



HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING July 16, 2024

**Houston Housing Authority Central Office
2640 Fountain View Dr.
Houston, TX 77057**



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Transforming Lives & Communities

2640 Fountain View Drive, Houston, Texas 77057 | Phone 713.260.0500 | David A. Northern, Sr., *President & CEO*

Board of Commissioners: Joseph “Jody” Proler | Alton Smith | Cynthia Aceves-Lewis | Stephanie A.G. Ballard | E.G. Carter | Kristy Kirkendoll | Kenneth C. Li

BOARD OF COMMISSIONERS MEETING Tuesday, July 16, 2024 TABLE OF CONTENTS

AGENDA	2
June 25, 2024 BOARD MEETING MINUTES	4
COMMENTS and RESPONSES	17
NEW BUSINESS	
Resolution No. 3793	
Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve Lakeside Place PFC’s Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (Willow Creek Manor), Series 2024, and the execution of all required documents therefor.	20
Resolution No. 3794	
Authorizing the Houston Housing Authority the acquisition of certain real property located at or about 800 Burnett Street, Houston, Texas, and the execution of all required documents therefor for the development of safe, sanitary, and affordable housing for public use and for public purpose.	26
Resolution No. 3795	
Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to authorize the development of Independence Heights II and a land exchange with Yale Street Baptist Church and the execution of all required documents therefor.	30
Resolution No. 3796	
Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to authorize the acquisition and development of Willow Creek Manor to be located in Houston, Harris County, Texas 77070, and the execution of all required documents therefor.	36
PRESIDENT & CEO OPERATIONS REPORT	42
FINANCE REPORT	56



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BOARD OF COMMISSIONERS MEETING
TUESDAY, JULY 16, 2024
3:00 PM
Houston Housing Authority Central Office
2640 Fountain View Drive, Houston, TX 77057

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the June 25, 2024 Houston Housing Authority Board Meeting Minutes
- IV. President and CEO Activity and Operations Report
- V. Introduction of the Interpreters
- VI. Public Comments [\(To Make Comments during the Public Comments Section – Please add your name to the sign-in sheet when you enter the Board Meeting\)](#)
- VII. New Business
- VIII. **Resolution No. 3793:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve Lakeside Place PFC’s Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (Willow Creek Manor), Series 2024, and the execution of all required documents therefor.

Resolution No. 3794: Authorizing the Houston Housing Authority the acquisition of certain real property located at or about 800 Burnett Street, Houston, Texas, and the execution of all required documents therefor for the development of safe, sanitary, and affordable housing for public use and for public purpose.
- IX. Convene an Executive Session to discuss:
 - a. Personnel matters in accordance with Section 551.074 of the Texas Government Code
 - b. Legal issues in accordance with Section 551.071 of the Texas Government Code
 - c. Real estate matters in accordance with Section 551.072 of the Texas Government Code

Resolution No. 3795: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to authorize the development of Independence Heights II and a land exchange with Yale Street Baptist Church and the execution of all required documents therefor.

Resolution No. 3796: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to authorize the acquisition and development of Willow Creek Manor to be located in Houston, Harris County, Texas 77070, and the execution of all required documents therefor

- X.** Reconvene Public Session to take action on Executive Session agenda items.
- XI.** Adjournment



HOUSTON HOUSING AUTHORITY

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MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING TUESDAY, JUNE 25, 2024

I. CALL TO ORDER

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, June 25, 2024, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057. Called the meeting to order at 3:04 p.m.

II. ROLL CALL

Present:

- Joseph "Jody" Proler, Chairman
- Alton Smith, Vice Chairman
- Cynthia Aceves-Lewis, Commissioner
- Stephanie A.G. Ballard, Commissioner
- Eric G. Carter, Commissioner
- Kristy Kirkendoll
- Kenneth C. Li, Commissioner
- David A. Northern, Sr., Secretary

ABSENCES:

III. APPROVAL OF THE MINUTES

A. Board Meeting Minutes – May 22, 2024

Chairman Proler: Before we move to approve the May minutes, I would like to reflect in the minutes that it was reported there were over 42 exceptions with HUD, and the 2022 audits had not been submitted. We are in compliance with all outstanding issues and the 2022 audits were cleared. With that being said, I'll entertain a motion to approve.

On motion by Commissioner Smith, the Board unanimously approved the May 22, 2024, Meeting Minutes.

IV. PRESIDENT'S REPORT

Secretary Northern we have some some great activities this morning. HUD regional administrator was here, along with all of the field office directors from this region. They were her to present the HHA with two checks. One was with \$5 million for the Mobility Program and the other was for \$1.25, for the Older Adult Program. We received the largest grant of any city in the United States and the only one that received the \$1.25 million related to the Older Adult Program. It's exciting news and the fact that HUD took the time to come to visit our 2100 Memorial site for the presentation and they also visited our Jensen site. We just concluded a listening session at Cuney Homes for residents and resident leaders from around, you know, our various properties. It's just just amazing when we can have this type of progress with the housing authority. We received over \$700,000 for our Ross Grant, which provides opportunities for our clients to help them with self-sufficiency. We were just was awarded our Irvington property, another 250,000 for security upgrades. The Housing Authority and it's team members are providing the right resources to clients that we're serving.

As always, I provide our board members with the President and CEO report. I want to introduce a few young people to you today. This year, we have started a Fellows Program. We had College students applied from across the nation and were accepted. As Fellows, they are working with the Housing Authority staff in various departments. This is exciting! As a longtime housers, most of us fell into this job. And by having fellows and interns come into the housing authority, we are creating future leaders in public housing throughout. This is something great and I'm proud that the housing authority stepped up and did that. I would like the Fellows to come up and introduce themselves. The Legal Department intern is not available today.

As always, I provide the board members a lot of information related to the President & CEO report. Today, I would like Corey Franklin to come to the mic and just give a brief report on our public housing units and occupancy. Mr. Coles, when Corey finishes, come up and briefly talk about our voucher program.

Corey Franklin: We have the Annual Contribution Contracts for public housing operation units, and it is 2,415 units total; out of those 2,415 units, we have 65 vacant units, which gives us an overall occupancy of 97%. We have two properties, Cuney Homes and Oxford that are at 95% or a little bit below. So with those two properties, we are starting to work with our property management companies to develop programs and systems to make sure that we can improve occupancy. Within that our goal is by next month to see some upward trends within those two properties. Are there any questions so far?

Secretary Northern: We usually have vacancies, and natural attrition repairs need to be done. There are no long-term vacancies related to that; it is more so going through the process. So, every given day, we may have a vacancy coming up in our program. Any other questions for Corey?

Commissioner Smith: I have one question, and you may not have the data, but how do the rates that you just talked about compare with those of other housing authorities?

Corey Franklin: I do not have it readily available, but I can contact our local field office and get some data to share.

Chairman Proler: I would appreciate it if you would because I was the one who initiated the request for this information based on HUD wanting to know specifically how our fleet looked and what our vacancy rate was. I'd also like to know what the approximate budgeted cost is. In the 65 that are vacant, are they vacant because they're not in a position to rent? Or are they rentable, and we just don't have prospects?

Secretary Northern: Yes, sir. And then, at that point, that will be a combination of each turnaround, which may cause different conditions on the type of unit. Corey will pull that information for us, but I can tell you that HUD's national average is 65%. If you are under 96%, HUD will start looking at you as having issues.

Commissioner Carter: The tenants, do they come off the list of applicants?

Secretary Northern: Yes, sir.

Commissioner Aceves-Lewis: I would like to get more information about the 65 vacancies and the reasons why they are vacant.

Kenny Coles: You should have before you that voucher program. Essentially, HUD budgets the Housing Authority a certain amount of funding on an annual basis, and it could change several times during the year, so these numbers are based on our funding on June 1st. We had a little over 19,948 "vouchers" that we were budgeted for and we are utilizing, in most cases, overall 97% of the vouchers we have available. The issue,

of course, is that we've overspent on the funding that was available, so we are no longer leasing. Even though, as we clean up, we're finding a lease up here and there and a termination here and there but overall remaining steady at 97% of utilization of those 19,948, I'll call them vouchers. I struggle for a title because even though we get budgeted for vouchers, our project-based voucher program has 1,108 active units at this time, there is no separate funding for that. In order to create a project-based unit, you must convert one of the housing choice voucher units. So, out of the 19,948, you have to subtract out those that we assigned for the project-based, and then it also doesn't include a few of the special purpose vouchers like mainstream, emergency housing vouchers, and also our MOD rehab program vouchers. Those are the numbers, and that's where we stand. Are there any questions?

Commissioner Aceves-Lewis: I'm just looking at voucher utilization on page 2. I'm also looking at the foster youth initiative, which looks like it's about 16% overutilized.

Mr. Coles: that's correct

Commissioner Aceves-Lewis: Then the homeless preference is 54% utilized. So are those vouchers are available and they're just not being used?

Mr. Coles: The vouchers are available, but due to the shortfall, funds are not available to allow those options to be used.

Chairman: Have the 490 project-based vouchers for the properties below been set aside when those properties are ready for use?

Mr. Coles: When project-based vouchers are awarded to projects, we don't set aside vouchers at the time that they are awarded because, typically, those projects are coming online years into the future. HUD's funding pattern doesn't allow us to budget past more than a few months but our turnover, on a monthly basis, is actually enough for us to meet any number of vouchers that we need to convert to project-based. So, as time gets closer to when projects are coming online, either groundbreaking or over towards contracting, we will have the vouchers available to convert to project-based at that time.

Secretary Northern: I just want to mention that last Friday, we conducted a tour of the 800 Middle property, and that tour consisted of HHA staff, a few board members, representatives from the Mayor's office, a City Council member, and also a representative from other City Council. We had the opportunity to go out and see the property and have discussions about the environmental aspects of that. We had our environmentalist and our attorney there as well. It was really good to showcase the property with some of the city leaders.

I had the opportunity to meet with the Westchase District board meeting to explain what we do and how we continue to try to be a partner with them.

In May, I was invited to speak at the U.S. Housing Conference, which was hosted in Dallas. I was on the opening panel and we discussed the various trends in the housing market related to housing. This was a great opportunity and I was able to build some alliances and network. A number of HUD officials who were here today were also at the conference.

Commissioner Smith: One of the things that I enjoy doing is bragging on people, and when HUD came down today and presented those huge checks to us, to me, that was saying that you and your staff are doing one hell of a job as far as meeting the needs of our community. The only thing I'll ask you and your staff to do is to maintain the momentum.

Secretary Northern: Thank you. I appreciate that. Our staff works really hard, and that's how HUD recognizes that by providing additional resources to build and grow the community.

Chairman: I'd like to express my gratitude to the members of the Commission who visited 800 Middle St. last week. It was moving. Nick, I see you're here now, and I want to thank you. I've received numerous calls from City Council members and the mayor's office expressing our appreciation for the quality, the environment, and the fact that folks are really going to benefit from that, so thank you.

