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

Tuesday, December 13, 2022

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, December 13, 2022, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:11 p.m. Secretary Northern 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. Ms. Elizabeth Paris was asked to introduce herself in Spanish and let the attendees know of her service.

Present: LaRence Snowden, Chair
Kris Thomas, Commissioner
Andrea Hilliard Cooksey, Commissioner
Stephanie A.G. Ballard, Commissioner
David A. Northern, Sr., Secretary

Absent: Kristy Kirkendoll, Vice Chair
Dr. Max A. Miller, Jr., Commissioner

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the November 15, 2022 Board of Directors meeting minutes. Noted there should be a correction. Commissioner Thomas is marked as present and absent. Commissioner Thomas was absent.

Chair Snowden asked for a motion to adopt the meeting minutes as corrected.

Director Cooksey moved to adopt the meeting minutes as corrected and Director Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to the November 15, 2022, Board of Directors meeting minutes. Having none, the minutes are adopted as corrected.

Director Snowden said we will now move into our new business.

PRESIDENT’S REPORT

Secretary Northern introduced the new Vice President and General Counsel, Jennine Hovell-Cox. Ms. Hovell-Cox provided the Board with some of her background and experience.

Due to the large number of resolutions on the agenda, Mr. Northern provided the commissioners a written report.

PUBLIC COMMENTS

Chair Snowden stated that 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.

There were no public comments during this meeting.

Chair Snowden stated we will now move into New Business.

NEW BUSINESS

DEERWOOD APARTMENTS PUBLIC HEARING

Chair Snowden stated the Public Hearing for the Acquisition, Lease, and Operation of Deerwood Apartments is now open for comments If there is an individual of the public who wishes to comment on this hearing, 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.

SENDERA AT GREENWAY PUBLIC HEARING

Chair Snowden stated the Public Hearing for the Acquisition, Lease, and Operation of Sendera at Greenway is now open for comments If there is an individual of the public who wishes to comment on this hearing, 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.

THE BOULEVARD PUBLIC HEARING

Chair Snowden stated the Public Hearing for the Acquisition, Lease, and Operation of The Boulevard is now open for comments If there is an individual of the public who wishes to comment on this hearing, 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.

LA MARIPOSA APARTMENTS PUBLIC HEARING

Chair Snowden stated the Public Hearing for the Acquisition, Lease, and Operation of La Mariposa Apartments is now open for comments If there is an individual of the public who wishes to comment on this hearing, 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.

WINDSOR CYPRESS APARTMENTS PUBLIC HEARING

Chair Snowden stated the Public Hearing for the Acquisition, Lease, and Operation of Windsor Cypress Apartments is now open for comments. If there is an individual of the public who wishes to comment on this hearing, 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.

DELRAY APARTMENTS PUBLIC HEARING

Chair Snowden stated the Public Hearing for the Acquisition, Lease, and Operation of Delray Apartments is now open for comments. If there is an individual of the public who wishes to comment on this hearing, 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.

OLD BUSINESS

Resolution No. 3465: Consideration and/or action to authorize the President & CEO or designee to open the Public Housing Waiting List, specific to public housing sites only, by January 15, 2023.

Secretary Northern stated that Resolution No. 3465 will be presented by Rhonda Foster, Director of Asset Management.

Ms. Foster stated Resolution No. 3465 reads: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to open the Public Housing waiting list by January 15, 2023, and make any necessary corrections and changes, pursuant to the memorandum dated November 29, 2022, from Rhonda Foster, Director of Asset Management to David A. Northern Sr., President, and CEO. Accordingly, staff recommends the Board adopt Resolution No. 3465.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3465.

Commissioner Thomas moved to adopt Resolution No. 3465. Commissioner Ballard seconded the motion.

Chair Snowden's comments: This resolution was previously tabled because it required a more detailed plan of action. He appreciates staff putting in the work and including additional information into this resolution.

When resolutions are tabled, that means it requires additional research and information. It is important to set a timeline to speak with the commissioners regarding those resolutions in order to provide the answers to their questions about those particular resolutions.

Chair Snowden asked if there is any objection to adopting this resolution. Having none, Resolution No. 3465 is adopted.

Resolution No. 3591: Consideration and/or action to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the refinance of the property located at 2636 Fountain View Drive, Houston, Harris County, Texas 77057 (the "Property"), and the execution of all required documents therefor.

Secretary Northern stated that Resolution No. 3591 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3591 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to refinance the property located at 2636 Fountain View Drive, Houston, Harris County, Texas 77057 (the "Property") and such other actions necessary or convenient to carry out this resolution. Accordingly, staff recommends the Board adopt this resolution

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3591.

