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

**Tuesday, March 21, 2023**

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, March 21, 2023, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:07 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  
Dr. Max A. Miller, Jr., Commissioner  
David A. Northern, Sr., Secretary

Absent: Kristy Kirkendoll, Vice Chair

**APPROVAL OF MINUTES**

Chair Snowden stated the Board has had an opportunity to review the February 28, 2023, Board of Directors meeting minutes and asked for a motion to adopt the meeting minutes.

Commissioner Thomas moved to adopt the meeting minutes and Commissioner Miller seconded the motion.

Chair Snowden asked if there is any discussion or objection to the February 28, 2023, Board of Directors meeting minutes. Having none, the minutes are adopted.

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

**PRESIDENT’S REPORT**

Secretary Northern stated provided a written report to include the following:

- Jobs Plus Grant
  - HHA submitted the year two work plan to HUD for their review and approval to continue Jobs Plus Workforce Development Grant at Oxford Place

- TxDOT project update
  - HHA took the federal highway administrator on a tour of the properties impacted by the highway expansion, including HHA's Clayton Homes
  - Spoke in a press conference to provide critical information to the media regarding the scope of the project and the priorities
  
- Department of Justice Visit
  - Representatives from the Department of Justice and Assistant Attorney General, Kenneth Polite, Jr.'s office requested to visit Cuney Homes
  - The purpose was to seek feedback on what is needed to support a reduction in crime and focus on the needs for the future, especially for the kids in the area.
  - Congresswoman Shiela Jackson Lee also attended to hear the resident's thoughts and ideas on how to make the community a safer place to live.
  - They were provided a guided tour of the Cuney Homes community to get a greater sense of what their offices can do to make a lasting impact in this area.
  
- In this edition of the President's board report you will also find:
  - A recap of the Cuney Homes Basketball court grand opening, in collaboration with James Harden's Imact13 foundation.

## **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.

Melissa Parks: Attorney at a firm that represents municipal utility districts in Harris and Montgomery Counties. I'm here today regarding resolutions 3646, 3648, and 3650. I am here to focus on MUD 185 which is mainly a commercial district but there are seven apartment complexes in our district. You have two of them today on the agenda today.

The seven apartment complexes in our district total in value of over \$134 million in 2022. If this action is approved today and it goes on to its conclusion when those two come off the tax roll, it will remove 24.35% of the taxable value in our district and these are going to have a big fiscal impact on our districts. We believe we have a possibility to make up for it in the water and sewer rates that are charged to these entities with those tax exempts, but this is going to affect other taxpayers in the district, and customers in the district that's tax revenue and we just urge you to find another method that does not remove properties and taxable value from the appraisal roll.

Clarice Wall: I am here to object to several resolutions, exceeding the jurisdiction Montgomery County, Fort Bend County, and acquisitions are being removed from our tax roll. Now we fear the burden of the extra taxes that are due to my school to maintain services. I can appreciate the overall service but the loss of tax values is really affecting our area. The tendency to acquire more rather than possibly improve what you have and I hope that you'll stop. I don't know the advantage of the developer when you return the property by lease for them to just manage and carry. I see this as a profitable type situation in all of these properties varying profit, etc. and I see what's happening. I need to speak out and let you guys know that we need to be fair with all of our services, etc. I volunteer at different places and I believe in giving back. I hope that you know you'll just hear

my words and I wanted to face the people that are making these decisions because they do have an effect on the general public overall.

## **OLD BUSINESS**

**Resolution No. 3614: Consideration and/or action to authorize the President & CEO or designee to increase the contract amount for Sankofa Research Institute to continue providing consulting services in support of the Choice Neighborhood People Plan.**

Secretary Northern stated that Resolutions No. 3614, 3615 and 3639 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3614 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 increase the contract amount for Sankofa Research Institute to \$269,000 to continue providing consulting services in support of the Choice Neighborhood People Plan, pursuant to the memorandum from Jay Mason, Director of REID, dated February 14, 2023 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. 3614.

Commissioner Miller moved to adopt Resolution No. 3614. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3614 is adopted.

**Resolution No. 3615: Consideration and/or action to authorize the President & CEO or designee to increase the contract amount for Wallace, Roberts & Todd to continue providing Planning Coordinator technical assistance services for the HHA Choice Neighborhoods Planning Grant for Cuney Homes.**

Mr. Mason stated Resolution No. 3615 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 increase Wallace Roberts and Todd contract amount to \$738,000 to continue providing Planning Coordinator technical assistance services for the HHA Choice Neighborhoods Planning Grant for Cuney Homes, pursuant to the memorandum dated February 14, 2023, from Jay Mason, Director of REID, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3615.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3615.

