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**MINUTES OF THE HOUSTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
JANUARY 23, 2024**

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, January 23, 2024 at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:02 p.m. Secretary Northern called the roll and declared a quorum present.

Present: LaRence Snowden, President & Director
Kris Thomas, Director
Stephanie A.G. Ballard, Director
Andrea Hilliard Cooksey, Director
David A. Northern, Sr., Secretary

Absent: Kristy Kirkendoll, Director
Dr. Max A. Miller, Jr., Director

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the December 19, 2023 Board of Commissioners meeting minutes and asked for a motion to adopt the meeting minutes.

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

Chair Snowden asked if there is any discussion or objection to the December 19, 2023 Board of Commissioners meeting minutes. Having none, the minutes are adopted.

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

PRESIDENT’S REPORT

Secretary Northern stated each Commissioner received a copy of the updated development detailed report and progress. There are a few topics to share. Our 2024 Housing Forecast “What’s Our Next” Luncheon is scheduled for Wednesday, January 31, 2024. Inaugural event to present our annual report and provide insight on 2023 accomplishments and 2024 housing forecast.

Our 2023 Annual Report will be published this week and will be accessible online at housingforhouston.com. We will send a copy to all board members.

HHA hosted the first Veteran Leasing Fair of 2024, continuing to build upon the proactive provision of resources to our veteran clients. More than 100 people, landlords and tenants, attended the event. Our staff helped them personally to understand the VASH process, how to get on the program, and how RFTA/HAP is processed.

HHA will be hosting the HOTMA Summit March 19-20, 2024 in Houston. In partnership with NMA, this event will join the industry's leading experts for an in-depth training on HOTMA for Housing Choice Voucher, Project-Based Voucher, and Public Housing, all according to the latest implementation guidance from HUD. Nan McKay's two-day training will cover aspects of Section 102 and 104 of HOTMA to provide comprehensive education and knowledge to attendees.

Chairman Snowden stated his appreciation and kudos to the staff, consultants, and others who participated fully in preparing and assisting with Choice Neighborhood Implementation plans. The application was submitted December 30, 2023 as there is a real need in the community and for all stakeholders and partners to come together and hopefully we are chosen by HUD.

Chairman Snowden stated the President & CEO, David A. Northern, Sr. was one of the panelists at the 2024 PHADA Commissioners Conference and was able to highlight many ongoing projects in Houston and spoke on of the many great work accomplished in the Houston area and surrounding communities. Countless work still remains and the Houston Housing Authority is moving in the right direction.

Chairman Snowden stated the HHA Luncheon will be held next week and is expecting positive conversation for Houston projects and the Houston Housing Authority will roll out the 2023 Annual Report and highlighting the successful accomplishment story. The Houston Housing Authority will continue with the partnerships developed and continue to work to provide housing and the necessary resources for the most vulnerable. Chairman Snowden thanked all staff and commissioners for moving along and doing their part.

PUBLIC COMMENTS

Chair Snowden offered the use of an interpreter to be available to Spanish speakers who may need assistance for public comments only. Ms. Paris was asked to introduce herself in Spanish and let the attendees know of her service.

Chair Snowden stated that speakers will be allowed three (3) minutes for public comments. Speakers will only be allowed to speak once. I will inform you when your three minutes have expired. The Board will generally not provide responses to the comments or answer any questions. However, HHA residents making comments are encouraged to clearly state their name and the property where you reside. We will have someone from the property management team or from our staff, to reach out to you directly regarding any issue or concern you may have

Chair Snowden asked if there are any individuals that would like to make public comments at this time.

Justin Bauer, Director of Community and Environmental Planning for the Houston Galveston Area Council (HGAC) stated his organization has worked with the Houston Housing Authority on summer housing programs. HGAC is the regional planning organization for the 13 counties surrounding Harris County. We work on all, including transportation, workforce, environmental issues, etc., and have been involved in housing in a variety of roles both on education and, most recently, disaster housing recovery. We work with FEMA, and it goes without saying that housing has become an issue for our region. We want to support our local government, especially the Houston Housing Authority, which models this kind of work. I would like to thank the Houston Housing Authority for their work and would like to offer HGAC as a resource to the Houston Housing Authority and assist in developing funding. We are willing to become a partner.

Mr. Doug Smith would like to discuss 2100 Memorial which he follows closely. In reference to the construction, there were many unhappy tenants during their move. Some former tenants were unable to attend said meeting and were told if they were not present they were not eligible to come back to 2100 Memorial. There also seems to be a lot of confusion about the number of market-rate units. In your state of submission, you indicated 37 market-rate units. Mr. Smith stated a couple of other things that really concerned him are looking at the state submissions in the old project; they were roughly 200 units, and you get 200 parking spaces. According to the state submission, you only have six-tenths of a parking place for each unit. I don't know how this was approved by HHA and/or the City.