Commissioner Cooksey moved to adopt Resolution No. 3591. Commissioner Ballard seconded the motion.

Chair Snowden's comments, I'll just go on record saying ditto to what I said previously regarding Tabled resolutions. When resolutions are tabled, that means it requires additional research and information. It is important to set a timeline to speak with the commissioners regarding those resolutions in order to provide the answers to their questions about those particular resolutions.

Chair Snowden asked if there is any objection to adopting this resolution. Having none, Resolution No. 3591 is adopted.

NEW BUSINESS

Resolution No. 3593: Consideration and/or action to authorize the President & CEO or designee to execute a contract with Comcast Business Communications, LLC, for Telephony SIP line, Internet ISP, and Fiber connectivity to remote properties.

Secretary Northern stated that Resolution No. 3593 will be presented by Roy Spivey, Director of IT.

Mr. Spivey stated Resolution No. 3593 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Comcast Business Communications, LLC, for Telephony SIP line, Internet ISP, and Fiber connectivity to remote properties, at 2640 Fountain View, not to exceed the amount of \$491,861.00, for 36 months pursuant to the memorandum from Roy A. Spivey, PMP, Director Information Technology dated November 29, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt this resolution.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3593.

Commissioner Ballard moved to adopt Resolution No.3593. Commissioner Thomas seconded the motion.

Chair Snowden comment was to confirm that there would be no installation of additional equipment, etc. Mr. Spivey confirmed.

Chair Snowden asked if there is any objection to adopting this resolution. Having none, Resolution No. 3593 is adopted.

Resolution No. 3594: Consideration and/or action to authorize the President & CEO or designee to execute a contract for Consulting Services to Edgemere Consulting Corporation and Du & Associates.

Secretary Northern stated that Resolution No. 3594 will be presented by Cheryl Rivers, Interim Vice President of HCVP.

M. Rivers stated Resolution No. 3594 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract not to exceed \$1,075,000 for a maximum 3-year contract; allocated to Edgemere Consulting Corporation in the amount not to exceed \$675,000 and Du & Associates in the amount not to exceed \$400,00. The contract term is one (1) year, with HHA having the option of extending the contract two (2) additional years, pursuant to the memorandum from Cheryl Rivers, Interim Vice President of HCVP, dated November 29, 2022, David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt this resolution.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3594.

Commissioner Cooksey moved to adopt Resolution No. 3594. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion regarding this resolution.

Commissioner Cooksey stated there was some discussion and the staff did a great job explaining and identifying potential issues.

Chair Snowden's comments, we use consultants quite a bit. We should be developing staff to be able to take on more responsibility and to be able to do some of the work that the consultants are doing.

Chair Snowden called for a vote. Commissioners, Thomas, Cooksey, and Ballard said Aye. Chair Snowden said No. Majority approved so Resolution No. 3594 is adopted.

Resolution No. 3595: Consideration and/or action to authorize the President & CEO to adopt 2023 Public Housing Flat Rents & Tax Credit Capped Rents.

Secretary Northern stated that Resolution No. 3595 will be presented by Rhonda Foster.

Ms. Foster stated Resolution No. 3595 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to adopt new Flat Rents and make any necessary corrections, pursuant to the memorandum dated November 29, 2022, from Rhonda Foster, Director, Asset Management, to David A. Northern, Sr., President, and CEO. Accordingly, staff recommends the Board adopt Resolution No. 3595.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3595.

Commissioner Ballard moved to adopt Resolution No. 3595. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3595 is adopted.

Resolution No. 3596: Consideration and/or action to authorize the President & CEO or designee to approve Victory Street Public Facility Corporation's Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Park at Humble Apartments, located at or about 9390 FM 1960 West, Humble, Texas 77338) Series 2022B.

Chair Snowden stated we will discuss this resolution during Executive Session.

Resolution No. 3597: Consideration and/or action to authorize the President & CEO or designee to approve the Houston Housing Authority 2023 Operating Budget.

Chair Snowden stated we will discuss this resolution during Executive Session.

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

EXECUTIVE SESSION

Chair Snowden suspended the Public Session on Tuesday, December 13, 2022 at 3:49 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 4:39 p.m.

Secretary Northern called the roll and declared a quorum present.

NEW BUSINESS continued...

Resolution No. 3596: Consideration and/or action to authorize the President & CEO or designee to approve Victory Street Public Facility Corporation's Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Park at Humble Apartments, located at or about 9390 FM 1960 West, Humble, Texas 77338) Series 2022B.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3596.

Commissioner Cooksey moved to adopt Resolution No.3596. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any objection to adopting this resolution. Having none, Resolution No. 3596 is adopted.