Commissioner Thomas moved to adopt Resolution No. 3615. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution.

Chairman's comments: I do have and I wanted to save my discussion points for both of them both of which are for Choice. I want to make sure that a few of us get together and to have follow-up discussions with whomever the leads are on this project. Mr. Northern is to provide that to us so that we can discuss moving forward, and closure of the planning grant so that we can move into the next phase. I think it's important. The mayor is supportive of this and the city and we need to make sure we're maintaining and being good stewards of the work, we're doing.

Secretary Northern's comments: We will be submitting our draft of the plan at the end of March to HUD and then submit our final plan at the end of September. Soon after, we will submit the implementation grant.

Chair Snowden stated having no other discussion, called for a vote. All voted in favor, Resolution No. 3615 is adopted.

## **NEW BUSINESS**

**Resolution No. 3639: Consideration and/or action to authorize the President & CEO or designee to prepare, submit and execute a Section 18 disposition to the US Department of Housing and Urban Development for public lands acquired by the City of Houston.**

Mr. Mason stated Resolution No. 3639 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the disposition of certain public land located behind the NRC building at Allen Parkway Village and Historic Oaks at Allen Parkway and the preparation and submittal of Section 18 disposition application to the UA Department of Housing and Urban Development, and execution of all required documents therefore, pursuant to the memorandum dated March 8, 2023, from Jay Mason, Director of REID, to David A. Northern, Sr., President and CEO. Accordingly, staff recommends the Board adopt Resolution No. 3639.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3639.

Commissioner Cooksey moved to adopt Resolution No. 3639. Commissioner Miller seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution.

Chair: I think we may want to make sure for the record as to why this is happening especially with it being a APV HOAPV in that area Want to make sure on the record we say why this resolution is being placed now.

Mr. Mason: In 1999, the rehabilitation of Allen Parkway Village and Historic Oaks at Allen Parkway Village, a disposition application was submitted to HUD as part of the RAD/Section 18 Blend. Through this process, HHA was informed the property at the west end of Allen Parkway Village and Historic Oaks at Allen Parkway Village, which was acquired by the City of Houston through eminent domain. This is the reason why the city took that parcel and we're just trying to finalize the transaction.

Chairman: Just to be clear, the cemetery that was taken by eminent domain.

Chair Snowden stated having no other discussion, called for a vote. All voted in favor, Resolution No. 3639 is adopted.

**Resolution No. 3640: Consideration and/or action to authorize the President & CEO or designee to execute a contract with US Bank for the implementation of a prepaid debit card program to benefit participants in Houston Housing Authority programs.**

Secretary Northern stated that Resolution No. 3640 will be presented by Mike Rogers, VP of Fiscal and Business Operations.

Mr. Rogers stated Resolution No. 3640 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 US Bank, and make necessary changes to the Contract as required, for the implementation of a prepaid debit card program to benefit participants in Houston Housing Authority programs pursuant to the memorandum dated March 7, 2023, from the Michael Rogers, Vice President Fiscal & Business Operations to David A. Northern, Sr. President and CEO. The Contract will be a no-cost contract to the Houston Housing Authority. The use of prepaid debit cards is a very efficient way for HHA to process payments like the utility allowance for HCVP participants. It is also a very efficient system for the participants as their respective funds are loaded onto their cards early each month eliminating any need to go to a bank to make a deposit or visit a bank or check cashing service to obtain their funds. Staff recommends the Board adopt Resolution No. 3640.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3640.

Commissioner Cooksey moved to adopt Resolution No. 3640. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3640 is adopted.

Chair Snowden stated: Before we go into Executive Session, I wanted to offer up a point of clarity for individuals that may be hearing but even for the record as to what we are doing here. I'd like to provide some clarification on the statement that we have provided to the mayor and to the Housing and Community Affairs Committee regarding HHA's PFC deals early this year. The presentation comments that were made were factually correct. I believe it is prudent to share additional context as to where the statistics came from to dispel any misconceptions that may be out there in the public. The presentation stated that and I quote, to date, the HHA has closed 76 PFC agreements. This includes 22,000 units of which 12,597 are affordable with about 39% of the units are at or below 60% AMR. Those numbers are accurate. Just because we approved PFC development resolutions to close, does not mean that it is a finalized deal. Once we approve the resolutions the affordability data may change due to various factors in the planning process and are not final until the deal reaches financial closure. That being said at the time we presented the numbers in the PFC report to the city, the data was accurate and consistent with the PFC deals the board has approved to move forward toward closure. We'll continue to update you on our PFC deals.