V. PUBLIC COMMENTS

Chairman Proler offered the use of interpreters to be available to Spanish, Mandarin and Vietnamese speakers who may need assistance for public comments only.

Tony Harrison, Founder & CEO of Etched Communication: We've had the honor and privilege of working with HHA for the past few years, and I'm here to share something special. Last week in New York City at the American Business Awards, which is considered the Oscars of Business Awards, Houston Housing Authority and Etched were awarded the highest honor for PR campaign of the year. With the commitment and dedication that exists here at the Housing Authority, we received the award for our heat relief initiative campaign, which installed 1,600 AC units in the hottest summer on record in the public housing community. In addition, our residents were hired by the vendors to assist with those installations.

Esperanza Rodriguez, Irvinton Village Vice President: We are really excited to hear the results of the Choice Neighborhood, in August and I have a feeling we will be accepted. I want to let you know as a resident, simple words and concern and hearing concerns in my neighborhood that, they're excited and glad that things appear to be changing. One of the most important things that I think we are excited about is our elections. Our election will be on Friday, July 19th, starting at 5:30 PM in the community room. I would like to request that you attend the July meeting, as it would let residents know that you really are involved with Irvinton Village. In prior years, the board was held at the properties, so I would like to ask if you intend to do that again.

Chairman Proler: We do intend to do that this year, but it will not be in July, but it will be before the end of the year.

Verdell Ingram, Cuney Homes, Resident Council Treasurer: As a resident and as a member of the resident council, we want to be part of the economics too. Millions are coming all around, yet some of my people are being put out because they can't pay the rent. We want part of the economics, also meaning they want jobs and some of the contracts. They want training on how to negotiate for the contracts. You give contracts to an employee through subcontractors that they never allow us to move. When you look for people, look at the residents. How can you hire residents? How can train them? Some of them want to be trained and how can they be contracted? I appeal to the board to say, please do not forget to the pool of residence.

Wayne Dolcefino, Dolcefino Media: More concerns about 800 Middle. First of all, I heard you guys talk about 800 Middle, and it's a beautiful place. The problem is maybe the NRP guys or your environmental consultant didn't tell you, but just yesterday, when they were digging up the hike and bike trail on that part of that property, that government taxpayers got scammed over, on your

property, it was covered with incinerator ash. In fact, if any one of you wants to go out there today, I'll be happy to show you. We've got pictures of it and videos. We can send you some this afternoon. This is the same place we were told was clean. Now I know some samples have been taken, and just the other day, when I met with the attorney general and his criminal investigative team and with the TDHCA that issues the bonds, they don't even trust your environmental consultant to go back and do the work. There have been some more samples, I think they're on the northwest side of the property, which is the nice side, but no one is taking any samples over there by the fence, so I got pictures today and a video that will show you incinerator ash and all kinds of bottles, oozing up from the ground. When I looked at the Tower Report, I noticed a couple of things. The engineer didn't come here and never went to the site. He took a 45-year-old study and simply said, well, based on that study, here are the numbers. I noticed one other thing. No one from Houston could do this report. We went to Ohio to find an engineer to do this report. Chairman response: Mr. Dolcefino, it's not normal for this board to respond, and I don't want to get into a discussion, so please, if your remedy is in a court of law, then you are more than welcome to go down to the courthouse and hire a lawyer to pursue it.

Chairman: Mr. Dolcefino, it's not normal for this board to respond, and I don't want to get into a discussion, so please, if your remedy is in a court of law, then you are more than welcome to go down to the courthouse and hire a lawyer to pursue it.

Javed Anwarv, Spring, Landlord: 15 years ago or so, I want to give you the story, because I want you to feel good about what you're doing. Jessica was a tenant with 6 kids, and she was devastated she was struggling in her life because of everything that was going on there. For 10 years, she stayed with me, the first kid came out of school as a valedictorian. You guys not only gave her a residence but you gave her a chance, and that part is important, so kudos to you, and thank you very much.

Lana Pham, Realtor: Requests that we please reconsider the Payment Standards.

Ash Hamironi, School Board of Trustees for SMSA: I'm here today on behalf of the countless residents who call your community homes, including many of my teachers and my students. I want to take a moment to say thank you because I think the work you do does not get recognized often.

Jennifer, COO, Apartments Concierge: I wanted to report out just to say that we appreciate the Housing Authority and what we're trying to do and have a collaborative relationship.

VI. NEW BUSINESS

- A. Resolution No. 3783:** Consideration and/or take action to authorize the update of the previously approved loan amount and lender in Resolution No. 3756 for The Oaks at Fall Creek transaction to reflect a principal loan amount not to exceed \$40,000,000 from Texas Capital Community Development Corporation.

PRESENTED BY: Jay Mason, Director, REID

Commissioner Carter: I would like to discuss this during the Executive Session.

Ms. Hovell-Cox: This must be discussed during the public session; it is not an executive session item.

Commissioner Carter: I'm very disappointed in this document and almost everything that we've received from staff explaining what the resolutions are, any actions they managed to take and what they recommend. I'm not saying that they were appropriate ultimately, I'm not saying that they aren't good benefits decisions. I'm saying they are very poorly explained. It's a 70,000-foot overview of these transactions. There is actually no transparency. I had been told that these transactions offered no liability to the organization and now I find out that we have pledged the property that were purchased to the lender for the building and they would do that now until we do that in every transaction.

Shannon Hunter: I am the outside Development Council to the Houston Housing Authority. Commissioner Carter and Chairman Proler, I would just like to say for the record that the Houston Housing Authority has not purchased this property. It has not expended funds of any sort for this property. This property, if purchased tomorrow ideally, the funds will come from the developer and this loan that we are seeking approval for today, so it is not correct to say that the Housing Authority purchased the property and is pledging it. The Housing Authority, quite to its benefit, will own the fee but not due to it spending any money to do so. But the issue with this resolution is, that no fault to the staff, myself, or anyone in this room when the developer came to this board earlier this spring for approval of this resolution, the approval to proceed with this transaction which will bring 357 units to a high opportunity area, they named the wrong lender.

We rely on the information that is brought to us by the developer. I don't recall; I think they actually changed the lender at mid-process because they got a better rate and a better deal, and now the new lender at Texas Capital Community Development Corporation has required that prior to closing tomorrow, this board explicitly approved the loan from that lender. That is all that is changing. There is no substance change to this transaction as previously approved except that who is providing the debt to the project owner, not the landowner which is the Housing Authority, to the project to facilitate the development of this project.

Chairman: The Housing Authority will own the land

Ms. Hunter: and it's not expanding any funds to do so

Chairman: but there'll be a lien by the lender on the improvements on the land, and I would presume in order for the lender to have a perfected lien in the improvements, the Housing Authority will have to execute a subordination.

Ms. Hunter: There will be a joinder for a subordination but it is important that I clarify, if I may, that the Housing Authority is not a signatory on the note.

Commissioner Carter: I know that, clearly, what I'm saying to you, Council, and what I'm telling everyone on the board, this is an overview; it lacks specificity. You want us to approve something that may be absolutely commercially appropriate, but you're not telling us about it, and I am concerned about transparency. I'm concerned about knowing what you're asking me to do and supporting what you're doing because it's best for this organization and community but don't feed me stuff that is incomplete and unclear. We are subordinating positions of the ownership position of this property to the lender for the borrower, clear it's listed as the first item in the collateral. If we're going to do this, and it's appropriate, then I have no problem with it. I want to be told what we're doing, guys. It's not fair to me, to you, or these folks out there.

Chairman. I think that this is a transaction that was approved previously and as it relates to this resolution, commissioner, it's only a name change. I actually believe it was Texas Capital Bank was the named institution but for the record, that's what this resolution is about. For the record, I believe, and

I don't want to get off track here, but I do believe that from a structural standpoint, that is how virtually all of these transactions have always been handled. The Housing Authority enters into a subordination agreement with the developer and the developer assumes 100% of the liability risk for the development of the property and in order for the lender to have a perfected security interest in the asset that they are taking their risk on the Housing Authority provides that subordination to them. Am I saying that correctly?

Ms. Hunter: Yes. I just want to reiterate that I think it's important for these people to understand that at the end of this, the Housing Authority will own a project they had never spent any money on.

Commissioner Carter. I don't need to be told that we won a lottery; I need to be told how we got there and what our risk is in getting there.

Shannon. I'm happy to have that conversation offline.

Chairman: I think that's a good idea, but as it relates to this resolution, if you're uncomfortable, you're more than welcome to vote against it, but as it relates to just the name change, I think we ought to go ahead because the structure, Eric, is the structure that it's they've always had.

Commissioner Carter: Mr. Chairman, I've asked every appearance in this building if we pledge the property or pledge anything in support of these PFCs, and I was told no, not once, not twice, but three times. Now, look, all I'm saying is that someone may think subordination is not necessarily taking a risk. I don't see it that way; it's not the way I understand the law.

Chairman: Well you're a lawyer and I'm a 40-year banker and I'll tell you I don't agree with your comment. I believe that the Housing Authority contributes this land and it gets something in return after the property comes back to us.

Commissioner Carter. I don't disagree with you, Mr. Chairman. I'm not saying that.

Chairman. but we have no liability

Commissioner Carter. Well, we have a risk

Chairman: There's a difference between risk and liability, but let's do this. The only thing that is being asked of this resolution is a name change. If you're uncomfortable, please vote no. Otherwise, I'd like to at least try to get the resolution approved. If there are others that have thoughts or comments. I understand your point and I can assure you before the next meeting, legal counsel will be in your office fully explaining all of these to you. OK, let's do this. We can go ahead and...

Commissioner Aceves-Lewis: I'd like to understand more about the risk that you're seeing.

Chairman. I understand that you want to understand the risk, and you're more than welcome to participate in that meeting, but this resolution only relates to a name change.

Commissioner Aceves-Lewis: I mean, if, for example, this name change wasn't passed, would this project not move forward?

Chairman: It would have already been approved and moved forward. It's only that there has been a change in the name of the lending institution because when it was memorialized and approved, it was the wrong name, and they were trying to just correct the error.

Commissioner Aceves-Lewis: If it didn't get passed today...

Chairman: The lender is requiring that the name be correctly put into the resolution to close the transaction.

Secretary Northern: If this resolution doesn't get approved, then the deal dies.

Commissioner Aceves-Lewis: I think, and just for transparency purposes because commissioner partners brought this up, and I think it would be informative for the rest of the board just to understand a little more what Commissioner Carter is saying. I mean, we're relying on this expertise of additional council, and we appreciate Jennine and Shannon, but I think he's also bringing a different perspective that I think can be helpful to give us insight, so I don't want to take a lot of time either I know that we want to be smart with our time

Commissioner Carter: Mr. Chairman, just give me a moment because I don't disagree with what we're doing or that it needs to be done or the urgency of it tomorrow, and we don't want to delay that it's simply that we can't brush off a subordination as though there's no real-life risk that we could lose control of the property and even our default. The possibility of the fault is minimal, to say the least, because of the hard work done by the staff and making sure that they qualify the participants.

