



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

2640 Fountain View Drive, Houston, Texas 77057 | Phone 713.260.0500 | **Jennine Hovell-Cox**, *Interim 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 MEETING OF THE HOUSTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS
DECEMBER 17, 2024**

Commencing at **3:00 p.m. on TUESDAY, DECEMBER 17, 2024** to consider and act upon the following matters:

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

To consider and act upon the following matters:

- I. Call to Order
- II. Roll Call
- III. Approval of the November 18, 2024 Houston Housing Authority Board Meeting Minutes
- IV. Approval of the November 25, 2024 Houston Housing Authority Special Board Meeting Minutes
- V. Introduction of the interpreters.
- VI. Public Comments
- VII. Public Hearing for Development of **ARIZA PARK ROW** (To Make Comments during the Ariza Park Row Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)
- VIII. Reports
 - a. Information Technology
 - b. Auditor
- IX. New Business
 - a. **Resolution No. 3842:** Consideration and/or take action to authorize the Interim President & CEO or designee to adopt 2025 Public Housing Flat Rents & Tax Credit Capped Rents.
 - b. **Resolution No. 3843:** Consideration and/or take action to authorize the Interim President & CEO or designee to approve the 2025 Operating Budget.
 - c. **Resolution No. 3844:** Consideration and/or take action to authorize the Interim President & CEO or designee to update current Houston Housing Authority Housing Choice Voucher Program utility allowances for electricity, natural gas, water, and sewer with current rates and charges for each utility

provider as required by HUD regulations at [24 CFR 982.517 Utility Allowance Schedule] effective January 1, 2025.

X. Convene an Executive Session to discuss:

- Personnel matters in accordance with Section 551.074 of the Texas Government Code
- Legal issues in accordance with Section 551.071 of the Texas Government Code
- Real estate matters in accordance with Section 551.072 of the Texas Government Code

XI. Reconvene Public Session to take action on Executive Session agenda items.

- d. Resolution No. 3845:** Consideration and/or take action to authorize the Interim President & CEO or designee to execute a Memorandum of Understanding with NHP Foundation for the Trinity East Village Senior, a Choice Neighborhood Replacement Housing Project for Cuney Homes residents.
- e. Resolution No. 3846:** Consideration and/or take action to authorize the Houston Housing Authority to execute a Memorandum of Understanding with Aces Development, Inc., or an affiliate thereof, for the construction of Thrive Almeda at Fuqua, an apartment community to be located at or about 13408 Almeda Road, Houston, Texas 77053.
- f. Resolution No. 3847:** Consideration and/or take action to authorize Houston Housing Authority's re-finance of the Cypresswood Apartments, located at 708 E. Cypresswood Dr., Spring, Texas 77373.
- g. Resolution No. 3848:** Consideration and/or take action to authorize Houston Housing Authority's re-finance of the Standard in the Heights Apartments, located at 609 Waverly St., Houston TX 77007.
- h. Resolution No. 3849:** Consideration and/or take action to authorize the update of the previously approved lender in Resolution No. 3818 for the Henry at Deerbrook transaction.
- i. Resolution No. 3850:** Consideration and/or take action to authorize the update of the previously approved loan amount in Resolution No. 3802 for the Henry at Jones Road transaction.
- j. Resolution No. 3851:** Consideration and/or take action to authorize the Houston Housing Authority to facilitate the acquisition of Cortland Vizcaya located at 18108 South Park View Drive, Houston, Texas 77084, and the execution of all required documents therefor.
- k. Resolution No. 3852:** Consideration and/or take action to authorize the Houston Housing Authority to facilitate the acquisition of Estates at Hollister located at 7740 W Little York St., Houston, Texas 77040, and the execution of all required documents therefor.
- l. Resolution No. 3853:** Consideration and/or take action to authorize the Houston Housing Authority to facilitate the acquisition of Lincoln Heights located at 700 W Cavalcade St., Houston, Texas 77009, and the execution of all required documents therefor.
- m. Resolution No. 3854:** Consideration and/or take action to authorize the Houston Housing Authority to facilitate the acquisition of that certain parcel of land located at or about 1100 Blackhaw St., Houston, Texas 77079, the construction and development of a 352-unit residential apartment development to be known as Ariza Park Row thereupon, and the execution of all required documents therefor.



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- n. **Resolution No. 3855:** Consideration and/or take action to authorize the Houston Housing Authority to facilitate the acquisition of Avaya Kingwood located at 25710 TX-494 Loop, Kingwood, Texas 77339, and the execution of all required documents therefor.

XII. Adjournment

The meeting will be open to the public at all times during which such subjects are discussed and conserved as required by the Open Meeting Law complied in Chapter 551 seq. of the Texas Government Code.

“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”

“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.

Jennine Hovell-Cox

Jennine Hovell-Cox (Dec 13, 2024 12:52 CST)

Jennine Hovell-Cox
Secretary