



# **HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING APRIL 15, 2025**

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



**HOUSTON**  
HOUSING AUTHORITY



# HOUSTON

HOUSING AUTHORITY

## Transforming Lives & Communities

2640 Fountain View Drive, Houston, Texas 77057 | Phone 713.260.0500 | **Jamie Bryant, 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, APRIL 15, 2025**

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## BOARD OF COMMISSIONERS MEETING

**TUESDAY, APRIL 15, 2025**

**3:00 PM**

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

## AGENDA

- I. Call to Order
- II. Roll Call
- III. Introduction of the Interpreters
- IV. CEO Operational Updates
- V. 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)
- VI. Approval of the March 18, 2025, Houston Housing Authority Board Meeting Minutes
- VII. New Business
  - a. **Resolution No. 3890:** Consideration and/or to take action to authorize the President & CEO or their designee to amend Resolution No. 3834, changing times and dates for 2025 Board of Commissioners meetings.
  - b. **Resolution No. 3891:** Consideration and/or to take action to authorize the President & CEO or designee to write off vacant tenant accounts for October 1, 2024, to December 31, 2024.
  - c. **Resolution No. 3892:** Consideration and/or to take action to authorize the President & CEO or designee to enter into Insurance Contracts for the Policy Year 2025/2026 with Housing Authority Insurance Group.
  - d. **Resolution No. 3893:** Consideration and/or to take action to authorize the President & CEO or designee to conditionally award Project-Based Vouchers to Independence Heights II.
- VIII. 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
- IX. Reconvene Public Session.
- X. Adjournment



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

TUESDAY, MARCH 18, 2025

### Chairman Proler's opening comments:

Welcome to the March 2025 Board of Commissioners meeting at the Houston Housing Authority. Before I call the meeting to order, I would like the minutes to reflect the number of viewers who are viewing on television. Since we are a live broadcast, I'd like the minutes to reflect the number of views.

### LIVE STREAM STATISTICS

February 18, 2025: ● Live Stream Views 51 ● Average view duration 23:31 ● Peak concurrent viewers 19

March 18, 2025: ● Live Stream Views 118 ● Average view duration 31:47 ● Peak concurrent viewers 40

### I. CALL TO ORDER

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, March 18, 2025, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057. The meeting was called to order at 3:00 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
  - Kenneth C. Li, Commissioner
  - Jamie Bryant, Secretary
- arrives @ 3:03 p.m.*

**Absent:** Kristy Kirkendoll, Commissioner

### III. INTRODUCTION OF THE INTERPRETERS

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

**Chairman Proler:** We are going to change the order of our meeting greetings from what we've done in the past and we are going to move and go to public comments later on. But for right now, I'm going to turn it over to our President and CEO, Jamie Bryant for his comments.



#### **IV. CEO OPERATIONAL UPDATES**

Secretary Bryant: Welcome everybody. We have had a lot going on in the last month. I thought I'd take this opportunity publicly to give some operational updates on what's been going on here at the Houston Housing Authority. When I was appointed here, one of the things I told the board, was that I was going to go on a listening tour, and so I've spent the last five to six weeks going around and talking to, not only our leaders and team members here, but with various members of the public, constituents and, those that are in our stakeholder groups. It's been exciting because as much as there have been issues that everyone is aware of that need to be dealt with and we're making progress on all those fronts, I've also had a lot of great members in the community and team members that are working on some really incredible things in the community. Different things that we're going to be rolling out over the course of the next month, you'll start hearing about. Things with our mobility grants, our JobsPlus program, and some of the service and community work we're going to be doing with our CNI grant in the Third Ward. So I'm really excited about some of those things, and please be looking for some of those as well. I also told our voucher program that I would do a reminder for anyone who's here in the audience or also watching the live stream, that our voucher department is updating their wait list. This is not new a application. This is updating the wait list for anybody who's been on it. We have to make sure all of the information is up to date and put into our new system. So please, if you're on the voucher wait list for the Houston Housing Authority, be on the lookout for an e-mail or correspondence from our team. Check your spam. You never know where these things are going to go. But if you have not updated your contact information with us in quite some time, please do so. You can do so by calling. You can come by. You can do it online or to log in, and because we don't have accurate information for you, e-mail addresses, and things of that nature, we won't be able to contact you. So, we want to make sure we have the most accurate list possible as we work through the next couple of months. So just want to make sure we got that out there. Thank you, chairman.