Chairman: Well, you're right. However, I have foreclosed on real estate in my career that had subordination. Don't forget this fact: We have the right to go in and procure that if the developer defaults, so that is a part of the risk that we take in these deals. We are not left holding the bag.

Commissioner Carter: I'm saying that it is not disclosed. You're talking transparency.

Chairman: We have a plan to improve that

Commissioner Carter: That's the reason I brought this up. That was my disappointment. We are a new board, this is a new day and we have a chance to make some changes and the changes ought to be that everybody understands every transaction and what our participation and role is in those transactions.

Commissioner Li: I understand Commissioner Carter's point of view. Transparency is very important, but I think if we look at the resolution, it was approved before. So I think you went beyond this resolution I would like to make a motion to approve it, and then but hopefully, in the future, the staff can understand the transparency and maybe a little more language about the resolution. The risk is there, but the thing is, we spend no money on that, but I think this resolution that is about approving the lender so we can move on.

On motion by Commissioner Li and seconded by Commissioner Smith. The Board unanimously approved Resolution No. 3783.

Secretary Northern: I feel very strongly about transparency and we want to make sure the board is comfortable in terms of voting. We want to know what you want. We can give you 5 books like this for every deal, but we need to know what you're looking for, and as we continue to build and grow as a team, we'll get there. As Shannon mentioned, all our deals work like this. I just want to assure the board that we want to work with you in order to get you comfortable. We just want to know what you need from us to help. As you said, it's a new board and so you know this board is different from the last board in some ways and they ask for different things we want to accommodate them.

Commissioner Carter: just clear language

Ms. Hunter: Commissioner Carter, you're an attorney no one has ever had an interest in it before but I am happy to send you the loan documents for each and every one of them. A vast majority of these deals are Fannie Mae or Freddie Mac agency loans, which have formed documents, so they are already out there on the Internet, and I am happy to direct them to you. There's nothing non-transparent on here there to the whole nation and I'm happy to point you to it.

Commissioner Carter: I asked for a copy of the partnership agreements so I can see the structure between HHA and the developers and PFC's and I still haven't gotten it.

Ms. Hunter: That is probably because we have not done a PFC deal in at least four months, but I am happy to give it to you.

Commissioner Aceves-Lewis: I'm just wondering, besides for Commissioner Carter, is there kind of a dumb-down version for us non-legal people because we also have to read it and get the information, so maybe I don't need the technical language like Commissioner Carter, but I do want to have a basic understanding

Chairman: Let's just do this for simplicity purposes. Let's share whatever information you share with Commissioner Carter with Cynthia, and if she has any questions, she can highlight them because, I mean, those documents are quite extensive.

Commissioner Aceves-Lewis: I don't want to get in the weeds, and I don't think anyone else does, but we do need enough information to inform us to vote. I don't want all those documents; a summary would be nice.

- B. Resolution No. 3784:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Allied Universal Security Services at HHA's Elderly Developments (i.e. Bellerive and Lyerly).

PRESENTED BY: Brian Terry, Director of Security

Chairman: I have one question and one comment. This was an excellent presentation. Thank you for the thoroughness and the evaluation process; I appreciate it. My question is, was the \$772,000 contract—and I'm looking at finance here—budgeted? Is this in line with the budgeted amount as it relates to what was intended?

Mike Rogers: If this contract is awarded, it will be factored into next year's budget.

Chairman: But for this portion this year, is it within the guidelines that we had originally budgeted?

Mr. Rogers. yes.

Mr. Terry: Each year, we try to keep the prices as low as we can, even though we can do an option year. After that, we try to keep the price the same so that we don't increase. We've been successful in doing that over the years, and we're going to work with Allied to continue to do that.

Commissioner Carter: This was a very detailed report, and I understood what you were saying and all the hard work you put into it.

Commissioner Aceves-Lewis: so we have a total of how many facilities that provide security?

Mr. Terry: We have some type of security at all our developments, but this is a Senior High Rise where we use security companies. For some of our properties, we have a contract, so we get precinct 6 to patrol, and some properties have HPD officers live there so there's a mixed range of types of security at our developments.

Commissioner Aceves-Lewis: So the senior housing, that's where we hire private security. OK, so in total, there should be 4 for senior housing?

Mr. Terry: Yes

On motion by Commissioner Smith and seconded by Commissioner Aceves-Lewis. The Board unanimously approved Resolution No. 3784.

- C. Resolution No. 3785:** Consideration and/or take action to authorize the President & CEO or designee to purchase computers and software licenses from Dell Marketing, L.P. in the amount not to exceed \$200,000.

PRESENTED BY: Roy Spivey, Director of Information Technology

Roy Spivey: We have a spending limit of \$100,000 for any single vendor per year. Due to computer purchases for new grants and new employee hires, we have reached that limit so we're asking that this limit be raised to \$200,000 for the current year, 2024 due to the future acquisitions that may happen for both grants and new open positions. So far this year, that 100,000 was spent on grants, spending \$40,000, and on having inventories that for new employees, we spent \$60,000.

Commissioner Aceves-Lewis: Just curious about how many employees you expect to come on board that you already prepared with laptops

Mr. Spivey: We have a queue of about 75, but in reality, we never hire that many because we have some people that leave so, possibly 20. Each laptop costs about \$3400 but that includes the laptop, docking station, any software, and a warranty is needed to cover at least three years.

On motion by Commissioner Aceves-Lewis and seconded by Commissioner Li. The Board unanimously approved Resolution No. 3785.

- D. Resolution No. 3786:** Consideration and/or take action to approve Victory Street Public Facility Corporation's Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (800 Middle), Series 2024

PRESENTED BY: Jay Mason, Director, REID

Chairman: I have one comment and a favor to ask on this one please. I would like for an attachment or a tag to this resolution to be documented; I do think we need to have an outline of the exact uses of the \$12 million. Who's getting what, when, how, and what. I believe that the Housing Authority is going to be repaid some funds that were advanced to this project from the proceeds from these bonds. I don't need a long list, I just need a chart, I just want it tagged to know exactly where the specific use of the funds are. If you'll do that as part of the minutes, I appreciate it.

Commissioner Aceves-Lewis: I would say that it would also be helpful to have more explanations about this resolution, but you know what you said, but then also just understanding. I think when we have our board prep, there's a redistribution, etcetera, because that's a process that's not intuitive and wasn't understood from the resolution, so to the extent we can have that information for the rest of us, that would be helpful.

Commissioner Carter: I'd like to understand something that the original funding was added because of the change in the marketplace and even greater expense and the development, so therefore the reallocating funds from pot A into pot B, but all the money had already been allocated appropriately, you just want to reallocate some.

Chairman: I think there's a hybrid of that. I mean, there were clearly higher interest costs associated with what was originally budgeted. There were clearly costs that the Housing Authority hadn't budgeted on certain remediation issues. Am I saying this correctly?

Ms. Hunter: Yes

Commissioner Carter: Mr. Chairman, I think it's exactly what you're saying, exactly what I've been addressing.

Chairman: Which is why I asked that we chart it and I want the Housing Authority to get its money back.

On motion by Commissioner Carter and seconded by Commissioner Li. The Board unanimously approved Resolution No. 3786.

- E. Resolution No. 3787:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve HHA Fountainview PFC's Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (Arboretum at Woodland Hills Apartments), Series 2024A and Taxable Multifamily Housing Revenue Bonds (Arboretum at Woodland Hills Apartments) Series 2024B, and the execution of all required documents therefor.

PRESENTED BY: Jay Mason, Director, REID

Commissioner Aceves-Lewis: Is it 100% affordable housing?

Mr. Mason: It is 100% affordable housing with all of the units 365 at 60% AMI. This resolution was just approving the issuance of the bonds.

On motion by Commissioner Li and seconded by Commissioner Carter. The Board unanimously approved Resolution No. 3787.

VII. CONVENE AN EXECUTIVE SESSION

Chairman Proler suspended the Public Session on Tuesday, June 25, 2024 at 4:16 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.

Chairman Proler reconvened the Public Session at 6:03 p.m.

Chairman: I am going to do this in an abbreviated manner. As many of you know, we have an Investment Committee, which consists of President Northern, myself, and Commissioners Li and Smith. We meet

monthly, at longer meetings than this, and meet with the REID team to discuss each and every one of these properties.

Comm Lewis has asked us to add additional information to that process, specifically the scorecards; we will do that going forward. However, I want to be clear: much of the information we evaluate does have the scoring information in it, but the full scorecard will be part of that process going forward.

Chairman: We have five transactions today to approve. Four are new construction projects. Let me highlight for each of you why I am recusing myself. The developer of Ariza Park Row (Resolution 3790) is a client of the bank where I am an officer of. He is not my client but a client of the bank.

To highlight some very specific points for all of you, these five projects, one existing and four new construction, total 1,003 units. The total average score is 128%. If you remember from last month's meeting, the goal is to be at 95% of public benefit value, and these five transactions should generate in excess of \$37m over the next ten years for this housing authority. They are very good projects in exciting areas.

- F. Resolution No. 3788:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to authorize the acquisition and development of Arboretum at Woodland Hills located in Humble, Harris County, Texas 77346, and the execution of all required documents therefor.
- G. Resolution No. 3789:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Maple Multi-Family Operations, L.L.C., a Delaware limited liability company, for the construction of Allora Med Center, an apartment community to be located at or about 10201 Main Street, Houston, Texas 77025.
- H. Resolution No. 3790:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Cypressbrook Management Company, for the construction of Ariza Park Row, an apartment community to be located at or about 1100 Blackhawk St., Houston, Texas 77079.
- I. Resolution No. 3791:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with TX GP DEVELOPMENT, LLC, a Texas limited liability company, for the construction of Orem Circle, an apartment community to be located at or about 0 Martin Luther King Blvd., Houston, Texas 77048.
- J. Resolution No. 3792:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Highbank Apartments located at or about approximately 8877 Frankway Dr., Houston, Texas 77096, and the execution of all required documents therefor.

Chairman: I would like to ask for a motion to consider Resolution Nos. 3788, 3789, 3790, 3791, and 3792 in seriatim.

Commissioner Carter motioned. Commissioner Li seconded the motion.

Chairman Proler asked for a motion to adopt Resolution Nos. 3788, 3789, 3790, 3791, and 3792, with his recusal of Resolution No. 3790.

Commissioner Carter motioned, and Commissioner Ballard seconded.