I wanted to say also for the record, that we are updating websites for individuals to be able to go to the website and be able to obtain information on properties that we are currently in partnership with so that we can continue to be able to close the gap on the number of individuals that are out there on our waitlist. There are over 28,000 individuals on our waitlist throughout the city, and we are trying to do our best to make sure we're providing affordable housing. There are many that are not on our list and we hope that we are able to help them as well. at this time, the Board will move into Executive Session.

## **EXECUTIVE SESSION**

Chair Snowden suspended the Public Session on Tuesday, March 21, 2023 at 3:30 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 4:22 p.m.

Secretary Northern called the roll and declared a quorum present.

**NEW BUSINESS continued...**

**Resolution No. 3641: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition and development of Campanile on Minimax to be located at or about 610 West Loop at Minimax Dr., Houston, Texas 77008, and the execution of all required documents therefor.**

Chair Snowden stated that the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3641.

Commissioner Miller moved to adopt Resolution No. 3641. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting Resolution No. 3641. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3641 is adopted.

**Resolution No. 3642: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, 5 Oaks Apartments located at or about 18203 Westfield Place Drive, Houston, Texas 77090, and the execution of all required documents therefor.**

**Resolution No. 3643: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Briar Court located at or about 11250 Briar Forest Drive, Houston, Texas 77042, and the execution of all required documents therefor.**

**Resolution No. 3644: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Broadstone Briar Forest located at or about 2215 Avenida La Quinta Street, Houston, Texas 77077, and the execution of all required documents therefor.**

**Resolution No. 3645: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Broadstone Toscano located at or about 2900 N. Braeswood Blvd., Houston, Texas 77025, and the execution of all required documents therefor.**

**Resolution No. 3646: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Cathedral Lakes located at or about 698 Basilica Bay Dr., Spring, Texas 77386, and the execution of all required documents therefor.**

**Resolution No. 3647: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition and development of, and the placement of “affordable” units within, a multifamily residential development to be commonly known as Lively at Cypress Creek located at or about 13030 Perry Road, Houston, Texas 77070, and the execution of all required documents therefor.**

**Resolution No. 3648: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Madison at Bear Creek located at or about 5735 Timber Creek Place Drive, Houston, Texas 77084, and the execution of all required documents therefor.**

**Resolution No. 3649: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Parc at Champion Forest located at or about 15330 Bammel North Houston Road, Houston, Texas 77014, and the execution of all required documents therefor.**

**Resolution No. 3650: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Timberwalk Apartments located at or about 5635 Timber Creek Place Drive, Houston, Texas 77084, and the execution of all required documents therefor.**

**Resolution No. 3651: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at or about 1690 North Loop, Houston, Texas 77009, the construction and development of the 317-unit COOP at Farmers Market and the execution of all required documents therefor.**

Chair Snowden asked for a motion to vote on Resolution Nos. 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, and 3651 in seriatim.

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

Chair Snowden asked for a motion to adopt Resolution Nos. 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, and 3651.

Commissioner Thomas motioned, and Commissioner Ballard seconded.

Chair Snowden asked if there is any discussion or objection to adopting Resolution Nos. 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, and 3651. Having none, the Chairman called for a vote. All voted in favor therefore Resolution Nos. 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, and 3651 are adopted.

**Resolution No. 3652: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Cypressbrook Management Company, for the acquisition of Ariza Park Row, an apartment community that will be located at or about 1100 Blackhaw St., Houston TX, 77079.**

**Resolution No. 3653: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Commerce Equities, for the acquisition of Lake Ranch, an apartment community that will be located at or about 11144 Fuqua St, Houston TX 77089.**

**Resolution No. 3654: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Howard Real Estate Holdings, LLC, for the acquisition of Royal Spring Apartments, an apartment community that will be located at or about 4910 Spring Cypress Rd., Spring, TX 77379.**

**Resolution No. 3655: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with CityStreet Residential, for the acquisition of Domain Town Center, an apartment community that will be located at or about 7100 Uvalde Rd, Houston TX, 77049.**

**Resolution No. 3656: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Encore Multi-Family LLC, for the acquisition of Encore Motif at Grand Crossing, an apartment community that will be located at or about 23233 Western Center Dr., Katy, TX 77450.**

