



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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, JUNE 27, 2023

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, June 27, 2023 at the Cuney Homes Community Center, 3260 Truxillo, Houston, TX 77004.

Chair Snowden called the meeting to order at 3:02 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
David A. Northern, Sr., Secretary

Absent: Dr. Max A. Miller, Jr., Commissioner

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the May 16, 2023 Board of Commissioners meeting minutes and asked for a motion to adopt the meeting minutes.

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

Chair Snowden asked if there is any discussion or objection to the May 16, 2023 Board of Commissioners meeting minutes. Having none, the minutes are adopted.

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

PRESIDENT’S REPORT

Secretary Northern stated the Commissioners have a copy of the President’s report. The highlights of the report are as follows:

Construction updates: Telephone Road, residents began moving in June of this year. Clayton Homes Demolition is nearing completion. 2100Memorial, construction is planned to be fully completed by March 2024.

The Houston Housing Authority celebrated the grand opening of the HHA Training Center with an official ribbon-cutting ceremony to commemorate our commitment and dedication to professional development. Congresswoman Sheila Jackson Lee's office presented HHA with a Certificate of Congressional Recognition to acknowledge the HHA's accomplishment of providing quality equitable training services.

We have started our summer internship program and we have hired 5 interns who are doing great. We have had some issues with inspections being delayed so have been training a number of staff members with mock inspections at Cuney Homes.

My PHADA Presidency has concluded. I want to thank the board members and staff for allowing me to serve in this capacity. This concludes my President's Report.

Chairman stated, kudos to our President & CEO for his work with PHADA Over the years. He is looked upon, especially at conferences I've attended with him, as a source of intel and so we appreciate having him here and as we continue to support PHADA and the other advocacy groups. The other things that were mentioned, I'm sure we will in the future hear a lot about Telephone Road. If you could please get us some data points on the students' internships and things that are being held at the Housing Authority so that we can continue to highlight them amongst the other things that we're doing across the city.

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.

Veronica DeBoest: Cuney Homes Resident Council President. I appreciate the commissioners for being here today.

Edna Besiant: I am a 2100 Memorial resident and I would like to, by the way, thank you thank you thank you for all you did for us. I would like to know when is the opening 2100 memorial and what is the procedure for the reopening.

Chair Snowden stated, we normally don't respond to Public Comments during the meeting but because you're talking about 2100 Memorial and you have lived in the life of 2100! We are looking to open it in the early spring of 2024. You were there for 17 years so you knew what it was like. What we're putting there now is what all of the seniors should have. We appreciate the work that's being done by Columbia Residential and Block on that development and it is what all of our houses should look like. I am going to make sure that you don't have to make a call. You will be notified of the move dates.

Secretary Northern. Sir, that is the process that we're using for everyone. We will contact them directly and walk through the process to return to the building.

Mary Louise Williams reported that neighboring residents were tampering with her electricity meter, theft of mailed medication, the light on her stove was inoperable, and her car had been stolen.

Chairman stated someone will reach out to you to have a conversation with you before we leave today

Sheila Steptoe: Resident of Cuney Homes, presented questions and comments to HHA's Board of Commissioners regarding the Cuney Homes Resident Council. Ms. Steptoe inquired why all Cuney Homes youth were not invited to attend the upcoming sports event. Ms. Steptoe reported there were youths that reported they were not aware of the scheduled event.

Verdell Ingram: What is the procedure for doing a closed-door meeting with all board members and the secretary? The HHA website does not list all of the commissioner's email addresses. There are things that need to be said only to you and not to the public. She has requested a response in writing, please.

PUBLIC HEARING

NHH GRAY PUBLIC HEARING

Chair Snowden stated the Public Hearing for the Development of NHH GRAY 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.

Secretary Northern stated this project is in partnership with New Hope Housing. There are 135 total units, consisting of 112 one-bedroom units, and 23 two-bedroom units. We are also putting a number of project-based vouchers in to have deeper affordability.

Chair Snowden stated the public hearing is being held here at Cuney Homes because it is a requirement that it take place in proximity to the property development. The addresses are 2675 and 2604 Gray Street.

Chair Snowden stated hearing no comments, the Public Hearing will close with no public comments being made.

NEW BUSINESS

Resolution No. 3684: Consideration and/or action to authorize the Board of Commissioners ("Board") to approve and authorize amendments to the resolutions numbered 3612-3613, which were previously approved on April 25, 2023 and resolutions numbered 3614-3621, which were previously approved on May 16, 2023 by Board, for the sole purpose of changing and correcting resolution numbers from 3612-3621 to 3674-3683.

Secretary Northern stated that Resolution No. 3684 will be presented by Jennine Hovell-Cox, VP and General Counsel.

Ms. Hovell-Cox stated Resolution No. 3684 reads That the Houston Housing Authority Board of Commissioners approve and authorize amendments to the resolutions numbered 3612-3613, which were previously approved on April 25, 2023 and resolutions numbered 3614-3621, which were previously approved on May 16, 2023 by Board, for the sole purpose of changing and correcting resolution numbers from 3612-3621 to 3674-3683 as stated below. Accordingly, staff recommends the Board adopt Resolution No. 3684.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3684.