Resolution No. 3597: Consideration and/or action to authorize the President & CEO or designee to approve the Houston Housing Authority 2023 Operating Budget.

Chair Snowden asked for a motion to TABLE Resolution No. 3597.

Commissioner Thomas motioned and Commissioner Cooksey seconded.

Chair Snowden asked if there is any discussion or objection to TABLING this resolution. Having none, Resolution No. 3597 is TABLED.

Resolution No. 3598: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, Deerwood Apartments located at or about 5800 Woodway Dr., Houston, Texas 77057, and the execution of all required documents therefor.

Resolution No. 3599: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, Delray Apartments located at or about 1715 Enclave Parkway, Houston, Texas 77077, and the execution of all required documents therefor.

Resolution No. 3600: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, La Mariposa Apartments (consisting of La Mariposa 1 and La Mariposa 2) located at or about 2930 Plum Creek Lane, Houston, Texas 77087 and 140 Winkler Drive, Houston, Texas 77087, and the execution of all required documents therefor.

Resolution No. 3601: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Windsor Cypress Apartments located at or about 12035 Huffmeister Road, Cypress, Texas 77429, and the execution of all required documents therefor.

Resolution No. 3602: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Sendera at Greenway located at or about 3400 Edloe St., Houston, Texas 77027, and the execution of all required documents therefor.

Resolution No. 3603: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, The Boulevard located at or about 2440 North Boulevard, Houston, Texas 77098, and the execution of all required documents therefor.

Resolution No. 3604: Consideration and/or action to authorize the President & CEO or designee to facilitate certain changes to the organizational and debt structures of the Almeda Genoa transaction, and the execution of all required documents therefor.

Chair Snowden asked for a motion to vote on Resolution Nos. 3598, 3599, 3600, 3601, 3602, 3603, and 3604 in seriatim.

Commissioner Cooksey motioned. Commissioner Ballard seconded the motion to vote in seriatim.

Chair Snowden asked for a motion to adopt Resolution Nos. 3598, 3599, 3600, 3601, 3602, 3603, and 3604.

Commissioner Ballard motioned, and Commissioner Kirkendoll seconded.

Chair Snowden asked if there is any discussion or objection to adopting Resolution Nos. 3598, 3599, 3600, 3601, 3602, 3603, and 3604. Having none, the Chairman called for a vote. All voted in favor therefore Resolution Nos. 3598, 3599, 3600, 3601, 3602, 3603, and 3604 are adopted.

Resolution No. 3605: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Alliance Residential for the acquisition of Broadstone Toscano, an apartment community that will be located at or about the 2900 North Braeswood Blvd., Houston, TX 77025.

Resolution No. 3606: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lovett Commercial, for the development of Buffalo Bayou East, an apartment community that will be located at or about 0 Frank Tech Dr., Houston, TX 77020.

Resolution No. 3607: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Origin Investments for the acquisition of The District at Memorial, an apartment community that will be located at or about the 10300 Katy Frwy., Houston, TX, 77043.

Resolution No. 3608: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with KCG Development, LLC for the development of an apartment community that will be located at or about 11826 Riceville Rd., Houston, TX 77031.

Resolution No. 3609: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with KCG Development, LLC for the development of an apartment community that will be located at or about US 290 & Retton Rd., Houston, TX 77092.

Resolution No. 3610: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Nova Asset Management, Inc for the acquisition of The Franklin, an apartment community that will be located at or about 6620 Gessner Rd., Houston, TX 77040.

Resolution No. 3611: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Layne Property Partners, for the development of Gosling Town Center, an apartment community that will be located at or about 24818 Gosling Rd., Spring, TX 77389.

Chair Snowden asked for a motion to vote on Resolution Nos. 3605, 3606, 3607, 3608, 3609, 3610, and 3611 in seriatim.

Commissioner Thomas motioned. Commissioner Ballard seconded the motion to vote in seriatim

Chair Snowden asked for a motion to adopt Resolution Nos. 3605, 3606, 3607, 3608, 3609, 3610, and 3611.

Commissioner Ballard moved to adopt Resolution Nos. 3605, 3606, 3607, 3608, 3609, 3610, and 3611
Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting Resolution No. 3605, 3606, 3607, 3608, 3609, 3610, and 3611. Having none, the Chairman called for a vote. All voted in favor therefore Resolution Nos. 3605, 3606, 3607, 3608, 3609, 3610, and 3611 are adopted.

ADJOURNMENT

Chair Snowden remarked this concludes the items on today's agenda and declared the meeting adjourned at 4:44 p.m.