Chairman Proler asked if there was any discussion or objection to adopting Resolution Nos. 3788, 3789, 3790, 3791, and 3792. Having none, the Chairman called for a vote. All voted in favor, so Resolution Nos. 3788, 3789, 3790, 3791, and 3792 were approved.

VIII. ADJOURNMENT

Chairman Proler said this concludes the items on today's agenda and declared the meeting adjourned at 6:08 p.m.

**RESPONSES TO COMMENTS RECEIVED AT THE TUESDAY, JUNE 25, 2024
BOARD OF COMMISSIONER MEETING**

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, June 25, 2024, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

The Board received comments during the public comment period; HHA's responses to each comment are detailed below:

C = Comments Received

R= HHA Response

PUBLIC COMMENTS

C = Tony Harrison, Founder & CEO of Etched Communication. We've had the honor and privilege of working with HHA for the past few years, and I'm here to share something special. Last week in New York City at the American Business Awards, which is considered the Oscars of Business Awards, Houston Housing Authority, and Etched was awarded the highest honor for PR campaign of the year. With the commitment and dedication that exists here at the Housing Authority, we received the award for our heat relief initiative campaign, which installed 1,600 AC units in the hottest summer on record in the public housing community. In addition, our residents were hired by the vendors to assist with those installations. At a time where the likes and clicks matter more accuracy and credibility and headlines can be sold to the highest bidder for intentionally misleading messages, this award demonstrates the commitment that HHA is making and the difference in the lives of thousands of residents served, we appreciate our collaboration with you we are honored to present this award to you. Thank you for allowing us to be your partner.

Background: After doing some research and learning that we had some aging AC units as well as AC units that had come offline, Mr. Northern took the steps to secure funding for those AC units grant funding as well as to secure diverse vendors and hire residents to serve those vendors and work with them. Then, of course, the media coverage ensued, so this is an example of public relations and business strategy coming together to affect thousands of lives, and you're better for it.

C = Esperanza Rodriguez, VP of Irvinton Village: We are really excited to hear the results of the Choice Neighborhood, in August and I have a feeling we will be accepted. I want to let you know as a resident, simple words and concern and hearing concerns in my neighborhood that, they're excited and glad that things appear to be changing. One of the most important things that I think we are excited about is our elections. Our election will be Friday, July 19th, starting at 5:30 PM in the community room. I would like to request that you attend the July meeting, as it would let

residents know that you really are involved with Irvinton Village. In prior years, the board was held at the properties, so I would like to ask if you intend to do that again.

R = Chairman Proler: We do intend to do that this year, but it will not be in July, but it will be before the end of the year.

C = Verdell Ingram, Cuney Homes, Resident Council Treasurer: As a resident and as a member of the resident council, we want to be part of the economic too. Millions are coming all around, yet some of my people are being put out because they can't pay the rent. We want part of the economics, also meaning they want jobs and some of the contracts. They want training on how to negotiate for the contracts. You give contracts to an employee through subcontractors that they never allow us to move. When you look for people, look at the residents. How can you hire residents? How can train them? Some of them want to be trained and how can they be contracted? I appeal to the board to say, please do not forget to the pool of residence.

C = Wayne Delfino. First of all, I heard you guys talk about 800 Middle, and it's a beautiful place. The problem is maybe the NRP guys or your environmental consultant didn't tell you, but just yesterday, when they were digging up the hike and bike trail on that part of that property, that government taxpayers got scammed over, on your property, it was covered with incinerator ash. In fact, if any one of you wants to go out there today, I'll be happy to show you. We've got pictures of it and videos. We can send you some this afternoon. The bad media that Ms. Harrison likes to complain about have been notified today. She won't talk to them because she only talks to the ones who do nice things, but nonetheless, you should go look. This is the same place we were told was clean. Now I know some samples have been taken, and just the other day, when I met with the attorney general and his criminal investigative team and with the TDHCA that issues the bonds, they don't even trust your environmental consultant to go back and do the work. There have been some more samples, I think they're on the northwest side of the property, which is the nice side, but no one is taking any samples over there by the fence, so I got pictures today and a video that will show you incinerator ash and all kinds of bottles, oozing up from the ground. So someday, when some kid gets sick, shame on everybody here who didn't pay attention. When I looked at the Tower Report, I noticed a couple of things. The engineer didn't come here and never went to the site. He took a 45-year-old study and simply said, well, based on that study, here are the numbers. I noticed one other thing. No one from Houston could do this report. We went to Ohio to find an engineer to do this report.

R = Chairman response: Mr. Dolcefino, it's not normal for this board to respond, and I don't want to get into a discussion, so please, if your remedy is in a court of law, then you are more than welcome to go down to the courthouse and hire a lawyer to pursue it.

C = Javed Anwarv, Landlord: 15 years ago or so, I want to give you the story, because I want you to feel good about what you're doing. Jessica was a tenant with 6 kids and she was devastated she was struggling in her life because of everything that was going on there. For 10 years, she stayed with me, the first kid came out of school as a valedictorian. You guys not only gave her a residence but you gave her a chance, and that part is important, so kudos to you, and thank you very much.

C = Lana Pham, Realtor: Javed is actually the first Section 8 owner. When I first started, it was Katrina, 15 years, and it's great to help people to get out of the apartment. The reason why I'm here is, I represent the owner and then there's a lot of investors out there that look at these payment standards. I think you guys need to reconsider the payment standards and not give people hope.

C = Ash Hamironi: I am one of the school board trustees at SMSA municipal school district, and I'm here today on behalf of the countless residents who call your community homes, including many of my teachers and my students. I want to take a moment to say thank you because I think the work you do does not get recognized often. There are countless stories like those, and we could be here all day and have meetings that are full of those stories based on all the hard work you do, and you provide one of the most essential services. I know this because I grew up in a working-class community, so I know firsthand what it took for me to be here today so I want to say thank you to all of you for all the hard work you do. I know the new board has taken a very different direction and I really appreciate that. You have focused on transparency, accountability, and ensuring that we continue to get affordability out there and that has been noticed by the community. I think that's noticed by everyone. Your CEO does a tremendous job being active in the community. I'm not surprised at all, I see him everywhere I go, and he is involved not only in the real estate community but also in the communities that you guys manage. I think that's vital and we are very lucky as a city to have something like that and to help, as well as all the leadership in the administration. I want to encourage you to reach out to the school districts in your region because there is a huge shortage, and I can tell you firsthand that it is very tough for us to give raises that keep up with inflation for our teachers and our staff. I will encourage you to continue to reach out to those, and please provide that avenue so we can have a great quality of life for every single resident of the city of Houston. Thank you all for your time, and I appreciate all of the work you all do.

C = Jennifer, COO, Apartments Concierge: I wanted to report out just to say that we appreciate the Housing Authority and what we're trying to do and have a collaborative relationship.



Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve Lakeside Place PFC's Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (Willow Creek Manor), Series 2024, and the execution of all required documents therefor.

2. Date of Board Meeting: July 16, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient approving Lakeside Place PFC's Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Willow Creek Manor), Series 2024; 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, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated July 3, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature _____ Date: _____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature Michael D. Rogers
Michael D. Rogers (Jul 11, 2024 13:26 CDT) Date: _____

6. Approval of President & CEO

Signature David A. Northern, Sr.
David A. Northern, Sr. (Jul 11, 2024 12:05 CDT) Date: _____



Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO APPROVE LAKESIDE PLACE PFC'S ISSUANCE, SALE AND DELIVERY OF ITS MULTIFAMILY HOUSING REVENUE BONDS (WILLOW CREEK MANOR), SERIES 2024, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JULY 3, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to approve Lakeside Place PFC's Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (Willow Creek Manor) Series 2024, and the execution of all required documents therefor.

BACKGROUND

Lakeside Place PFC (the "Issuer") was created by the Houston Housing Authority (the "Sponsor") pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"). Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any issuance of the Issuer's tax-exempt debt. The Issuer is issuing the tax-exempt debt to provide financing for the development of the Willow Creek Manor.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient approving Lakeside Place PFC's Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Willow Creek Manor), Series 2024; 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, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated July 3, 2024, to David A. Northern, Sr., President & CEO.

**HOUSING AUTHORITY OF THE CITY OF HOUSTON
RESOLUTION NO. 3793**

RESOLUTION APPROVING THE ISSUANCE, SALE AND DELIVERY BY LAKESIDE PLACE PFC OF ITS MULTIFAMILY HOUSING REVENUE BONDS (WILLOW CREEK MANOR) SERIES 2024; 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

WHEREAS, Lakeside Place PFC (the “Issuer”) was created by the Housing Authority of the City of Houston dba Houston Housing Authority (the “Sponsor”) pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any of the Issuer’s bonds;

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF HOUSTON THAT:

Section 1. The Resolution authorizing the issuance of Lakeside Place PFC Multifamily Housing Revenue Bonds (Willow Creek Manor) Series 2024 (the “Bonds”), adopted by the Board of Directors of the Issuer (the “Issuer Resolution”), a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby approved.

Section 2. The Bonds, which will be issued in an aggregate principal amount not to exceed \$38,000,000, to finance the acquisition and construction of a multifamily housing residential rental development located at approximately 10621 Cossey Road, Houston, Texas 77070, including, without limitation, utilities, foundation, structures and equipment (collectively, the “Project”), and owned and operated by Pedcor Investments-2022-CXC, L.P. are hereby approved pursuant to Section 303.071 of the Act.

Section 3. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Bonds shall never constitute and indebtedness or pledge of the Sponsor, the City of Houston or the State of Texas, within the meaning of any constitutional or statutory provision, and the holder of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of Houston or the State of Texas except those revenues assigned and pledged by the Issuer in the Indenture (as defined in the Issuer Resolution).

Section 4. The issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act, will accomplish a valid public purpose of the Sponsor by providing for the acquisition, construction, equipping,

furnishing and placement in service of public facilities in an orderly, planned manner, and will provide decent, safe, and sanitary urban housing for persons of low and moderate income.

Section 5. An income that is greater than 120% of median gross income for the Houston area is the amount of income that the Sponsor considers necessary for families or persons to live, without financial assistance, in decent, safe and sanitary housing without overcrowding.

Section 6. The programs and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 7. The President and Secretary of the Sponsor and the other officers of the Sponsor are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 8. This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED this 16th day of July, 2024

ATTEST:

Chair

Secretary

Exhibit A

ISSUER RESOLUTION

[To be attached]

**REQUEST FOR BOARD AGENDA ITEM****1. Brief Description of Proposed Item:**

Authorizing the Houston Housing Authority the acquisition of certain real property located at or about 800 Burnett Street, Houston, Texas, and the execution of all required documents therefor for the development of safe, sanitary, and affordable housing for public use and for public purpose.