Chairman Proler: Jamie, I think it goes without saying that the Board is very happy you're here. It's been a busy 30 days, and there are more to come. With that, we will turn it over to our Board liaison, who will open it up for public comments before we do. Please let the record show Commissioner Aceves-Lewis arrived at 3:03 p.m.

#### **V. PUBLIC COMMENTS**

Gladys House-El: While you were on you're listening tour, you skipped Freedman's Town so can you put us on your tour and come and meet with us? The new business resolutions and the one that proposed the acquisition of new properties and adding more projects. Is it wise when the Houston Housing Authority has a poor record of maintaining its present housing inventory? I know you cannot respond now, but I'd like to get a response in writing. And lastly, you have my written concerns, and the last time I appeared before this board, I never got a response from anyone. Then I followed up with a written request. I understand that you don't respond during the public session, but at least give me the respect of giving a written response in the very near future. I would appreciate that. Also, I just need to know when the families at Allen Parkway Village will return. And it's been going on now for years that the family's been displaced, and they've been lied to, and they want to know when they will be able to return to their homes. The last lie was mid-December of last year. When will there be an Independent housing and inspection entity to inspect the HHA's properties because they're in deplorable conditions. When you come to meet with us, I'm going to show you. Third, when will the residents of the Houston Housing Authority be given landscape contracts? They're doing it free now anyway because the Houston Housing Authority is not fulfilling its contract with its clients. It's about mowing the grass, and it's just really deplorable the conditions of the housing and the grass and all of that. When will there be a committee in place inclusive of the residents of Freedman's Town and a grassroots organization so that we can properly educate you on things? Thank you very much.

Marquis Barnes: I was terminated last month by Jamie Bryant for unethical reasons, and I asked what it was. It was pretty much saying I hung out with a contractor who really was no longer a contractor here. You know, they had already been discussed like a year ago, which is like double jeopardy, but he said this is Texas and in real estate, you still can do what you want to do. The real reason why I was let go was because, on February 17th, I went to HR to file a grievance and request FMLA papers. I was told the same thing by the person who worked at the front to come back to watch the video that I was previously told to watch on conflict resolution. When I came back the next day, no one was there. When I came in that Wednesday, I was let go. As soon as I walked through the door, they called me to the security guard desk, and I was told pretty much that I was no longer needed. The grievance was really about the REID department employees. I went there because I had an issue with one of their employees for stealing time, and I had to verify her time; this was Alex. When I went to Jay about it, I was told she's special, you can't treat her like the same and she was pretty much left alone. I've gone to HR a couple of times about this. Anytime I went to HR, all my meetings were recorded, so I got real-time. What else is crazy is that the person who was my witness, Jackee Carney, is now suspended for whatever reason she was there to verify that I asked that question. A list of things that is unethical is the Chairman's relationship with Mr. Cukierman. I'm aware that you were the one that brought him in here years ago. I think it's unethical if any people are contractors at your bank. Austin Crofts losing the files for all the AC paperwork. Again, check into the REID department on people stealing time. Austin is accepting bids that are bogus. Contractors had to do work, then they had backdated without the lawyers and other people knowing. I don't have that much time, but I'll talk to you all later. Just to give you a heads up, per Austin, Jennine, Ms. Darr, y'all are next on the chopping block. I've got a long list. This book is filled with it. You'll be hearing from me again.