Commissioner Cooksey moved to adopt Resolution No. 3684. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3684 is adopted.

Resolution No. 3685: Consideration and/or action to authorize the President & CEO or Designee to enter into contracts with ETC, InfoJini, HJ Staffing, HDC, and RS Recruiting Source for the ability to source temporary staff as required.

Secretary Northern stated that Resolution No. 3685 will be presented by Patricia Guerra, Director of Human Resources.

Ms. Guerra stated Resolution No. 3685 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 contracts with ETC, InfoJini, HJ Staffing, HDC, and RS Recruiting Source, for Temporary Staffing Services for a period not to exceed three (3) years, in an amount not to exceed \$1,200,000 in the aggregate pursuant to the memorandum from Patricia Guerra, Human Resources Director, dated June 12, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3685.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3685.

Commissioner Cooksey moved to adopt Resolution No. 3685. Commissioner Thomas seconded the motion.

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

Chair Snowden asked, do you know if any of these companies are rated MBE/MWBE? This is something that is normally listed in our evaluation rating sheet. I want future resolutions to include this information.

Ms. Guerra replied, no we do not know.

Chair Snowden stated we probably should have had that discussion before I moved to accept it. There is a motion on the floor so I'll call for a vote.

Commissioners voted Nay, therefor the resolution has been denied.

Chair Snowden state for all that are coming before us, keep our standards of how we report our information. I think that provides the essence of our openness to making sure that individuals know how we truly operate here at the housing authority.

Chair Snowden called for a vote. Commissioners voted Nay thereby Resolution No. 3685 being denied.

Resolution No. 3686: Consideration and/or action to authorize the President & CEO or designee to execute a contract with Thompson Consulting Services, LLC, Tidal Basin Government Consulting, LLC, and Integrated Solutions Consulting for Disaster Recovery Services at various HHA properties.

Secretary Northern stated that Resolution No. 3686-3689 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3686 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 three (3) year contract, with an option to extend for two (2) additional years, to Thompson Consulting Services, LLC., Tidal Basin Government Consulting, LLC., and Integrated Solutions Consulting for Disaster Recovery Services in an amount not to exceed \$600,000 per year, pursuant to the memorandum dated June 12, 2023, from Jay Mason, Director of REID, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3686.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to TABLE Resolution No. 3686.

Commissioner Thomas moved to TABLE Resolution No. 3686. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to TABLING this resolution. Having none, Resolution No. 3686 is TABLED.

Resolution No. 3687: Consideration and/or action to authorize the President & CEO to take such actions necessary or convenient to approve the issuance by Lakeside Place PFC of the Lakeside Place PFC Multifamily Housing Mortgage Revenue Bonds (NHH Berry), Series 2023; 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.

Mr. Mason stated Resolution No. 3687 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to approve the issuance by Lakeside Place PFC of the Lakeside Place PFC Multifamily Housing Mortgage Revenue Bonds (NHH Berry), Series 2023; 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 Jay Mason, Director of REID dated June 12, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3687.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3687.

Commissioner Thomas moved to adopt Resolution No. 3687. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3687 is adopted.

Resolution No. 3688: Consideration and/or action to authorize the President & CEO to take such actions necessary or convenient to approve the issuance by Lakeside Place PFC of the Lakeside Place PFC Multifamily Housing Mortgage Revenue Bonds (NHH Gray), Series 2023; 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.

Mr. Mason stated Resolution No. 3688 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to approve the issuance by Lakeside Place PFC of the Lakeside Place PFC Multifamily Housing Mortgage Revenue Bonds (NHH Gray), Series 2023; 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 Jay Mason, Director of REID dated June 12, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3688.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3688.

Commissioner Ballard moved to adopt Resolution No. 3688. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3688 is adopted.

Resolution No. 3689: Consideration and/or action to authorize the President & CEO to take such actions necessary or convenient to approve the issuance, sale and delivery by Lakeside Place PFC of the Lakeside Place PFC tax-exempt Multifamily Housing Revenue Notes (Oakwood Trails Apartments) Series 2023A and 2023B and taxable Multifamily Housing Revenue Note (Oakwood Trails Apartments) 2023C; 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.

Mr. Mason stated Resolution No. 3689 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to approve the issuance, sale and delivery by Lakeside Place PFC of the Lakeside Place PFC tax-exempt Multifamily Housing Revenue Notes (Oakwood Trails Apartments) Series 2023A and 2023B and taxable Multifamily Housing Revenue Note (Oakwood Trails Apartments) 2023C; 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 Jay Mason, Director of REID dated June 12, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3689.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3689.

Commissioner Ballard moved to adopt Resolution No. 3689. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3689 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, June 27, 2023 at 3:39 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 3:52 p.m.

Secretary Northern called the roll and declared a quorum present.

ADJOURNMENT

Chair Snowden stated this concludes the items on today's agenda and declared the meeting adjourned at 3:53 p.m.