2. Date of Board Meeting: July 16, 2024**3. Proposed Board Resolution:**

Resolution: That the Houston Housing Authority (HHA) Board of Commissioners authorizes the President & CEO or designee, to execute any and all documents or take any other action that is necessary or desirable to facilitate the acquisition of certain real property located at or about 800 Burnett Street, Houston, Texas, (the “**Hardy Yards**”) as an amount not to exceed \$18,500,000 as the aggregate purchase price; and cause HHA to execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein, for the development of safe, sanitary, and affordable housing for public use and for public purpose, pursuant to the memorandum from Jay Mason dated July 2, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature _____ Date: _____**5. Statement regarding availability of funds by VP of Fiscal Operations**

Funds Budgeted and Available ☐ Yes ☐ No Source _____

VP of FO Approval Signature *Michael D. Rogers*
Michael D. Rogers (Jul 11, 2024 13:26 CDT) Date: _____

6. Approval of President & CEO

Signature *David A. Northern, Sr.*
David A. Northern, Sr. (Jul 11, 2024 12:05 CDT) Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM: JAY MASON, AIA, LEED B+NC
SUBJECT: AUTHORIZING THE HOUSTON HOUSING AUTHORITY THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT OR ABOUT 800 BURNETT STREET, HOUSTON, TEXAS, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR FOR THE DEVELOPMENT OF SAFE, SANITARY, AND AFFORDABLE HOUSING FOR PUBLIC USE AND FOR PUBLIC PURPOSE.
DATE: JULY 2, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to execute any and all documents or take any other action that is necessary or desirable to facilitate the acquisition of certain real property located on or about 800 Burnett Street, Houston, Texas, (the “**Hardy Yards**”); and cause APV to execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein, for the development of safe, sanitary, and affordable housing for public use and for public purpose.

BACKGROUND:

HHA submitted a Choice Neighborhood Planning Grant for the Near Northside/Irvinton Homes in June 2024 in partnership with Houston LISC, Avenue CDC and the City of Houston. The Choice program includes three pillars: Neighborhood, Housing and People. The Housing component is premised on a “build first” strategy to support existing residents to remain within their community and minimize gentrification. As part of the preparation of the planning grant, HHA conducted a survey of assets in the Near Northside neighborhood and identified the last remaining large parcel of vacant land suitable for mixed-use, mixed-income multi-family development. The site is known as the “Hardy Yards” site, consisting of approximately 10.7 acres located within the Choice Neighborhood boundary at or about 800 Burnett Street, Houston, Texas, HHA will utilize the site to implement the housing plan under the CNI program which would consist of a no less than 616 mixed-income replacement housing units. If the planning grant is not received, HHA will proceed with the redevelopment of Irvinton Village under the RAD Transfer of Assistance (TOA) program. Under a TOA, HHA will develop mixed-income, mixed-use housing on the Hardy Yards site and transfer the housing assistance to the newly developed site. The Irvinton site would subsequently be redeveloped as mixed-use housing to include homeownership. A master planning firm specializing in Choice Neighborhood, is currently working on a draft conceptual site plan.

APPROVALS:

The Board of Directors of HHA (the “**HHA Board**”) authorizes HHA to expend an amount not to exceed \$18,500,000 as the aggregate purchase price to acquire the Hardy Yards.

The HHA Board authorizes the use of sales proceeds from Clayton Homes to be used to fund the purchase of the site contingent on approval of the HUD Special Applications Center (SAC).

The HHA Board authorizes that all of the documents, instruments, or other writing executed by HHA, in consummation of the transactions herein described, including, but not limited to, (i) the Acquisition Documents, and (ii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the "**Transaction Documents**") shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof.

The HHA Board authorizes that HHA, review, execute and approve all other documents necessary to effectuate the foregoing transactions, all on such terms and containing such provisions as the Executing Officer shall deem appropriate, and the approval of the terms of each such instrument herein described by the Executing Officer shall be conclusively evidenced by his/her execution and delivery thereof.

The HHA Board authorizes that the authorization of HHA to enter into the Transaction Documents and that execution and delivery in the name and on behalf of HHA, by any of the officers of HHA of the Transaction Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed.

The HHA Board authorizes that any officer of HHA (each an "**Executing Officer**"), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of HHA, to execute and deliver all other documents and other writings of every nature whatsoever, including but not limited to, the Transaction Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer, executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of HHA, effective as of the date such action was taken.

The HHA Board authorizes that action by any of the officers of HHA, and any person or persons designated and authorized so to act by any such officer, to do and perform, or cause to be done and performed, in the name and on behalf of HHA, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of HHA or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions is hereby approved, ratified and confirmed.

The HHA Board finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit HHA.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Houston Housing Authority (HHA) Board of Commissioners authorizes the President & CEO or designee, to execute any and all documents or take any other action that is necessary or desirable to facilitate the acquisition of certain real property located at or about 800 Burnett Street, Houston, Texas, (the “**Hardy Yards**”) in an amount not to exceed \$18,500,000 as the aggregate purchase price; and cause HHA to execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein, for the development of safe, sanitary, and affordable housing for public use and for public purpose, pursuant to the memorandum from Jay Mason dated July 2, 2024, to David A. Northern, Sr., President & CEO.



AGENDA ITEM
1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to authorize the development of Independence Heights II and a land exchange with Yale Street Baptist Church and the execution of all required documents therefor.

2. Date of Board Meeting: July 16, 2024**3. Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or an authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the development of Independence Heights II (the "Project") and a land exchange with Yale Street Baptist Church, pursuant to the memorandum from Jay Mason, Director of REID, dated July 3, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature _____ Date: _____**5. Statement regarding availability of funds by VP of Fiscal Operations**

Funds Budgeted and Available ☒ Yes ☐ No Source Exchange _____

VP of FO Approval Signature *Michael D. Rogers*
Michael D. Rogers (Jul 11, 2024 13:26 CDT) Date: _____

6. Approval of President & CEO
 Signature *David A. Northern, Sr.*
David A. Northern, Sr. (Jul 11, 2024 12:05 CDT) Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO AUTHORIZE THE DEVELOPMENT OF INDEPENDENCE HEIGHTS II AND A LAND EXCHANGE WITH YALE STREET BAPTIST CHURCH, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JULY 3, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or an authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the development of Independence Heights II (the "Project") and a land exchange with Yale Street Baptist Church.

BACKGROUND:

The Authority is the owner of land located on the southeast corner of approximately E. 45th Street and Yale Street in Houston, Harris County, Texas (the "HHA Land"). Yale Street Baptist Church (the "Yale Church") is the owner of two lots located north of approximately E. 45th Street and Yale Street in Houston, Harris County, Texas ("Yale Church Land").

In furtherance of the development of the Project, the Authority desires to exchange the HHA Land for the Yale Church Land pursuant to a Land Exchange and Development Agreement, special warranty deeds, certain assignments, and any other documentation required to consummate the exchange of the HHA Land and Yale Church Land.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or an authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the development of Independence Heights II (the "Project") and a land exchange with Yale Street Baptist Church, pursuant to the memorandum from Jay Mason, Director of REID, dated July 3, 2024, to David A. Northern, Sr., President & CEO.

EXHIBIT A
Formal Resolution

RESOLUTION NO. 3795

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE “AUTHORITY”) TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE DEVELOPMENT OF INDEPENDENCE HEIGHTS II (THE “PROJECT”) AND A LAND EXCHANGE WITH YALE STREET BAPTIST CHURCH

WHEREAS, the Authority is the owner of land located on the southeast corner of approximately E. 45th Street and Yale Street in Houston, Harris County, Texas (the “**HHA Land**”);

WHEREAS, Yale Street Baptist Church (the “**Yale Church**”) is the owner of two lots located north of approximately E. 45th Street and Yale Street in Houston, Harris County, Texas (“**Yale Church Land**”);

WHEREAS, in furtherance of the development of the Project, the Authority desires to exchange the HHA Land for the Yale Church Land pursuant to a Land Exchange and Development Agreement, special warranty deeds, certain assignments, and any other documentation required to consummate the exchange of the HHA Land and Yale Church Land (the “**Exchange Documents**”);

NOW, THEREFORE, in connection with the development the Project, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings related to the transactions described herein, including without limitation, the Exchange Documents, and any and all documents contemplated in connection with the Authority’s exchange of the HHA Land for the Yale Church Land (collectively, the “**Agreements**”), which the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the President and Chief Executive Officer or his designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the President and Chief Executive Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the President and Chief Executive Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President and Chief Executive Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

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PASSED this 16th day of July, 2024.

ATTEST:

CHAIR

Secretary



AGENDA ITEM
1. Brief Description of Proposed Item:

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to authorize the acquisition and development of Willow Creek Manor to be located in Houston, Harris County, Texas 77070, and the execution of all required documents therefor.

2. Date of Board Meeting: July 16, 2024**3. Proposed Board Resolution:****Resolution:**

That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or an authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to take such actions necessary or convenient to facilitate the acquisition and development of Willow Creek Manor (the "Project"), to be located in Houston, Harris County, Texas 77070, pursuant to the memorandum from Jay Mason, Director of REID, dated July 3, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature _____ Date: _____**5. Statement regarding availability of funds by VP of Fiscal Operations**

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature *Michael D. Rogers*
Michael D. Rogers (Jul 11, 2024 13:26 CDT) Date: _____

6. Approval of President & CEO

Signature *David A. Northern, Sr.*
David A. Northern, Sr. (Jul 11, 2024 12:05 CDT) Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO AUTHORIZE THE ACQUISITION AND DEVELOPMENT OF WILLOW CREEK MANOR TO BE LOCATED IN HOUSTON, HARRIS COUNTY, TEXAS 77070, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: JULY 3, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or an authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition and development of Willow Creek Manor (the "Project").

BACKGROUND:

The Authority plans to acquire the site on which the Project will be located (the "Land").

Upon such acquisition, the Authority and Pedcor Investments-2022-CXC, L.P. (the "Partnership"), a Texas limited partnership that of which the general partner is APV Willow Creek Manor GP, LLC, a Texas limited liability company (the "General Partner") that is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("APV"), desire to enter into a ground lease (the "Ground Lease") granting site control of the Land to the Partnership.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or an authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to take such actions necessary or convenient to facilitate the acquisition and development of Willow Creek Manor (the "Project"), to be located in Houston, Harris County, Texas 77070, pursuant to the memorandum from Jay Mason, Director of REID, dated July 3, 2024, to David A. Northern, Sr., President & CEO.