Chairman Proler: Let me also just make one comment, Mr. Barnes. For the record and for anybody who needs to know, Mr. Cukierman is no longer a contractor in the Houston Housing Authority, effective today.

Cynthia Ware: Good afternoon. I would like to welcome Mr. Bryant as the new Housing Authority President. I hope your leadership brings real accountability, ensuring that the Housing Authority listens to resident concerns and that property management companies prioritize residents' well-being over profit and are held to a clear code of ethics and standards. I'm very grateful for my apartment at 2100 Memorial. I love it, and I love the neighborhood. However, in the nine months I've lived there, the property management has made no effort to create a safe and welcoming environment. Our concerns are mostly ignored or dismissed by the property manager and Columbia Residential. A tenant liaison is desperately needed here at the housing authority since, currently, there's nowhere for tenants to turn to have their concerns addressed. It's obvious that Columbia Residential did not screen its staff for interpersonal skills or experience working in a senior community. Communication has been abysmal and concerns are either curtly dismissed or outright ignored. The property manager behaves more like a warden at a correctional facility than someone responsible for supporting senior residents. For example, on September 4th, I received an erroneous lease violation, a duplicate of another resident's violation. Despite repeated requests for substantiation and removal, I was ignored for three months. It wasn't until I spoke at City Hall on December 2nd, 3 months later, that these violations were finally rescinded. Meanwhile, some residents who have used abusive language, threatening language and repeatedly damaged properties have received no violations. At this point, the property manager's continued dismissiveness and corporate refusal to respond to those discriminatory and retaliatory emails to corporate go unanswered. Executive phone numbers are not in their directory, and the main lines and customer service e-mails go unanswered. I've contacted the Housing Authority months ago but nothing changed. The call boxes have never been activated. The elevators frequently go down. A month ago, a resident died while attempting to use the stairwell to reach urgent care. This is a tragic and preventable example of tenant neglect. I believe a tenant liaison department is necessary to ensure residents have someone to advocate for them. Additionally, property management companies should be required to hire qualified staff with experience and interpersonal skills, especially in senior communities. I'll close with, I am desperate to talk to somebody about creating this department, and I'm looking for somebody who will contact me about this. Thank you.

Lauren Felder: I have a hematological blood disorder. It made my body get a bunch of blood clots, and I ended up in the ICU for 10 days, fighting for my life. When you have that experience, you come back from it differently, and you don't leave things unsaid. So, I wanted to tell each and every one of you on the board. Thank you for the work that you do, it is truly appreciated. My husband just passed away. He had stage 4 cancer, non-small cell lung cancer with an inoperable tumor. When we went into the ER, the doctors at Methodist gave him six months to live. He did radiation, chemotherapy, and immunotherapy, and he lived for four years. So, I just wanted to tell y'all, if you have anybody that's going through that battle to not give up. By the grace of God in incredible physicians, he fought it, and we had extra time. I wrote letters to the team of physicians who worked with us and with 17 hospitalizations during this medical journey. And I wrote a thank you letter to these doctors who were like family. I wrote it also to their loved ones. I was thinking about the job that you do as the board, and it's normally a hard job, but now I would guess what's going on in Washington; it's extra hard. I know that y'all don't walk out of here, and leave it at the door. You wouldn't be doing the job that you're doing on the board if you were those kinds of people that you could leave it at the door. So, if you would do me a favor when you go home tonight, thank your loved ones for me. I'm representing all of the other homeless and unhoused, as the appropriate term, but I certainly don't feel unhoused. I feel homeless. But all of us out here are grateful to you and to them, you know? For the kids that you don't spend time with or you miss their games or you're late for a recital or, you know, the date night with your wife or just when you're sitting there at the dinner table and you're not present because you're thinking about here or us or something that you can do. Please go home and thank your loved ones for us, um. My husband just passed. I'm 62, he was 67. I'm supposed to get Social Security survivor benefits. It's at a percentage because I'm not retirement age, which is supposed to be 71%. Social Security froze our bank account which doesn't have anything in it but just the regular benefit. Now we can't get back in, and they actually took money out of it, and now I have to file an appeal, and that is directly because of DOGE and Elon Musk and the elected vice president and Trump. So, changes are coming everywhere.