NEW BUSINESS

Resolution No. 3737: Consideration and/or take action to authorize the President & CEO or designee to establish a direct referral preference for participants in the City of Houston or Harris County grant-funded, targeted population subsidized housing programs (including H.O.M.E. TBRA, Rapid Re-Housing, and Covid-19 programs which HHA administers) or other temporary or transitional housing programs, that as a component of their service, HHA has an Inter-governmental Agreement (IGA), Memorandum of Understanding (MOU), Memorandum of Agreement (MOA), or other similar agreement, and the grant funding is discontinued, and/or their program participants will become displaced because of reaching the end of their program eligibility.

Secretary Northern stated that Resolution Nos. 3737 and 3738 will be presented by Kenny Coles, VP of HCVP.

Mr. Coles stated Resolution No. 3737 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to establish a direct referral preference for participants in the City of Houston or Harris County grant-funded, targeted population subsidized housing programs (including H.O.M.E. TBRA, Rapid Re-Housing, and Covid-19 programs which HHA administers) or other temporary or transitional housing programs, that as a component of their service, HHA has an Inter-governmental Agreement (IGA), Memorandum of Understanding (MOU), Memorandum of Agreement (MOA), or other similar agreement, and the grant funding is discontinued, and/or their program participants will become displaced because of reaching the end of their program eligibility. This preference applies to admissions to the HCV program and any available PBV program site as determined by HHA and any site-specific project requirements., pursuant to the memorandum from Kenneth Coles, VP, Housing Choice Voucher Programs, dated January 17, 2024, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt this resolution.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3737.

Commissioner Thomas moved to adopt Resolution No. 3737. Commissioner Ballard seconded the motion.

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

Chair Snowden called for a vote. All voted in favor. Resolution No. 3737 passed unanimously and is adopted.

Resolution No. 3738: Consideration and/or take action to authorize the President & CEO or designee to establish a permissive deduction for payments received by families participating in Guaranteed Income Programs. This policy will apply to all assisted households, including households in the Moving To Work (MTW) treatment, control, excluded groups, and non-MTW households.

Mr. Coles stated Resolution No. 3738 reads and make necessary changes and corrections to establish a permissive deduction for payments received by families participating in Guaranteed Income Programs such as

the Harris County UpLift Program – a guaranteed income pilot program that allows participating households to receive direct cash payments monthly for up to 18 months. The deduction will be equal to the amount received by the family under the program, such that it offsets the payments received by the family. This policy will apply to all assisted households, including households in the Moving To Work (MTW) treatment, control, excluded groups, and non-MTW households, pursuant to the memorandum from Kenneth Coles, VP, Housing Choice Voucher Programs, dated January 17, 2024, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt this resolution.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3738.

Commissioner Cooksey moved to adopt Resolution No. 3738. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3738 passed unanimously and is adopted.

Resolution No. 3739: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to execute and enter into Insurance Contracts for the Policy Year 2024 with Texas Municipal League Intergovernmental Risk Pool.

Secretary Northern stated that Resolution No. 3739 will be presented by Mike Rogers, VP of Fiscal and Business Operations

Mr. Rogers stated Resolution No. 3739 reads that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to the contracts for policy year 2024 with the Texas Municipal League Intergovernmental Risk Pool with a total premium paid not to exceed \$1,200,000.00 pursuant to the memorandum from Michael Rogers, Vice President of Fiscal and Business Operations dated January 9, 2024 to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt this resolution.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3739.

Commissioner Thomas moved to adopt Resolution No. 3739. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3739 is adopted.

Resolution No. 3740: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to execute a contract with A.A. National Roofing, Inc. to replace the roof at Bellerive Senior Living Apartments.

Secretary Northern stated that Resolution Nos. 3740-3742 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3740 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with A.A. National Roofing, Inc. to replace the roof at Bellerive Senior Living Apartments in an amount not to exceed \$915,460.00 pursuant to the memorandum from Jay Mason, Director of REID dated January 16, 2024 to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt this resolution.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3740.

Jay Mason stated an assessment was made and led to several items requiring attention to this property, which included roofing, insulation, and other exterior repairs. A solicitation process was performed, and A.A. National Roofing was not the best; however, they were recommended by our consultant PCI, who completed the assessment and the construction documents. The recommendation was A.A. National Roofing for being the most responsible bidder. Another contractor's bid was 30% lower; therefore, we recommend A.A. National Roofing be awarded this contract.

Commissioner Thomas moved to adopt Resolution No. 3740. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3740 is adopted.

Resolution No. 3741: Consideration and/or action to authorize the President & CEO or designee to execute a contract with Omega Builders Group to replace the roof and various repairs at Heatherbrook Apartments.

Mr. Mason stated Resolution No. 3741 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to the contract with Omega Builders Group to replace the roof and various repairs at Heatherbrook Apartments in an amount not to exceed \$1,198,447.50 pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt this resolution.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3741.