EXHIBIT A
Formal Resolution

RESOLUTION NO. 3796

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE “AUTHORITY”) TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION AND DEVELOPMENT OF THE WILLOW CREEK MANOR (THE “PROJECT”)

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the “**Land**”);

WHEREAS, the Authority and Pedcor Investments-2022-CXC, L.P., (the “**Partnership**”), a Texas limited partnership that of which the general partner is APV Willow Creek Manor GP, LLC, a Texas limited liability company (the “**General Partner**”) that is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority (“**APV**”), desire to enter into a ground lease (the “**Ground Lease**”) granting site control of the Land to the Partnership;

WHEREAS, to facilitate financing of the acquisition and development of the Project, the Authority will be required to join in the execution of documents, including but not limited to the mortgages, assignments of rents, security agreements, fixture filing statements, indemnity agreements, guaranties, development agreements, certificates, directions, approvals, waivers, notices, instruments and other communications evidencing and/or securing the loans (collectively, the “**Financing Documents**”);

NOW, THEREFORE, in connection with the acquisition, development, construction and equipping of the Project, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings related to the transactions described herein, including without limitation, the Ground Lease, the Financing Documents, and any and all documents contemplated in connection with the Authority’s acquisition of the Land (collectively, the “**Agreements**”), which the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the President and Chief Executive Officer or his designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the President and Chief Executive Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the President and Chief Executive Officer shall deem to be necessary or desirable, and all acts heretofore taken by the

designee of the President and Chief Executive Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

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PASSED this 16th day of July, 2024.

ATTEST:

CHAIR

Secretary

PRESIDENT AND CEO REPORT FOR MONTH ENDING JUNE 30, 2024

I.	Executive Summary	43
II.	Low-Income Public Housing.....	44
III.	Housing Choice Voucher Program	52
IV.	Real Estate, Investment and Development	53
V.	Addendum: Open Solicitation Log	55
VI.	Addendum: Operating Statements	56

EXECUTIVE SUMMARY

LOW-INCOME PUBLIC HOUSING

The Low-Income Public Housing (LIPH) program had an adjusted vacancy rate of 1.9% on June 30, 2024. As of July 1, 2024, rent collection for April was 94.0% of rents billed on an adjusted cash accounting basis.

There are currently 26,602 active applications for the Public Housing Waiting List, which represents a decrease of 4.4% from last month.

Low-Income Public Housing						
	April		May		June	
Vacancy Rate	2.4%		2.3%		1.9%	
Rent Collection	96.3%		96.6%		94.0%	
Unit Turnaround Time (Days)	36		45		49	
Avg. Non-Emergency Work Order Days	1.88		2.86		2.36	
Waiting Lists	Duplicated	Unduplicated	Duplicated	Unduplicated	Duplicated	Unduplicated
	29,947	12,927	27,839	12,175	26,602	11,597

HOUSING CHOICE VOUCHER PROGRAM

During June 2024 the VPO staff completed 1,981 annual re-examinations. The VPO department also completed 737 interims, 235 change of units (moves), 74 new admissions and 64 portability move-in transactions.

As of June 30, 2024, 402 families are enrolled in the Family Self Sufficiency (FSS) program; 180 of the 345 (65%) families are eligible for escrow and currently have an FSS escrow balance.

The PIH Information Center (PIC) reporting rate for the one-month period ending June 30, 2024 was 100%.

Voucher Program Operations			
	April	May	June
Households	19,330	19,320	19,081
ABA Utilization/Unit Utilization	124%/95.9%	120.3%/97.5%	107.2%/93.1%
Reporting Rate	97%	99%	100%
Annual Reexaminations Completed	1,981	2,085	1,494
HQS Inspections	2,436	2,634	1,873
Waitlist	17,769	*2,094	2,270

PROPERTY MANAGEMENT SUMMARY

PMC	Vacancy						Unit Turnaround Time (YTD)					
	April		May		June		April		May		June	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	3.6	C	3.4	C	2.8	B	41.2	E	53.3	F	61.2	F
Lynd	0.0	A	0.9	A	0.5	A	31.8	D	26.5	C	22.8	B
J. Allen	1.8	A	1.3	A	1.3	A	28.5	C	32.4	D	33.2	D

PMC	Emergency Work Orders (Completed within 24 hours)						Routine Work Orders					
	April		May		June		April		May		June	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	73.2	F	74.2	F	86.9	F	3.9	A	4.2	A	4.2	A
Lynd	100	A	100	A	100	A	1.7	A	2.9	A	2.4	A
J. Allen	100	A	100	A	100	A	2.4	A	3.2	A	2.6	A

PMC	Rent Collection					
	April		May		June	
	%	Grade	%	Grade	%	Grade
Orion	94.3	C	95.7	C	90.2	E
Lynd	100	A	99.6	A	97.0	B
J. Allen	97.6	B	96.9	B	97.4	B

PHAS Score	Occupancy Rate	Avg. Total Turnaround Days	Rent Collection Percentage	Avg. W/O Days
A	98 to 100	1 to 20	98 to 100	≤24
B	97 to 97.9	21 to 25	96 to 97.9	25 to 30
C	96 to 96.9	26 to 30	94 to 95.9	31 to 40
D	95 to 95.9	31 to 40	92 to 93.9	41 to 50
E	94 to 94.9	41 to 50	90 to 91.9	51 to 60
F	≥93.9	≥51	≥89.9	≥61

PUBLIC HOUSING MANAGEMENT ASSESSMENT

VACANCY RATE This indicator examines the vacancy rate, a PHA's progress in reducing vacancies, and unit turnaround time. Implicit in this indicator is the adequacy of the PHA's system to track the duration of vacancies and unit turnaround, including down time, make ready time, and lease up time.	Goal 2.0%	Actual 1.9%	A 0 to 2 B 2.1 to 3 C 3.1 to 4 D 4.1 to 5 E 5.1 to 6 F ≥6.1
RENT COLLECTION (YTD) This report examines the housing authority's ability to collect dwelling rent owed by residents in possession of units during the current fiscal year by measuring the balance of dwelling rents uncollected as a percentage of total dwelling rents to be collected.	Goal 98%	Actual 94.0%	A 98 to 100 B 96 to 97.9 C 94 to 95.9 D 92 to 93.9 E 90 to 91.9 F ≤89.9
EMERGENCY WORK ORDERS This indicator examines the average number of days that it takes for an emergency work order to be completed. Emergency work orders are to be completed within 24 hours or less and must be tracked.	Goal 100%	Actual 88.5%	A 99 to 100 B 98 to 98.9 C 97 to 97.9 D 96 to 96.9 E 95 to 95.9 F ≤94.9
NON-EMERGENCY WORK ORDERS This indicator examines the average number of days that it takes for a work order to be completed. Implicit in this indicator is the adequacy of HHA's work order system in terms of how HHA accounts for and controls its work orders and its timeliness in preparing/issuing work orders.	Goal 3 Days	Actual 2.36 Days	A ≤24 B 25 to 30 C 31 to 40 D 41 to 50 E 51 to 60 F ≥61
ANNUAL INSPECTIONS This indicator examines the percentage of units that HHA inspects on an annual basis in order to determine the short-term maintenance needs and long-term modernization needs. Implicit in this indicator is the adequacy of HHA's inspection program in terms of the quality of HHA's inspections, and how HHA tracks both inspections and needed repairs. *PMCs have discretionary authority to select the number of units to inspect each month, as long as all inspections are completed by September.	Goal 100%	Actual 73.7%	A 100 B 97 to 99 C 95 to 96.9 D 93 to 94.9 E 90 to 92.9 F ≥89.9*

VACANCY RATE AND TURNAROUND DAYS

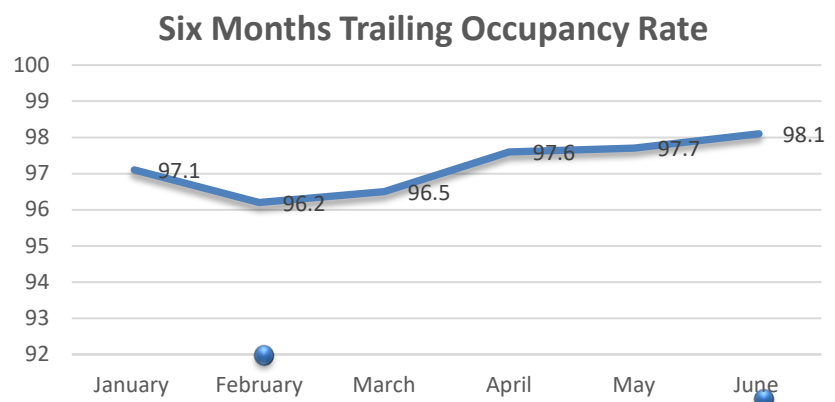
Low-Income Public Housing Development	PMC	ACC Units	Approv ed Units Offline	Total Available ACC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turne d YTD	Avg. Total Turnarou nd Days YTD	Grade
Bellerive	J. Allen	210	0	210	207	3	98.6%	A	399	14	29	C
Cuney Homes	Orion	553	0	553	529	24	95.7%	D	5,909	83	71	F
Ewing	Orion	40	0	40	39	1	97.5%	B	347	7	50	E
Irvinton Village	J. Allen	308	0	308	306	2	99.4%	A	1,458	45	32	D
Kelly Village	J. Allen	270	0	270	267	3	98.9%	A	1,127	36	31	D
Kennedy Place	Orion	108	0	108	108	0	100.0%	A	442	8	55	F
Lyerly	J. Allen	199	0	199	195	4	98.0%	A	870	21	41	E
Mixed-Income Developments												
Fulton Village	Lynd	108	0	108	107	1	99.1%	A	170	6	28	C
Heatherbrook	Lynd	53	0	53	53	0	100.0%	A	35	3	12	A
Independence Heights	Orion	36	0	36	36	0	100.0%	A	97	3	32	D
Lincoln Park	Orion	200	0	200	191	9	95.5%	D	1,758	22	80	F
Oxford Place	Orion	230	0	230	218	12	94.8%	E	2,213	53	42	E
Totals		2,315	0	2,315	2,256	59	98.1%	A	14,825	301	49	E

Section 8 New Construction Development	PMC	S8 NC Units	Units Offline	Total Available S8 NC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turne d YTD	Avg. Total Turnarou nd Days YTD	Grade
Long Drive	Tarantino	100	0	100	100	0	100.0%	A	167	3	56	F
Totals		100	0	100	100	0	100.0%	A	167	3	56	F

*Clayton Homes has been removed due to TxDot expansion as of August 31, 2022.

*Forest Green has been removed from PHO portfolio as of January 1, 2023.