Chairman Proler: Before we go to the minutes, Jamie, do you have something you want to say?

Secretary Bryant: I'm remiss in making this announcement in my operational update, and so I'm sorry about that, but we've been doing a lot the last couple of weeks. I'm excited to announce that Mr. Joel North is our new Senior Vice President who will be overseeing our real estate investment development teams as well as asset management and public housing. Joel comes to us with decades of experience and community service, affordable housing, and the private and public sector, where he was the Deputy Director of Housing for the City of Houston for a while, so we're just extremely grateful and thankful to have Joel on the team.

## **VI. APPROVAL OF THE MINUTES**

### **a. HHA Board Meeting Minutes: February 18, 2025**

On motion by Commissioner Smith and seconded by Commissioner Li, the Board unanimously approved the February 18, 2025, Meeting Minutes.

## **VII. PUBLIC HEARING**

### **a. Public Hearing for the Development of ALLORA MED CENTER**

Chairman Proler stated that the Allora Med Center Public Hearing is now open for public comments.

Donna Dixon stated no one signed up to speak.

Chairman Proler closed the Public Hearing with no comments being made.

## VIII. NEW BUSINESS

- a. **Resolution No. 3876:** Consideration and/or take action to authorize the President & CEO or designee to execute a contract for Master Planning Services with LRK for the Near Northside/Irvinton Village Choice Neighborhood Planning Grant.
- b. **Resolution No. 3877:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with the Local Initiatives Support Corporation (LISC) for Planning Coordination Services for the Near Northside/Irvinton Village Choice Neighborhood Planning Grant.

Secretary Bryant: Lynn Henson, Choice Neighborhood Director, will present resolutions 3876 and 3877, which both focus on the Irvinton Village Choice Neighborhood planning grant that we received from HUD and the work we're endeavoring to do in that community.

Lynn Henson: Good afternoon. Resolution 3876 requests the board to authorize the President & CEO to execute a contract with LRK for an amount not to exceed \$375,000 for master planning services for the Near Northside and Irvinton Village.

To provide you with some background on this resolution, I'll remind you that the Board approved the grant agreement for this grant back in October of 2024. Since that time, HHA issued an RFP for Master Planning services and those services will provide all the work that will be conducted in Irvinton Village and Near Northside in order to complete the transformation plan and submit that to HUD. Those services include items such as neighborhood conditions report, analysis of needs, extensive stakeholder engagement, and stakeholder engagement is very important to this process, developmental strategies, and plans. Development strategies and plans center around the three HUD goals: People, Housing, and Neighborhoods. Identification of the early action project is required by HUD and is important to the development process and the completion of the draft outline and the submission of the transformation plan. An evaluation committee was put together in order to review all of the submitted proposals for this item, and LRK received the highest points. LRK has been working with Choice Neighborhoods since 2010. They have been very active with the Choice Neighborhood program all the way back to when the HUD had its Hope 6 program which started in 1994. LRK has extensive experience with community engagement strategies, and not only does it work with design, but it also has implemented mixed-income housing as well as mixed-use plans. I'd like to stop now, take a pause, and see if there are any comments or questions.

Secretary Bryant: I would like to add a little to this so everybody understands there is a second resolution that ties into this as well. For the public here, and the Board is aware, we received a \$500,000 planning and grant, but earlier last year, we received a \$50 million CNI grant for Cuney Homes in the Third Ward. The idea behind this is that if we can do this by utilizing the HUD grant and matching funds from HHA, we could push forward a similar plan that, sometime in the future, we would be able to go to HUD and apply for a similar implementation grant of \$50 million to help redevelop Irvinton Village and the Near Northside neighborhoods and leverage that. So this is the reason we are doing this. This is the plan behind it. For the second resolution, Lynn, go ahead and talk about LISC and their separate role in this as well as our partner in the grant applications, and you can open it up for questions for the commissioners.

