



2640 Fountain View Drive ■ Houston, Texas 77057 ■ 713.260.0500 P ■ 713.260.0547 TTY ■ www.housingforhouston.com

MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

Tuesday, May 17, 2022

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, May 17, 2022, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:15 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
Stephanie A.G. Ballard, Commissioner
Dr. Max A. Miller, Jr., Commissioner
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 April 19, 2022, Board of Commissioners meeting minutes. He asked for a motion to adopt the April 19, 2022 meeting minutes.

Commissioner Thomas moved to adopt the April 19, 2022, Board of Commissioners meeting minutes. Commissioner Miller seconded the motion.

Chair Snowden asked if there is any discussion or objection to the April 19, 2022 Board of Commissioners meeting minutes. Having none, the minutes have been approved.

PRESIDENT’S REPORT

President Northern stated we have had resident meetings at Kelly Village, HOAPV/APV, Bellerive Sr. Hi-Rise. Others are currently being scheduled. We also had the 2100 Memorial Groundbreaking on May 17. It was a great event with our commissioners, Mayor Turner, HUD and other Houston City Officials. I was recently appointed to The Way Home Steering Committee for the Coalition to the Homeless which is a very important partner with HHA.

PUBLIC COMMENTS

Chair Snowden stated 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.

C: Jamie Allen resides in Spring, TX 77373, has expressed concerns about her Landlord.

C: Ewing resident, Ms. Stacy Abston, concerned about her family's safety and had submitted a request for an Emergency Transfer but was denied twice.

C: Ewing resident, Mr. Willie Lockett, reported that he submitted a Reasonable Accommodation request to move to a downstairs unit and he has not received any notification to move.

C: Landlord, Mr. Samuel Kiteka regarding tenant preventing his contractors from making repairs and as a result of those actions, was not in compliance with the rules and housing stopped making payments.

C: Brenda Lackey-Carter has expressed concerns as to the reasons why her rental assistance was terminated.

PUBLIC HEARING FOR DEVELOPMENT OF BIRCHWAY PERRY ROAD APARTMENTS

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

PUBLIC HEARING FOR DEVELOPMENT OF BARKER OAKS APARTMENTS

Chair Snowden stated the Public Hearing is now open for comments. If there is an individual of the public who wishes to comment on BARKER OAKS 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.

PUBLIC HEARING FOR ACQUISITION, LEASE, AND OPERATION OF THE AVENUE R APARTMENTS

Chair Snowden stated the Public Hearing is now open for comments. If there is an individual of the public who wishes to comment on THE AVENUE R 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.

PUBLIC HEARING FOR ACQUISITION, LEASE, AND OPERATION OF THE AMALFI AT HERMANN PARK APARTMENTS

Chair Snowden stated the Public Hearing is now open for comments. If there is an individual of the public who wishes to comment on THE ALMALFI AT HERMANN PARK 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.

“PUBLIC HEARING FOR ACQUISITION, LEASE, AND OPERATION OF THE ESPLANADE AT HERMANN PARK APARTMENTS”

Chair Snowden stated the Public Hearing is now open for comments. If there is an individual of the public who wishes to comment on THE ESPLANADE AT HERMANN PARK 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.

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

NEW BUSINESS

Resolution No. 3441: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments.

Secretary Northern stated that Resolution No. 3441 will be presented by Diana Dmitriyeva, Capital Funds Project Manager.

Ms. Dmitriyeva stated the Resolution No. 3441 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 RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments in an amount not to exceed \$394,232.48 pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 3, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3441.

Chair Snowden stated the Board has heard the resolution presented by Ms. Dmitriyeva and asked for a motion to adopt Resolution No. 3441.

Commissioner Thomas moved to approve Resolution No. 3441. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3441. Having none, Resolution No. 3441 is adopted.

Resolution No. 3442: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with McKenna Contracting, Inc., to remove existing and furnish/install new playground equipment at Irvinton Village and Kelly Village apartments.

Ms. Dmitriyeva stated Resolution No. 3442 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 McKenna Contracting, Inc., to remove existing and furnish/install new playground equipment

at Irvinton Village and Kelly Village apartments in an amount not to exceed \$332,777.00 pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 3, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3442.