**Resolution No. 3657: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Kajani Capital Group, for the acquisition of 2121 Ella Apartments, an apartment community that will be located at or about 2121 Ella Blvd, Houston, TX 77008**

**Resolution No. 3658: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with RPM Living, for the acquisition of Ashton on West Dallas, an apartment community that will be located at or about 1616 West Dallas St., Houston, TX, 77019.**

**Resolution No. 3659: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Brookfield Asset Management, for the acquisition of Bellrock Market Station an apartment community that will be located at or about 24002 Colonial Pkwy, Katy, TX 77493.**

**Resolution No. 3660: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Commerce Equities, for the acquisition of Settler's Ranch, an apartment community that will be located at or about 11144 Fuqua St, Houston TX 77089.**

**Resolution No. 3661: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with McDowell Properties, for the acquisition of Breakers at Windmill Lakes, an apartment community that will be located at or about 9750 Windwater Dr., Houston, TX 77075.**

**Resolution No. 3662: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Bridge Partners, for the acquisition of Greenway Court an apartment community that will be located at or about 3411 Cummins St., Houston, TX, 77027.**

**Resolution No. 3663: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group, for the acquisition of Pearl 21 Eleven, an apartment community that will be located at or about 2111 Westheimer Rd., Houston, TX, 77098.**

**Resolution No. 3664: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group, for the acquisition of Pearl Washington, an apartment community that will be located at or about 5454 Washington Ave., Houston, TX 77007.**

**Resolution No. 3665: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Howard Real Estate Holdings, LLC, for the acquisition of Royal Sienna Apartments, an apartment community that will be located at or about 5222 Avalon Point, Missouri City, TX 77459.**

Chair Snowden asked for a motion to vote on Resolution Nos. 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, and 3665 in seriatim.

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

Chair Snowden asked for a motion to adopt Resolution Nos. 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, and 3665.

Commissioner Thomas motioned, and Commissioner Ballard seconded.

Chair Snowden asked if there is any discussion or objection to adopting Resolution Nos. 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, and 3665. Having none, the Chairman called for a vote. All voted in favor therefore Resolution Nos. 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, and 3665 are adopted.

**Resolution 3666: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Howard Real Estate Holdings, LLC, for the acquisition of The Sarah at Lake Houston, an apartment community that will be located at or about 17571 W Lake Houston Parkway, Humble, TX 77346**



**Resolution 3667:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lovett Commercial, for the acquisition of 2901 Polk Apartments, an apartment community that will be located at or about the 2901 Polk St., Houston, TX 77003.

**Resolution 3668:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lovett Commercial, for the acquisition of 8790 Hammerly Apartments, an apartment community that will be located at or about 8790 Hammerly Blvd., Houston, TX 77080.

**Resolution 3669:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lovett Commercial, for the acquisition of City View Apartments, an apartment community that will be located at or about the 9 Jensen Dr., Houston, TX, 77020.

**Resolution 3670:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lovett Commercial, for the acquisition of Fannin Station North an apartment community that will be located at or about 8902 Almeda Rd., Houston, TX 77054.

**Resolution 3671:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lovett Commercial, for the acquisition of Harrisburg Eastwood Apartments, an apartment community that will be located at or about 4500 Harrisburg Blvd., Houston, TX 77011.

**Resolution 3672:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Schumacher Interests Inc., for the acquisition of Alexis Luxury Apartments, an apartment community that will be located at or about 4604 Cypresswood Dr., Spring, TX 77379.

**Resolution 3673:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Schumacher Interests Inc., for the acquisition of Apex Apartments, an apartment community that will be located at or about 8520 Madie Dr., Houston, TX 77022.

Chair Snowden asked for a motion to **TABLE** Resolution Nos. 3666, 3667, 3668, 3669, 3670, 3671, 3672, and 3673.

Commissioner Miller moved to **TABLE** Resolution Nos. 3666, 3667, 3668, 3669, 3670, 3671, 3672, and 3673. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to **TABLING** Resolution Nos. 3666, 3667, 3668, 3669, 3670, 3671, 3672, and 3673. Having none, the Chairman called for a vote. All voted in favor to **TABLE** Resolution Nos. 3666, 3667, 3668, 3669, 3670, 3671, 3672, and 3673.

## **ADJOURNMENT**

Chair Snowden remarked this concludes the items on today's agenda and declared the meeting adjourned at 4:31 p.m.