Lynn Henson: Resolution 3877 is to approve LISC for the local support corporation here in Houston for planning coordination services. That's for a three-year grant period in an amount not to exceed \$327,000. HHA partnered with LISC and Avenue CDC for the planning grant that was submitted to HUD for this process. With that grant, HUD approved the grant with LISC as a planning coordinator. LISC is one of the nation's largest community development support organizations in the country. LISC has also worked on HUD and Choice neighborhood projects in other cities. Avenue CDC is their sub-consultant and has experience in the Near Northside that dates back to 1991. The MOU identifies LISC as the lead planning coordinator with

Avenue CDC, who will be the lead People partner in this work and is required to conduct relevant household assessments, which is vital to this process. That resident assessment will feed into the strategies that will also be an important part of the strategies around Housing, People, and Neighborhoods. I'll pause there for any questions or comments.

Chairman Proler: I just had one question. Are there any procurement procedures that we go through? If so, did we follow them? Is it documented that the procurement procedures to retain LISC and LRK are followed?

Lynn Henson: Yes. For LRK, we solicited an RFP, which was issued in December 2024 and closed at the beginning of this year. LRK scored the most points in that process.

Commissioner Smith: I have one basic question. Six months ago, I went on a tour of the planning neighborhood and Cuney Homes, and they explained the process. Will these concepts be the same?

Lynn Henson: The process will be the same, but the Housing strategies, the Neighborhood strategies, and the People strategies will be specific to Irvinton Village and the Near Northside. You will see some similarities, but you'll see some differences as they relate directly to the Near Northside.

Chairman Proler: It may be helpful if you make a brief presentation on the update on the Cuney Homes CNI grant at the next board meeting or at some scheduled meeting. I think the board and the community have made some real progress in the last 30 days.

Secretary Bryant: I want to bring one thing to the commissioners' attention. Lynn put something in front of you. Additional reporting is the budget that outlines the \$500,000 in HUD funding, about \$100,000 in HHA matching funding, and the \$400,000 in contributions that will complete this planning process over the next year. As well as, on the back page to answer some of the questions about which entity does what as far as planning. A description of what LRK will be doing and what LISC will be doing.

Chairman Proler: What is the time spent for the portion of the 500,000 for the Housing Authority? Is it for this calendar year?

Lynn Henson: It is for a 2-3 year project, so that amount would be spread across the 2 years.

Chairman Proler: And is it something we budgeted for this year?

Lynn Henson: I will let the finance department speak to how that will be budgeted.

Secretary Bryant: The answer is yes. The next step, Chairman, is to provide a scheduled time to draw down these funds. As we've talked about, and it was mentioned earlier, if we start to see issues coming out of DC with changes from HUD, we will bring them back to the board and re-address them if we need to slow down for any reason.

Commissioner Aceves-Lewis: You said that there was a \$500,000 grant received from HUD. Was there an expectation that the Housing Authority should match that, or was there an expectation that the \$500,000 would cover both parts of the planning?

Lynn Henson: HUD expects the Housing Authority to match and exceed the \$500,000 that they have provided for the grant.

Commissioner Aceves-Lewis: OK, so spending about a million seems appropriate. Would HUD agree that that's fair?



Lynn Henson: That's correct.

Chairman Proler: Are there any other questions? I see none. I'm going to ask for a motion to approve Resolutions 3876 and 3877 as submitted.

On motion by Commissioner Smith and seconded by Commissioner Ballard; The Board unanimously approved Resolution No. 3876 and 3877.

- c. **Resolution No. 3878:** Consideration and/or take action to authorize the President & CEO or designee to execute any and all documents or take any other action that is necessary to execute a Project-Based Voucher (PBV) Housing Assistance Payment (HAP) contract for New Hope Gray located at 2610 Gray Street, Houston, Texas 77003.