Chair Snowden stated the Board has heard the resolution presented by Ms. Dmitriyeva and asked for a motion to adopt Resolution No. 3442.

Commissioner Miller moved to approve Resolution No. 3442. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3442. Having none, Resolution No. 3442 is adopted.

Resolution No. 3443: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Praxis Consulting Group, LLC., to provide development finance consulting services for but not limited to tax credit projects and Rental Assistance Demonstration (RAD) transactions, at several properties across the Houston Housing Authority's portfolio.

Secretary Northern stated that Resolution No. 3443 will be presented by Mike Rogers, VP of Fiscal and Business Operations.

Mr. Rogers stated Resolution No. 3443 states 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 Praxis Consulting Group, LLC., to provide consulting services for development financing related to tax credit projects and Rental Assistance Demonstration, (RAD) transactions at several properties across the Houston Housing Authority's portfolio, for an amount not to exceed \$200,000.00 per year, for a period of performance for two (2) year term with a 1-year option to extend pursuant to the memorandum from Jay Mason, Interim Director, REID dated May 2, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3443.

Chair Snowden stated the Board has heard the resolution presented by Mr. Rogers and asked for a motion to adopt Resolution No. 3443.

Commissioner Kirkendoll moved to approve Resolution No. 3443. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3443. Having none, Resolution No. 3443 is adopted.

Resolution No. 3444: Consideration and/or take actions to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the conversion of 26 public housing units within the Sweetwater Point Apartments to units receiving project-based vouchers through HUD's Rental Assistance Demonstration program and the execution of all required documents therefor.

Mr. Mike Rogers stated Resolution No. 3444 states That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to (a) facilitate the conversion of 26 public housing units at that certain affordable housing development located at 7909 S. Sam Houston Pkwy East, Houston, Texas, known as the Sweetwater Point Apartments to units receiving project-based vouchers through HUD's Rental Assistance Demonstration program; and (b) such other actions necessary or convenient to carry out this resolution, pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 5, 2022, to David A. Northern, Sr., President & CEO.

The 26 public housing units that are being converted to RAD represents 10% of the total public property. The other 90% of the units are existing LIHTC units converting them to the RAD unit will actually enhance the overall economic performance of this property. Accordingly, staff recommends the Board adopt Resolution No. 3444.

Chair Snowden stated the Board has heard the resolution presented by Mr. Rogers and asked for a motion to adopt Resolution No. 3444.

Commissioner Kirkendoll moved to approve Resolution No. 3444. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3444. Having none, Resolution No. 3444 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 17, 2022 at 3:50 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 4:10 p.m.

Secretary Northern called the roll and declared a quorum present.

NEW BUSINESS continued...

Resolution No. 3445: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at 2250 Barker Oaks Dr., Houston, Texas 77077, the construction and development of the 280-unit Barker Oaks Apartments thereupon, and the execution of all required documents therefor.

Resolution No. 3446: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within the Amalfi at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, and the execution of all required documents therefor.

Resolution No. 3447: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within the Avenue R Apartments located at 5455 Richmond Avenue, Houston, Texas 77056, and the execution of all required documents therefor.

Resolution No. 3448: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at or about 13611 Perry Road, Houston, Texas 77070, the construction and development of the 462-unit Birchway Perry Road thereupon, and the execution of all required documents therefor.

Resolution No. 3449: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within the Esplanade at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, and the execution of all required documents therefor.

Chair Snowden stated, at this time I would like to entertain a motion to adopt the following resolutions as a group: Resolution Nos. 3445, 3446, 3447, 3448, and 3449.

Commissioner Cooksey moved to approve Resolution Nos. 3445, 3446, 3447, 3448, and 3449. Commissioner Kirkendoll seconded the motion.

President Snowden asked if there is any discussion or objection to the approval of Resolutions 3445, 3446, 3447, 3448, and 3449 as a group.

Having none, Resolution Nos. 3445, 3446, 3447, 3448, and 3449 have been approved.

ADJOURNMENT

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

Chair Snowden declared the meeting adjourned at 4:17p.m.