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MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

Tuesday, March 29, 2022

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, March 29, 2022, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:03 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
Kristy Kirkendoll, Vice Chair
Kris Thomas, Commissioner
Andrea Hilliard Cooksey, Commissioner (Arrived at 3:15 pm)
Stephanie A.G. Ballard, Commissioner
Dr. Max A. Miller, Jr., Commissioner (Arrived at 3:25 pm)
David A. Northern, Sr., Secretary

Absent: Guillermo “Will” Hernandez, Commissioner

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the February 15, 2022, Board of Commissioners meeting minutes. He asked for a motion to adopt the February 15, 2022 meeting minutes.

Commissioner Thomas moved to adopt the February 15, 2022, Board of Commissioners meeting minutes. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to the February 15, 2022 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

PRESIDENT’S REPORT

David A. Northern, Sr., HHA President & CEO stated, our team did an amazing job and won an Agency Award of Excellence from NAHRO "2020 Seeing Things in a New Light – Cultural Diversity." Congratulations to Human Resources for this achievement.

HUD visit: It was a great turnout on Monday March 14, Secretary Marcia Fudge, Sen Sheila Jackson Lee, Chair Snowden, our Commissioners and other elected officials were at Cuney Homes.

I have had some good meetings with CM Tiffany S. Thomas, Houston City Council District F, Keith Bynam – Director of the city’s Housing & Development Dept. Chair Snowden and I met with Andy Ickman, Chief Development Officer for the CoH – building relationships and discussions.

I am the President of PHADA and I wanted to mention that the 2022 Conference is being held in San Antonio, Thursday May 19-Sunday May 22. New PHADA Advocate is now online. This contains information regarding the housing industry.

One of the projects we've been working on is our Return to Work plan. Our Worksite Plan Committee consists of Ms. Dianne Mitchell, Director of HR, Mr. Roy Spivey, Director of IT and Mr. George Griffin III, VP of Housing Operations. Each will give a brief presentation.

Secretary Northern stated the Return to Work date is May 2, 2022 and that concludes his report.

PUBLIC COMMENTS

No Public Comments were made.

BIRCHWOOD PERRY ROAD PUBLIC HEARING

Chair Snowden stated the Public Hearing for BIRCHWOOD PERRY ROAD is now open for comments. If there is an individual of the public who wishes to comment on BIRCHWOOD PERRY ROAD, 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 BIRCHWOOD PERRY ROAD Apartments.

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

NEW BUSINESS

Resolution No. 3391: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with HD Supply Facilities Maintenance, Ltd. to furnish and install carbon monoxide detectors at APV/HOAPV, Cuney Homes, Ewing, Fulton Village, HRI/Victory, Irvinton Village, and Kelly Village Apartments.

Mr. Jay Mason, Interim Director of REID stated Resolution No. 3391 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 HD Supply Facilities Maintenance, Ltd. to furnish and install 4,806 hard-wired carbon monoxide detectors at APV/HOAPV, Cuney Homes, Ewing, Fulton Village, HRI/Victory, Irvinton Village, and Kelly Village Apartments in an amount not to exceed \$2,005,976.34 pursuant to the memorandum from Jay Mason, Interim Director of REID dated March 31, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3391.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to adopt Resolution No. 3391.

It was determined that there were more questions that needed to be answered so Chair Snowden asked for a motion to TABLE Resolution No. 3391.

Commissioner Thomas moved to TABLE Resolution No. 3391. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to Table Resolution No. 3391. Having none, Resolution No. 3391 is TABLED.

Resolution No. 3392: Consideration and/or to take action to authorize the President & CEO or designee to execute an electricity contract utilizing the Reverse Auction procurement method.

Mr. Mason stated Resolution No. 3392 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to enter into an electricity supply contract with a retail service provider, with competitive pricing provided by Mantis Innovation, a member of the CCG (Texas Council on Competitive Government) pursuant to the

memorandum from Jay Mason, Interim Director of REID dated March 8, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3392.

Chair Snowden stated he need clarity regarding this resolution.

Windy Callen, Regional Sales Director for Mantis Innovation stated, I handle the majority of the Texas market. We service not only this Housing Authority but housing authorities all across the nation. This is one of our superstars and we've been servicing HHA since 2015. We had the reverse auction the last time we did this and collectively, over the last seven years we've been able to save the HHA over \$750,000 as a result of our procurement method.

Chair Snowden thanked Ms. Callen for the information but he has more questions so he asked for a motion to TABLE Resolution No. 3392. Commissioner Cooksey moved to TABLE Resolution No. 3392. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3392. Having none, Resolution No. 3392 is TABLED.

Resolution No. 3393: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Credence Construction, LLC. to install new gutters and downspouts at Kelly Village Apartments.

Mr. Mason stated Resolution No. 3393 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 Credence Construction, LLC. to install new gutters and downspouts at Kelly Village Apartments in an amount not to exceed \$167,501.00 pursuant to the memorandum from Jay Mason, Interim Director of REID dated March 8, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3393.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to TABLE Resolution No. 3393.

Commissioner Miller moved to TABLE Resolution No. 3393. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to TABLE Resolution No. 3393. Having none, Resolution No. 3393 is TABLED.

Resolution No. 3394: Consideration and/or take action to authorize the President & CEO or designee to execute Insurance Contracts for the Policy Year 2022/2023 with Housing Authority Insurance Group.