Secretary Bryant: Kenneth Coles, VP of Voucher Operations, will present this resolution regarding one of our well-known and extraordinary partners, New Hope Housing, and a project that we've been working on with them. They would like the board's support as they start to finalize their project.

Kenny Coles: It is my pleasure to present Resolution 3878. We are asking for the board's approval to execute a Project-Based Voucher (PBV) Housing Assistance Payment (HAP) contract for New Hope Gray located at 2610 Gray Street, Houston, Texas 77003.

Based on questions asked during board prep, let me try to describe what's going on here. HHA's projected to be out shortfall in the calendar year 2025. The reason that we are projected to be out in 2025 is because of actions that were taken place in 2024 to mitigate some of this spending. The President extended one of those actions which was not to have any new projects coming to the table at this time. This particular project is actually not a new project. This is a hold-over project from over the last several years, and this is just a step in that process to the next step. Those 67 project-based vouchers would be utilized as part of the replacement housing for Clayton Homes and Staff recommends approval for this resolution.

Secretary Bryant: New Hope Grey is just inside the Third Ward near Yellowstone Academy, but it's within the two-mile radius of Clayton Homes. For those who don't remember, Clayton Homes was taken by TXDOT, and we are required to replace all of that housing through multiple projects.

Chairman Proler: Let the minutes reflect that.

On motion by Commissioner Li and seconded by Commissioner Ballard; the Board unanimously approved Resolution No. 3878.

## **IX. EXECUTIVE SESSION**

Chairman Proler suspended the Public Session on Tuesday, March 18, 2025, at 3:35 p.m. to convene an 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.

## **X. RECONVENE PUBLIC SESSION**

Chairman Proler reconvened the Public Session at 5:03 p.m.

## OLD BUSINESS

- d. **Resolution No. 3874:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Henry at Jones Road, located at or about approximately 11925 Jones Rd., Houston, Texas 77070, and the execution of all required documents therefor.
- e. **Resolution No. 3875:** Consideration and/or take action to authorize the President & CEO or an authorized representative of the Houston Housing Authority to facilitate the acquisition of The Henry at Woodland Hills, located at or about approximately 14807 Woodland Hills Dr., Humble, Texas 77396, and the execution of all required documents therefor.

Chairman Proler: We have a number of resolutions and we're going to move around quite quickly in order to get these completed. Resolutions 3878<sup>1</sup> and 3880 are replacing 3874 and 3875. This is for the Consideration and/or to take action to authorize the President, CEO or authorized representative of the Houston Housing Authority that facilitated the acquisition of The Henry Jones Road and The Henry at Woodland Hills located at approximately 11925 Jones Rd. and 14807 Woodland Hills Drive in Houston and in Humble, TX and the execution of all required documents therefor.

So, with that, I'd like to entertain a motion to vote Resolutions 3874 and 3875 down as a result of old business.

Jennine Hovell-Cox: We need a motion to vote.

Chairman Proler: I need a motion to vote.

Commissioner Smith motioned.

Chairman Proler: All in favor say aye.

Unknown: You need a second.

Chairman Proler: Can I get a second?

Commissioner Li seconded the motion.

Chairman Proler asked for a motion to approve Resolution Nos. 3879 and 3880.

Jennine Hovell-Cox: No, no.

Chairman Proler: I'm sorry. I need a motion to vote down Resolutions 3874 and 3875.

Commissioner Aceves-Lewis motioned, and Commissioner Ballard seconded. The Board unanimously approved to vote down Resolution Nos. 3874 and 3875.

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<sup>1</sup> Chairman Proler stated Resolution 3878 but meant 3879 as Resolution 3878 deals with a Project-Based Voucher (PBV) Housing Assistance Payment (HAP) contract for New Hope Gray and not the acquisition of The Henry at Jones Road, located at or about approximately 11925 Jones Rd., Houston, Texas 77070.