Commissioner Cooksey moved to adopt Resolution No. 3741. Commissioner Thomas seconded the motion.

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

Chair Snowden called for a vote. All voted in favor. Resolution No. 3741 passed unanimously and is adopted.

Chair Snowden stated at this time, the Board will move into Executive Session.

Resolution No. 3742: Consideration and/or take action to authorize the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Ables Construction for roof replacement and various repairs at Oxford Place Apartments.

Mr. Mason stated Resolution No. 3742 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Ables Construction for roof replacement and various repairs at Oxford Place Apartments in an amount not to exceed \$1,955,000.25 pursuant to the memorandum from Jay Mason, Director of REID dated January 17, 2024, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt this resolution.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3742.

Commissioner Thomas moved to adopt Resolution No. 3742. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3742 passed unanimously and is adopted.

EXECUTIVE SESSION

Chair Snowden suspended the Public Session on Tuesday, January 23, 2024 at 3:44 p.m. to convene into Executive Session to discuss personnel, legal and real estate issues in accordance with Sections 551.074, 551.071 and 551.072 respectively, of the Texas Government Code.

PUBLIC SESSION RECONVENED

Chair Snowden reconvened Public Session at 4:26 p.m.

Secretary Northern called the roll and declared a quorum present.

NEW BUSINESS continued...

Resolution No. 3743: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Broadstone Energy Park located at or about 880 S. Texas 6, Houston, Texas 77079, and the execution of all required documents therefor.

Resolution No. 3744: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to execute a Memorandum of Understanding with Heritage Investments Partners, LLC and facilitate the acquisition of Cardiff at Louetta Lakes located at or about 3400 Louetta Road, Spring, Texas 77388, and the execution of all required documents therefor.

Resolution No. 3745: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Circle at Point Park Apartments located at or about 8727 Point Park Dr., Houston, Texas 77095, and the execution of all required documents therefor.

Resolution No. 3746: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Cypresswood Apartments located at or about 708 E. Cypresswood Dr., Spring, Texas 77373, and the execution of all required documents therefor.

Resolution No. 3747: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of District at Memorial located at or about 10300 Katy Freeway, Houston, Texas 77043, and the execution of all required documents therefor.

Resolution No. 3748: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Encore Motif at Grand Crossing located at or about 23233 Western Centre Drive, Katy, Texas 77450, and the execution of all required documents therefor.

Resolution No. 3749: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Green Pines located at or about 6060 Greens Road, Humble, Texas 77396, and the execution of all required documents therefor.

Resolution No. 3750: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Little Nell Apartments located at or about 8565 W Sam Houston Pkwy S, Houston, Texas 77072, and the execution of all required documents therefor.

Resolution No. 3751: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Park at North Vista located at or about 311 North Vista Drive, Houston, Texas 77073, and the execution of all required documents therefor.

Resolution No. 3752: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Park at Tour 18 located at or about 18110 Hunters Terrace Dr., Humble, Texas 77338, and the execution of all required documents therefor.

Resolution No. 3753: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Stonebridge at City Park located at or about 11800 City Park Central Lane, Houston, Texas 77047, and the execution of all required documents therefor.

Resolution No. 3754: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Territory at Greenhouse located at or about 2500 Greenhouse Rd., Houston, TX 77084, and the execution of all required documents therefor.

Resolution No. 3755: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Brittmore located at or about 16101 Imperial Valley Dr., Houston, Texas 77060, and the execution of all required documents therefor.

Resolution No. 3756: Consideration and/or action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of, and the placement of "affordable" units within, The Oaks at Fall Creek located at 9310 North Sam Houston Parkway East, Humble, Texas 77396, and the execution of all required documents therefor.

Chair Snowden asked for a motion to vote on Resolution Nos. 3743, 3744, 3745, 3746, 3747, 3748, 3479, 3750 3751, 3752, 3753, 3754, 3755, 3756 in seriatim.

Commissioner Thomas motioned. Commissioner Ballard seconded the motion.

Chair Snowden asked for a motion to adopt Resolution Nos. 3743, 3744, 3745, 3746, 3747, 3748, 3479, 3750 3751, 3752, 3753, 3754, 3755, 3756.

Commissioner Ballard motioned, and Commissioner Thomas seconded.

Chair Snowden asked if there is any discussion or objection to adopting Resolution Nos. 3743, 3744, 3745, 3746, 3747, 3748, 3479, 3750 3751, 3752, 3753, 3754, 3755, 3756. Having none, the Chairman called for a vote. All voted in favor therefore Resolution Nos. 3743, 3744, 3745, 3746, 3747, 3748, 3479, 3750 3751, 3752, 3753, 3754, 3755, 3756 are adopted.

ADJOURNMENT

Chair Snowden remarked this concludes the items on today's agenda and declared the meeting adjourned at 4:33 p.m.