Mike Rogers, VP of Fiscal & Business Operations stated Resolution No. 3394 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to execute and make necessary changes and corrections to execute insurance contracts for the 2022/2023 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 \$1,300,000 for the policy year, pursuant to the memorandum from Michael Rogers, Vice President of Fiscal and Business Operations, dated March 15, 2022, to David A. Northern, Sr., President & CEO.

Mr. Rogers states, this resolution encompasses a number of our tax credit properties but also, we do have some in public housing. Many of them also are still active live partnerships where there are either third party lenders and/or third-party investors who each have their own specific insurance requirements. Putting this group together as a little bit of a complicated process because not all policies and not all of these properties will have exactly the same coverage. We have to modify the terms of the partnership agreement for the loan documents require a specific coverage to be in place. HAIG is a group that currently has a bid waiver from HUD. we've been working with him for some time on covering these properties. We have a very good experience with them and they have always handled claims very promptly very professional and have no issues with the service that they are providing. One of the properties that we're renewing, Independence Heights, has a separate renewal date. It renews on May 1 and all the others have March 31st deadline. So there is an estimate factor that we've had the throw in for Independence Heights because we do not have a majority of the

quotes yet on that property. We are working with HAIG to align all these policies in the future so they will renew in May. The not to exceed premium that we are recommending this year is approximately 8.33% higher than what we went with in the prior year. While it is an increase, it's not as bad as with everything else that's been going on with Texas insurance market this year. Staff is recommending that this resolution.

Chair Snowden stated he would like to have the resolution presented earlier so we can be prepared. It warrants discussion about insurance rates and rising prices, etc.

Chair Snowden stated the Board has heard the resolution presented by Mr. Rogers and asked for a motion to adopt Resolution No. 3394.

Commissioner Thomas moved to approve Resolution No. 3394. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3394. Having none, Resolution No. 3394 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, March 29, 2022 at 3:44 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 4:33 p.m.

Secretary Northern called the roll and declared a quorum present.

NEW BUSINESS continued...

Commissioner Kirkendoll moved to approve Resolution No. 3395 through Resolution No. 3411 as a group. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3395 through Resolution No. 3411 as a group. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3395 through Resolution No. 3411 are adopted.

Resolution No. 3395: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Aspen Oaks for the acquisition of Prose South Main, an apartment community located at or about 12111 Main St, Houston, TX 77035

Resolution No. 3396: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Invest Res Partners for the acquisition of Generation Grove, an apartment community located at or about 14807 Woodland Hills Dr., Humble, TX 77396

Resolution No. 3397: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Civicap Partners for the acquisition of Metro Midtown, an apartment community located at or about 2350 Bagby St, Houston, TX 77006

Resolution No. 3398: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Ascenda Capital for the acquisition of Olympus Katy Ranch, an apartment community located at or about 24929 Katy Ranch, Houston, TX 77494

Resolution No. 3399: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Morgan Group for the acquisition of Amalfi at Hermann Park, an apartment community located at or about 3 Hermann Museum Circle, Houston, TX 77004

Resolution No. 3400: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Morgan Group for the acquisition of Esplanade at Hermann Park, an apartment community located at or about 3 Hermann Museum Circle, Houston, TX 77004

Resolution No. 3401: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with AEW EHF Acquisitions LLC for the acquisition of Haven on Main, an apartment community located at or about 8700 South Main, Houston, TX 77025

Resolution No. 3402: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with AEW EHF Acquisitions LLC for the acquisition of High Point Uptown, an apartment community located at or about 807 S. Post Oak Lane, Houston, TX 77056

Resolution No. 3403: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Morgan Group for the acquisition of Avenue R, an apartment community located at or about 5455 Richmond Ave, Houston, TX 77056

Resolution No. 3404: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of 3800 Main, an apartment community located at or about 3800 Main St, Houston, TX 77002

Resolution No. 3405: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of Commons at Hollyhock, an apartment community located at or about 5751 Greenhouse Rd, Katy, TX 77449

Resolution No. 3406: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of Gramercy Park, an apartment community located at or about 3225 Woodland Park Dr, Houston, TX 77082

Resolution No. 3407: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of Oasis at Piney Pointe, an apartment community located at or about 9100 Westheimer Rd, Houston, TX 77063

Resolution No. 3408: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of Westchase Forest, an apartment community located at or about 11355 Richmond Ave, Houston, TX 77082

Resolution No. 3409: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Morgan Group for the development of Memorial Dr, an apartment community that will be located at or about 15635 Memorial Dr, Houston, 77079

Resolution No. 3410: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Trammel Crow for the development of Allora Gosling, an apartment community that will be located at or about 5634 Steubner Rd, Spring, Texas, 77389

Resolution No. 3411: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Urban Genesis for the development of Urban Genesis Co-Op, an apartment community that will be located at or about 3122 Leeland St, Houston TX 77003

Chair Snowden stated we will move now to Resolution No. 3412.

Resolution No. 3412: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at 13611 Perry Road, Houston, Texas 77070, the construction and development of the 378-unit Birchway Perry Road thereupon, and the execution of all required documents therefor.

Chair Snowden asked for a motion to TABLE Resolution No. 3412.

Commissioner Thomas moved to TABLE Resolution No. 3412. Commissioner Miller seconded the motion.

Chair Snowden asked if there is any discussion or objection to TABLE Resolution No. 3412. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3412 is TABLED.

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 Ballard seconded. The meeting adjourned at 4:37 p.m.