## NEW BUSINESS continued

- f. **Resolution No. 3879:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Henry at Jones Road, located at or about approximately 11925 Jones Rd., Houston, Texas 77070, and the execution of all required documents therefor.
- g. **Resolution No. 3880:** Consideration and/or take action to authorize the President & CEO or an authorized representative of the Houston Housing Authority to facilitate the acquisition of The Henry at Woodland Hills, located at or about approximately 14807 Woodland Hills Dr., Humble, Texas 77396, and the execution of all required documents therefor.

Chairman Proler: I will entertain a motion to approve Resolutions 3879 and 3880 in place of the resolutions that we just voted down.

On motion by Commissioner Smith and seconded by Commissioner Ballard. The Board unanimously approved Resolution No. 3880.

- h. **Resolution No. 3881:** Consideration and/or take action to authorize the Houston Housing Authority (the “**Authority**”) by and through its President & Chief Executive Officer or his authorized designee to facilitate the construction, financing, and operation of the workforce housing apartment complex to be located at 10201 Main Street, Houston, Texas 77025 and to-be-known as “Allora Medical Center” (the “**Project**”) and the execution of all required documents therefor.

Chairman Proler asked for a motion to adopt Resolution No. 3881.

On motion by Commissioner Li and seconded by Commissioner Carter. The Board unanimously approved Resolution No. 3881.

- i. **Resolution No. 3882:** Consideration and/or take action to authorize the Houston Housing Authority to facilitate the acquisition of The Place at Barker Cypress located at or about 1800 Barker Cypress Rd., Houston, Texas 77084, and the execution of all required documents therefor.

Chairman Proler asked for a motion to adopt Resolution No. 3882.

On motion by Commissioner Smith and seconded by Commissioner Li. The board unanimously approved Resolution No. 3882.

- j. **Resolution No. 3883:** Consideration and/or take action to authorize the update of the previously approved loan amount and lender in Resolution No. 3848 for the Standard in the Heights re-finance to reflect a principal loan amount not to exceed \$48,000,000 from Walker & Dunlop, LLC, a Delaware limited liability company and/or Fannie Mae, and their respective successors and/or assigns, as their interests may appear.

Chairman Proler asked for a motion to adopt Resolution No. 3883.

On motion by Commissioner Li and seconded by Commissioner Ballard. The board unanimously approved Resolution No. 3883.

- k. **Resolution No. 3884:** Consideration and/or take action to authorize the Houston Housing Authority to execute a Memorandum of Understanding with Pillar Residential Development, LLC, for the acquisition and rehabilitation of an existing multifamily apartment complex with approximately 250-units known as Idlewilde Apartments located at or about 9915 FM 1960, Houston, Texas 77070.
- l. **Resolution No. 3885:** Consideration and/or take action to authorize the Houston Housing Authority to execute a Memorandum of Understanding with Pillar Residential Development, LLC, for the acquisition and rehabilitation of an existing multifamily apartment complex with approximately 250-units known as Lafayette Village, located at or about 4822 East Sam Houston Parkway N, Houston, Texas 77015.
- m. **Resolution No. 3886:** Consideration and/or take action to authorize the Houston Housing Authority to execute a Memorandum of Understanding with Pillar Residential Development, LLC, for the acquisition and rehabilitation of an existing multifamily apartment complex with approximately 252-units known as Lancaster Apartments located at or about 20100 Park Row Blvd., Katy, Texas 77449.
- n. **Resolution No. 3887:** Consideration and/or take action to authorize the Houston Housing Authority to execute a Memorandum of Understanding with Pillar Residential Development, LLC, for the acquisition and rehabilitation of an existing multifamily apartment complex with approximately 252-units known as Regency Park, located at or about 10600 Southdown Trace Trail, Houston, Texas 77034.
- o. **Resolution No. 3888:** Consideration and/or take action to authorize the Houston Housing Authority to execute a Memorandum of Understanding with Pillar Residential Development, LLC, for the acquisition and rehabilitation of an existing multifamily apartment complex with approximately 240-units known as Sugar Creek Apartments, located at or about 11501 West Road, Houston, Texas 77065.