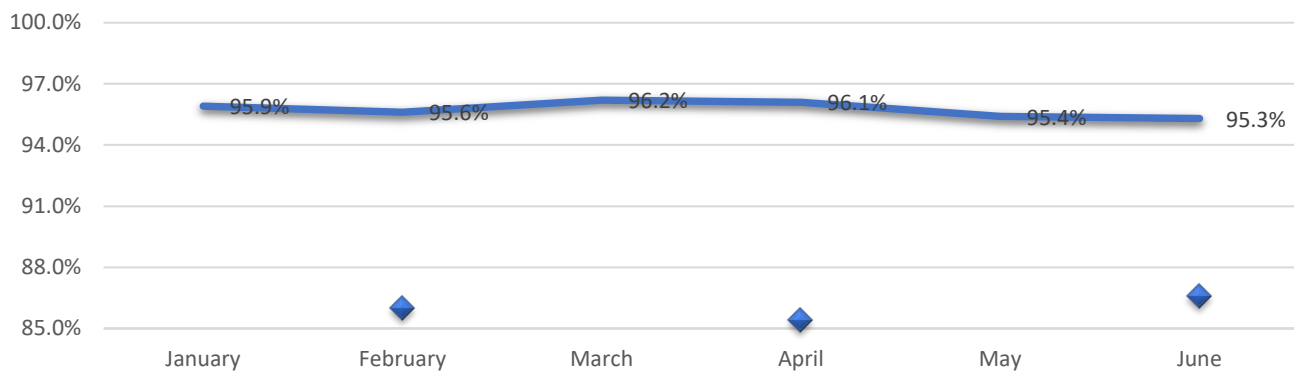
PHAS Score	Occupancy Rate	Avg. Total Turnaround Days
A	98 to 100	1 to 20
B	97 to 97.9	21 to 25
C	96 to 96.9	26 to 30
D	95 to 95.9	31 to 40
E	94 to 94.9	41 to 50
F	≤93.9	≥51



TAX CREDIT APARTMENT LEASING/OCCUPANCY INFORMATION

Property	Property Manager	Total Units	Public Housing Units	Total Tax Credit Units	Market Units	Vacant Tax Credit/Market Units	Occupied (%)
2100 Memorial	*CURRENTLY BEING REDEVELOPED						
Mansions at Turkey Creek	Orion	252	0	252	0	32	87.3%
Peninsula Park	Orion	280	0	280	0	8	97.1%
Pinnacle at Wilcrest	Embrey	250	0	250	0	4	98.4%
Uvalde Ranch	Hettig-Kahn	244	0	244	0	25	89.8%
Willow Park	Embrey	260	0	260	0	1	99.6%
Telephone Rd	Tarantino	200	0	200	0	0	100.0%
TOTALS		1,486	0	1,486	0	70	95.3%
RAD-PBV							
Allen Parkway Village	Orion	278	278		0	186	33.1%
Historic Oaks of APV	Orion	222	222		0	193	13.1%
HRI-Victory	Orion	140	140		0	19	86.4%
Sweetwater Point	Lynd	260	26	234	0	19	92.7%
TOTAL		900	666	234	0	413	56.3%

6 Month Trailing Occupancy Rate



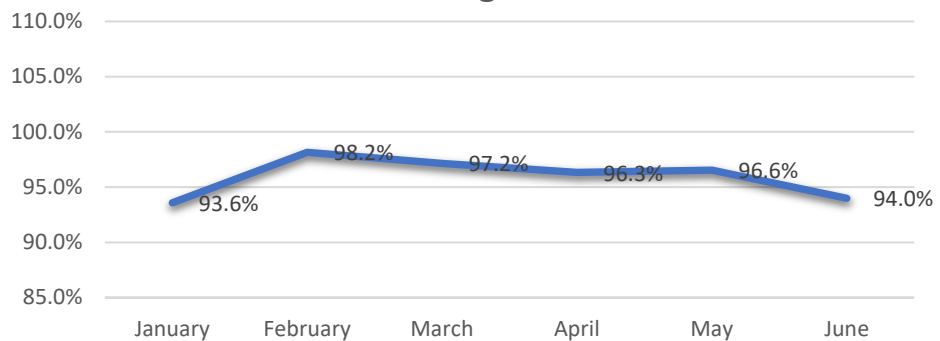
RENT COLLECTION

Low-Income Public Housing Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Bellerive	J. Allen	\$60,288	\$60,288	100.00%	A	\$360,261	\$357,542	99.25%	A
Cuney Homes	Orion	\$134,772	\$124,090	92.07%	D	\$792,569	\$753,675	95.09%	C
Ewing	Orion	\$9,161	\$7,685	83.89%	F	\$55,877	\$52,240	93.49%	D
Irvinton Village	J. Allen	\$71,219	\$70,440	98.91%	A	\$430,854	\$417,954	97.01%	B
Kelly Village	J. Allen	\$66,417	\$61,040	91.90%	E	\$404,728	\$378,413	93.50%	D
Kennedy Place	Orion	\$38,946	\$36,941	94.85%	C	\$222,993	\$211,719	94.94%	C
Lyerly	J. Allen	\$59,247	\$58,696	99.07%	A	\$357,515	\$355,933	99.56%	A
Mixed-Income Housing Development									
Fulton Village	Lynd	\$35,955	\$34,995	97.33%	B	\$220,661	\$218,734	99.13%	A
Heatherbrook	Lynd	\$12,290	\$11,796	95.98%	B	\$72,661	\$71,741	98.73%	A
Independence Heights	Orion	\$4,160	\$3,741	89.92%	F	\$25,206	\$22,365	88.73%	F
Lincoln Park	Orion	\$47,196	\$42,154	89.32%	F	\$270,002	\$253,292	93.81%	D
Oxford Place	Orion	\$33,610	\$26,886	79.99%	F	\$189,176	\$171,191	90.49%	E
Totals		\$573,261	\$538,751	93.98%	C	\$3,402,503	\$3,264,798	95.95%	B

Section 8 New Construction Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Long Drive	Tarantino	\$23,086	\$22,782	98.68%	A	\$143,736	\$142,238	98.96%	A
Totals		\$23,086	\$22,782	98.68%	A	\$143,736	\$142,238	98.96%	A

PHAS Score	Rent Collection Percentage
A	98 to 100
B	96 to 97.9
C	94 to 95.9
D	92 to 93.9
E	90 to 91.9
F	≤89.9

6 Months Trailing Rent Collection Rate



EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Bellerive	J. Allen	11	11	100.0%	A
Cuney Homes	Orion	73	62	84.9%	F
Ewing	Orion	11	11	100.0%	A
Irvinton Village	J. Allen	1	1	100.0%	A
Kelly Village	J. Allen	0	0	N/A	A
Kennedy Place	Orion	0	0	N/A	A
Lyerly	J. Allen	0	0	N/A	A
Mixed-Income Housing Development					
Fulton Village	Lynd	0	0	N/A	A
Heatherbrook	Lynd	0	0	N/A	A
Independence Heights	Orion	0	0	N/A	A
Lincoln Park	Orion	0	0	N/A	A
Oxford Place	Orion	0	0	N/A	A
Totals		96	85	88.5%	F

RAD-PBV		Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Long Drive	Tarantino	0	0	N/A	
Totals		0	0	N/A	

PHAS Score	Avg. W/O Days
A	99 to 100
B	98 to 98.9
C	97 to 97.9
D	96 to 96.9
E	95 to 95.9
F	≤94.9

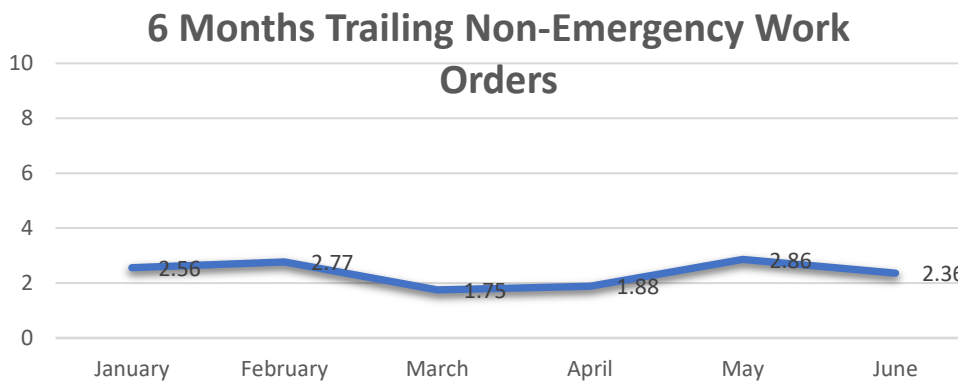
*APV/HOAPV has been under renovation/RAD conversion as of August 31, 2022
 *Clayton Homes has been removed due to TxDOT expansion as of August 31, 2022.
 *Forest Green has been removed from PHO portfolio as of January 1, 2023.

NON-EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Work Orders Generated	Average Completion Time (Days)	Grade
Bellerive	J. Allen	73	1.22	A
Cuney Homes	Orion	76	7.05	A
Ewing	Orion	21	2.05	A
Irvinton Village	J. Allen	191	2.30	A
Kelly Village	J. Allen	156	4.06	A
Kennedy Place	Orion	2	1.00	A
Lyerly	J. Allen	79	1.51	A
Mixed-Income Housing Development				
Fulton Village	Lynd	41	1.20	A
Heatherbrook	Lynd	27	4.17	A
Independence Heights	Orion	2	0.00	A
Lincoln Park	Orion	27	1.81	A
Oxford Place	Orion	40	1.97	A
Totals		735	2.36	A

Section 8 New Construction Development		Work Orders Generated	Average Completion Time (Days)	Grade
Long Drive	Tarantino	57	1.59	A
Totals		57	1.59	A

PHAS Score	Avg. W/O Days
A	≤24
B	25 to 30
C	31 to 40
D	41 to 50
E	51 to 60
F	≥61



ANNUAL INSPECTIONS

Low-Income Public Housing Development	PMC	YTD Inspections Due	YTD Inspections Performed	Percentage Complete	Grade
Bellerive	J. Allen	210	210	100.0%	A
Cuney Homes	Orion	553	305	55.2%	A
Ewing	Orion	40	20	50.0%	A
Irvinton Village	J. Allen	308	254	82.5%	A
Kelly Village	J. Allen	270	170	63.0%	A
Kennedy Place	Orion	108	72	66.7%	A
Lyerly	J. Allen	199	199	100.0%	A
Mixed-Income Housing Development					
Fulton Village	Lynd	108	108	100.0%	A
Heatherbrook	Lynd	53	53	100.0%	A
Independence Heights	Orion	36	36	100.0%	A
Lincoln Park	Orion	200	140	70.0%	A
Oxford Place	Orion	230	140	60.9%	A
Totals		2,315	1,707	73.7%	A

Section 8 New Construction Development	PMC	Inspections Due	Inspections Performed	Percentage Complete	Grade
Long Drive	Tarantino	100	70	70.0%	A
Totals		100	70	70.0%	A

*PMC's have until September 30th to complete all required inspections. Therefore, PMC's have the discretion of deciding how many inspections they want to perform each month.

