Kirkendoll, Vice Chair
Mark Thiele, Secretary

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the October 19, 2021, Board of Commissioners meeting minutes. He asked for a motion to adopt the October 19, 2021 meeting minutes.

Commissioner Ballard moved to adopt the October 19, 2021, Board of Commissioners meeting minutes. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to the October 19, 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 November 15, 2021, Special Board of Commissioners meeting minutes. He asked for a motion to adopt the November 15, 2021 meeting minutes.

Commissioner Ballard moved to adopt the November 15, 2021, Special Board of Commissioners meeting minutes. Commissioner Hernandez seconded the motion.

Chair Snowden asked if there is any discussion or objection to the November 15, 2021 Special Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

INTERIM PRESIDENT'S REPORT

In the absence of Mark Thiele, Mike Rogers is presenting the Interim President's Report.

We continue to be concerned about the COVID-19 numbers. In the State of Texas over 4.3 million confirmed cases and over 73,736 deaths. In Harris County Houston there are 584,000 confirmed cases and 9,477 deaths. Now is not the time to let down your guard. Please get vaccinated, get tested, mask up, social distance and wash your hands.

In HHA news, we were pleased to partner with Congresswoman Sheila Jackson Lee for her 54th vaccination event, her 2nd Vaccination Fair for youth ages 5 – 11 at Cuney Homes in the historic Third Ward on Saturday November 13th. In attendance for Mayor Turner, District D Council Member Evans Shabazz and Dr. Cameron Webb, the White House Senior Policy Advisor for COVID-19 Equity in the Biden administration joined HHA, Houston Random Acts of kindness and UMMC: A total of 45 individuals received their vaccines: 22 children and 23 adults.

In national news, the House has passed, the Build Back Better Act which is a huge step in the ongoing process that now moves over to the senate for deliberation. So far, the act still contains the housing and community development programs that provide historic levels of investment in public housing, Housing Choice Vouchers (HVC), Project-Based Rental Assistance (PBRA), Low-Income Housing Tax Credits (LIHTC), HOME program funds, and more. Hopefully these housing programs will continue to remain in the bill as the Senate works through its deliberation. Our hope is that the Senate will complete its work in time for Christmas so that the bill can return to the House and work on any changes that Senate makes to the bill. When lawmakers do return to DC after the Thanksgiving break, there are a couple of other matters of significance to be resolved. The current and continuing resolution expires in very early December so lawmakers will have to reach an agreement on another extension very quickly. An additional continuing resolution is the likely outcome. Further, Treasury Secretary Yellen has indicated that the debt limit will end on or around December 15 so work on raising the debt ceiling limit will be needed in the first half of December. We will continue to monitor these matters in the coming weeks.

That's my report, respectfully submitted.

PUBLIC COMMENTS

Chair Snowden stated if an individual would like to make public comments at this time 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.

Mary Ann Nabarrette states she is in the process of porting to Austin and it has taken a very long time to find a place to live. She is very concerned that she will not be able to make the deadline of December 7.

Wayne Dolcefino raised objections about the properties being removed from the tax rolls and the potential adverse impact that would have on school districts.

Annette Turner states she is concerned that she will not have enough time to complete and submit her recertification packet before the deadline due to the holidays.

PUBLIC HEARINGS

THE LINK APARTMENTS

Chair Snowden stated the Public Hearing for Development of The Link Apartments Public Hearing is now open for comments. If there is an individual of the public who wishes to comment on The Link Apartments, please 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 The Link Apartments.

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

NEW BUSINESS

Resolution No. 3348: Consideration and/or to take action to authorize the Interim President & CEO or designee to approve dates for the 2022 Board of Commissioners' Meetings.

Mr. Rogers stated that Resolution No. 3348 will be presented by Donna Dixon, Director of Community Affairs and Communications.

Ms. Dixon stated the reason for Resolution No. 3348 is to set the 2022 Board of Commissioners Meeting dates. All of the meetings will be held at the HHA Central Office. These meetings are typically the third Tuesday of each month with the exception of January, June, August and December. Accordingly, we would like to request the Board adopt Resolution No. 3348 with the proposed 2022 Board meeting dates.

Chair Snowden stated the Board has heard the resolution presented by Ms. Dixon and asked for a motion to adopt Resolution No. 3348.

Commissioner Hernandez moved to approve Resolution No. 3348. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3348. Having none, Resolution No. 3348 is adopted.

Chair Snowden stated we will move now to Resolution No. 3349.

Resolution No. 3349: Consideration and/or to take action to authorize the Interim President & CEO or designee to execute a contract with ERC Environmental & Construction Services, Inc. ("ERC") to perform all the necessary work to renovate four units at Allen Parkway Village ("APV").

Mr. Rogers stated that Resolution No. 3349 and Resolution No. 3350 will be presented by Mr. Cody Roskelley, Vice President of REID.

Mr. Roskelley stated Resolution No. 3349 reads 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. ("ERC") to renovate four units at Allen Parkway Village ("APV") not to exceed \$289,544.20 pursuant to the memorandum from Cody Roskelley,

Vice President of REID dated November 1, 2021, to Mark Thiele, Interim President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3349.

Chair Snowden stated the Board has heard the resolution presented by Mr. Roskelley and asked for a motion to adopt Resolution No. 3349.