PHAS Score	Inspections Performed YTD
A	100%
B	97 to 99%
C	95 to 96.9%
D	93 to 94.9%
E	90 to 92.9%
F	≤89.9%

HOUSING CHOICE VOUCHER HUD-GRADED SEMAP INDICATORS

			Score	Performance
ANNUAL REEXAMINATIONS REPORTING RATE	Goal 96%	Actual 100%	10	≥96
This Indicator shows whether the Agency completes a re-examination for each participating family at least every twelve (12) months.			5	90 to 95
			0	≤89
CORRECT TENANT RENT CALCULATIONS	Goal 98%	Actual 100%	5	98 to 100
This Indicator shows whether the Agency correctly calculates the family's share of rent to owner in the Rental Voucher Program.			0	≤97
PRECONTRACT HQS INSPECTIONS	Goal 100%	Actual 100%	5	98 to 100
This Indicator shows whether newly leased units pass HQS inspection on or before the beginning date of the Assisted Lease and HAP Contract.			0	≤97
FSS ENROLLMENT	Goal 80%	Actual 90%	10	≥80
This Indicator shows whether the Agency has enrolled families in the FSS Program as required. To achieve the full points for this Indicator, a housing authority must have 80% or more of its mandatory FSS slots filled. There are currently 361 mandatory slots on the FSS Program; 402 families are currently enrolled.			8	60 to 79
			5	≤59
FSS ESCROW	Goal 30%	Actual 65%	10	≥30
This Indicator shows the extent of the Agency's progress in supporting FSS by measuring the percent of current FSS participants with FSS progress reports entered in the PIC system that have had increases in earned income which resulted in escrow account balances. To achieve the full points for this Indicator, at least 30% of a housing authority's enrolled families must have an escrow balance. There are 402 families participating in the FSS program. Out of the 402 families, 218 (54%) of the families are eligible for escrow and currently have an FSS escrow balance.			5	≤29

JUNE 2024

RENOVATION PROJECTS

PUBLIC HOUSING DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS

- **Major Capital Projects**
 - **License Plate Reader (LPR) Cameras** – Installation continues in April with no change to the February numbers - 34 Cameras are in Service and 46 units in the permit phase.
 - **Oxford Place Apartments** – For exterior repairs, including roof replacement, exterior wall and sidewalk repairs, and replacing damaged windows and screens – Construction has started and is expected to be completed by the end of October 2024.
 - **Bellerive Senior Living Apartments** – Roof replacement and associated work; – the ongoing construction work is expected to be completed in September 2024. There were delays in permitting.
 - **Heatherbrook Apartments** – Construction has started, approximately 35% of the work has been completed. The anticipated completion is the end of November 2024.
 - **Kennedy Place** – Roof Repairs and Exterior Renovations – the project is under construction and is expected to be completed in August 2024.
 - **Lincoln Park** – Roof Repairs and Exterior Renovations – Completed in May 2024. Close out documentation is being completed
 - **Fulton Place**- Roof and building Envelope repairs. Construction has started. Construction is approximately 28% completed. The completion is November 2024.
 - **HRI**- Siding and Exterior Repairs- Final drawings completed. The team is working on a route drawing for permit and historical commission review. Solicitation went live July 5th.

NEW DEVELOPMENT

- **Standard on Jensen:** (Replacement Housing for Clayton Homes) – will be named *'The Bend'*:
 - Construction has started, with a projected occupancy in October 2024. Lease-up coordination will start in January 2024 for the relocation of Clayton Residents. Construction is 67% Complete.
- **800 Middle Street:** (Replacement Housing for Clayton Homes – will be named *'The Point at Bayou Bend'*):
 - Construction has started. Estimated full occupancy in December 2024, with the first units being available for lease in the third quarter of 2024. Construction is 82% complete.
 - Infrastructure Package – Anticipated to be around August 2024. Construction is 65% complete.
- **Kelly II:** In December 2020, we closed on all the lots owned by the 5th ward minus lot 6. The HHA is planning to close lot 6 in June 2024.

REDEVELOPMENT – (RAD)

Allen Parkway Village & Historic Oaks of Allen Parkway Village

- In August 2022, construction activities started with site work. Since August 2022, the HHA has been working to relocate approximately one-quarter of the residents to alternate accommodations to facilitate the interior renovations. This work was completed in the middle of January 2023, allowing the interior renovations of these units to commence – Phase A. Construction is 23% complete for APV and 21%

complete for HOAPV. Phase A and B construction are running concurrently with an anticipated completion of May 2024.

HURRICANE HARVEY

FEMA has consolidated the flooring projects into a 428 fund that allows the HHA to use the balance of \$34 million remaining dollars across the following projects:

- **Independence Heights II** – Approved by the HHA Board in December 2023, approximately \$24.5 million of FEMA has been allocated to a new 260-unit development at the intersection of Yale and Crosstimbers. The HHA has coordinated with FEMA to reallocate the dollars earmarked for Forest Green and Clayton to develop the project.
- **2100 Memorial:** \$5 million of FEMA funds were allocated to the property to address the flood mitigation and detention for a new 197-unit mixed-income development at the site. The anticipated opening is scheduled for May 2024.

The balance of the FEMA 428 funds will be used for another HHA planned development that has yet to be determined.

In addition to the FEMA 428 Funds - the HHA is currently developing a strategy to mitigate future flooding at our Uvalde Ranch and Mansions property that has been allocated - \$5.2 million and \$6.7 million, respectively—the HHA pricing deployable system and discussing the logistics of implementing such a system.

TxDOT LAND SALES

Kelly Village: The HHA is getting an appraisal done for a land swap. As part of the appraisal, the HHA and TxDOT will confirm the buildings, structures, parking areas, and infrastructure will be acquired and removed. A preliminary design and cost estimate to cure the development will be necessary to ensure the remaining units remain operational. This will include the following but not limited to:

- Confirming parking counts;
- Estimated cost for relocation of perimeter fencing, roads and sidewalks;
- Provide a cost estimate to relocate utilities – water, electrical, gas, and sewage as needed;
- Cost estimate for replacement/relocation of the park and all associated exterior landscaping and irrigation systems;
- Any additional adjustments to ensure the property follows applicable codes.

Once the above is finalized, a development plan will be finalized with TxDOT, including the disposition of the lands that TxDOT will acquire. The agency is aware of the displacement of residents, and the plan is to provide some replacement units in close proximity to the Kelly Village.

Third Ward – Cuney Homes Choice Neighborhood Initiative

In December, the Houston Housing Authority, in collaboration with the City of Houston, submitted a Third Ward Choice Neighborhood Initiative implementation grant. The Executive Summary of the grant is contained on the following page.

HUD anticipates awarding the FY2023/2024 Implementation Grant in early fall 2024.

OPEN SOLICITATION LOG

JULY 2024

HHHA'S PROCUREMENT DEPT.

Type	Solicitation #	Status	Department(s)	Description	Advertisement Date	Due Date
QBS	24-27	Open	REID	Environmental Engineering Firm	6-17-2024	7-17-2024
RFP	24-21	Open	Procurement	Office Supplies	5-17-2024	7-18-2024
RFP	24-32	Open	REID	Real Estate Brokerage Services	7-1-2024	7-18-2024
IFB	24-30	Open	REID	Replacement of Trash Chute at Lyerly Senior Apartments	7-1-2024	8-1-2024
IFB	24-29	Open	REID	Renovation of Roofs and Exterior Walls for Historic Rental Initiative	7-5-2024	8-5-2024
RFP	24-31	Open	Executive	Agency-Wide Public Relations Services	7-2-2024	8-6-2024

OPERATING STATEMENTS: 5 MONTH ENDING MAY 31, 2024

Central Office	Annual Budget 2024		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income						
Total Operating Income	9,316,900		775,321	3,882,042	3,884,297	2,255
Operating Expenses						
Salaries and Benefits	5,024,710		420,255	2,093,629	2,031,842	61,787
Facilities and Other Administrative Expenses	3,920,000		340,517	1,633,333	1,585,859	47,474
Total Central Office Expenses	8,944,710		760,772	3,726,963	3,617,701	109,262
Surplus/(Use) of Business Activities Funds for COCC	372,190		14,549	155,079	266,596	111,517

Housing Choice Voucher Program	Annual Budget 2024		Year to Date Actual	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Administrative Operating Income						
Total Operating Income	16,042,000		1,335,739	6,684,167	6,664,714	(19,453)
Operating Expenses						
Salaries and Benefits	8,548,269		717,788	3,561,779	3,415,684	146,095
Administrative Expenses	2,712,600		242,761	1,130,250	1,092,413	37,837
COCC-Management Fees	4,468,062		369,378	1,861,693	1,832,589	29,104
Total Operating Costs Expenses	15,728,931		1,329,927	6,553,721	6,340,686	213,035
Cash Flow (Deficit) from Operations	313,069		5,812	130,446	324,028	193,582
Housing Assistance Payments (HAP)						
Housing Assistance Payment Subsidy	195,000,000		24,501,640	81,250,000	101,487,965	20,237,965
Investment Income on HAP Reserves	0		0	0	0	0
Housing Assistance Payments	195,000,000		24,550,000	81,250,000	101,143,250	(19,893,250)
HAP Current Year Excess (Use)	0		(48,360)	0	344,715	344,715

OPERATING STATEMENTS: 5 MONTH ENDING MAY 31, 2024

Affordable Housing Rental Programs	Annual Budget 2024		Year to Date Actual	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income						
HUD Subsidy - Low Rent Housing2826	13,800,158		1,141,442	5,750,066	5,768,965	18,899
Tenant Rental Income	23,698,812		1,978,971	9,874,505	9,865,846	(8,659)
Other Income	1,023,249		75,503	426,354	402,357	(23,997)
Capital Funds / Replacement Reserves	10,531,263		861,618	4,388,026	4,457,513	69,487
Total Operating Income	49,053,482		4,057,534	20,438,951	20,494,681	55,730
Operating Expenses						
Administrative Expenses	13,370,005		1,120,556	5,570,835	5,519,231	51,604
Tenant Services	618,078		52,035	257,533	224,613	32,920
Utilities	4,232,148		356,760	1,763,395	1,759,746	3,649
Maintenance	12,048,420		1,064,200	5,020,175	4,856,843	163,332
Protective Services	2,572,201		211,286	1,071,750	1,062,941	8,809
Insurance Expense	2,930,015		242,729	1,220,840	1,212,587	8,253
Other General Expense	293,430		23,256	122,263	111,853	10,410
Total Routine Operating Expenses	36,064,297		3,070,822	15,026,790	14,747,814	278,976
Net Income from Operations	12,989,185		986,712	5,412,160	5,746,867	334,707
Non-Routine Maintenance (Capital Funds)	5,125,673		480,953	2,135,697	2,157,198	(21,501)
Debt Service, including ESCO	2,633,809		218,995	1,097,420	1,090,684	6,736
Cash Flow (Deficit) from Operations	5,229,703		286,764	2,179,043	2,498,985	349,471