Commissioner Ballard moved to approve Resolution No. 3349. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3349. Having none, Resolution No. 3349 is adopted.

Chair Snowden stated we will move now to Resolution No. 3350.

Resolution No. 3350: Authorizing Houston Housing Authority's approval of Lakeside Place PFC's Issuance, Sale, and Delivery of its Multifamily Housing Revenue Bonds (Torrey Chase Apartments) Series 2021.

Mr. Roskelley stated Resolution No. 3350 reads That the Houston Housing Authority Board of Commissioners authorizes the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to approve Lakeside Place PFC's Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Torrey Chase Apartments) Series 2021; Approving the Form and Substance of and Authorizing the Execution and Delivery of Documents and Instruments Necessary to Carry Out the Financing of such Multifamily Rental Residential Development; and Containing Other Provisions Relating to The Subject pursuant to the memorandum from Cody Roskelley, Vice President of REID dated November 3, 2021, to Mark Thiele, Interim President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3350.

Chair Snowden stated the Board has heard the resolution presented by Mr. Roskelley and asked for a motion to adopt Resolution No. 3350.

Commissioner Cooksey moved to approve Resolution No. 3350. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 32xx. Having none, Resolution No. 3350 is adopted.

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

EXECUTIVE SESSION

Chair Snowden suspended the Public Session on November 23, 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 4:14 p.m.

Mike Rogers called the roll and declared a quorum present.

NEW BUSINESS continued...

Resolution No. 3351: Consideration and/or action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Ascenda Capital & Post Investment Group for the acquisition of Stella at the Medical Center, an apartment community that will be located at or about 7009 Almeda Rd, Houston, Texas 77054.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3351.

Commissioner Ballard moved to approve Resolution No. 3351. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3351. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3351 is adopted.

Chair Snowden stated we will move now to Resolution No. 3352.

Resolution No. 3352: Authorizing Houston Housing Authority's facilitation of the acquisition of and the placement of "affordable" units at, The Link Apartments located at or about 14723 W. Oaks Plaza Drive, Houston, Texas 77082, and the execution of all required documents therefor.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3352.

Commissioner Ballard moved to approve Resolution No. 3352. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3352. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3352 is adopted.

Chair Snowden stated we will move now to Resolution No. 3353.

Resolution No. 3353: Authorizing the Acquisition and Development of Torrey Chase Apartments located at or about 14700 Torrey Chase Blvd, Houston Texas 77014, and the execution of all required documents therefor.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3353.

Commissioner Hernandez moved to approve Resolution No. 3353. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3353. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3353 is adopted.

Chair Snowden stated we will move now to Resolution No. 3354

Resolution No. 3354: Authorizing the Acquisition and Development of The Life at Westpark located at or about 14100 Rio Bonito Road, Houston, Texas, 77083 and the execution of all required documents therefor.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3354.

Commissioner Ballard moved to approve Resolution No. 3354. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3354. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3354 is adopted.

Chair Snowden stated we will move now to Resolution No. 3355.

Resolution No. 3355: Consideration and/or action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group for the acquisition of Arium Uptown, an apartment community that will be located at or about 7600 Highmeadow Dr., Houston, Texas 77063.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3355.

Commissioner Thomas moved to approve Resolution No. 3355. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3355. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3355 is adopted.

Chair Snowden stated we will move now to Resolution No. 3356.

Resolution No. 3356: Consideration and/or action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group for the acquisition of Pearl Greenway, an apartment community that will be located at or about 3788 Richmond Ave, Houston, Texas 77046.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3356.

Commissioner Thomas moved to approve Resolution No. 3356. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3356. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3356 is adopted.

Chair Snowden stated we will move now to Resolution No. 3357.

Resolution No. 3357: Consideration and/or action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group for the acquisition of Azure Houston, an apartment community that will be located at or about 1111 Durham Dr. Houston, Texas 77007.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3357.

Commissioner Cooksey moved to approve Resolution No. 3357. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3357. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3357 is adopted.

Chair Snowden stated we will move now to Resolution No. 3358.

Resolution No. 3358: Consideration and/or action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Ascenda Capital & Post Investment Group for the acquisition of Sierra at Fall Creek, an apartment community that will be located at or about 14951 Bellows Falls Lane, Humble, Texas 77396.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3358.

Commissioner Ballard moved to approve Resolution No. 3358. Commissioner Hernandez seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3358. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3358 is adopted.

Chair Snowden stated we will move now to Resolution No. 3359.

Resolution No. 3359: Consideration and/or action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of 91 Fifty, an apartment community that will be located at or about 9150 Highway 6 North, Houston, Texas 77095.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3359.

Commissioner Ballard moved to approve Resolution No. 3359. Commissioner Hernandez seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3359. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3359 is adopted.

Chair Snowden stated we will move now to Resolution No. 3360.

Resolution No. 3360: Consideration and/or action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of Arlo Westchase, an apartment community that will be located at or about 3505 West Sam Houston Parkway S, Houston, Texas 77042.

Chair Snowden stated that the Board has heard the reading of the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3360.

Commissioner Ballard moved to approve Resolution No. 3360. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3360. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3360 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 Hernandez moved to adjourn. Commissioner Ballard seconded. The meeting adjourned at 4:22 p.m.