Chairman Proler asked for a motion to vote on Resolution Nos. 3884, 3885, 3886, 3887, and 3888 in seriatim.

Commissioner Smith motioned. Commissioner Li seconded the motion.

Chairman Proler asked for a motion to adopt Resolution Nos. 3884, 3885, 3886, 3887, and 3888;

On motion by Commissioner Li and seconded by Commissioner Aceves-Lewis, the board unanimously approved Resolution Nos. 3884, 3885, 3886, 3887, and 3888.

- p. **Resolution No. 3889:** Consideration and/or to take action to authorize the President & CEO or designee to take all actions necessary to sell a 13.08-acre tract of land formally known as Forest Green public housing community to E-Street Capital, LLC.

Chairman Proler asked for a motion to adopt Resolution No. 3889.

On motion by Commissioner Smith and seconded by Commissioner Ballard. The board unanimously approved Resolution No. 3889.

Chairman Proler: I would like to make one comment. Upon execution of the sale, please notify HUD's local office. This is a hot topic with them so they'll be very happy to know that this has been disposed of.

Commissioner Aceves-Lewis: And our insurance premiums should go down

## **XI. ADJOURNMENT**

Chairman Proler this concludes the items on today's agenda and asked for a motion to adjourn.

On motion by Commissioner Carter and seconded by Commissioner Li.

Chairman Proler declared the meeting adjourned at 5:10 p.m.



**RESPONSES TO COMMENTS RECEIVED AT THE TUESDAY, MARCH 18, 2025  
BOARD OF COMMISSIONER MEETING**

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, March 18, 2025, 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 = Gladys House-El:** While you were on you're listening tour, you skipped Freedman's Town so can you put us on your tour and come and meet with us? The new business resolutions and the one that proposed the acquisition of new properties and adding more projects. Is it wise when the Houston Housing Authority has a poor record of maintaining its present housing inventory? I know you cannot respond now, but I'd like to get a response in writing. And lastly, you have my written concerns, and the last time I appeared before this board, I never got a response from anyone. Then I followed up with a written request. I understand that you don't respond during the public session, but at least give me the respect of giving a written response in the very near future. I would appreciate that. Also, I just need to know when the families at Allen Parkway Village will return. And it's been going on now for years that the family's been displaced, and they've been lied to, and they want to know when they want to be able to return to their homes. The last lie was mid-December of last year. When will there be an Independent housing and inspection entity to inspect the HHA's properties because they're in deplorable conditions. When you come to meet with us, I'm going to show you. Third, when will the residents of the Houston Health Authority be given landscape contracts? They're doing it free now anyway because the Houston Housing Authority is not fulfilling its contract with its clients. It's about mowing the grass, and it's just really deplorable the conditions of the housing and the grass and all of that. When will there be a committee in place inclusive of the residents of Freedman's Town and a grassroots organization so that we can properly educate you on things? Thank you very much.

**R=** HHA has reached out to Ms. House-El to schedule a time to tour Freedman's Town.

**C= Marquis Barnes.** I was terminated last month by Jamie Bryant for unethical reasons, and I asked what it was. It was pretty much saying I hung out with a contractor who really was no longer a contractor here. You know, they had already been discussed like a year ago, which is like double jeopardy, but he said this is Texas and in real estate, you still can do what you want to do. The real reason why I was let go was because, on February 17th, I went to HR to file a grievance and request FMLA papers. I was told the same thing by the person who worked at the front to come back to watch the video that I was previously told to watch on conflict resolution. When I came back the next day, no one was there. When I came in that Wednesday, I was let go. As soon as I walked through the door, they called me to the security guard desk,

and I was told pretty much that I was no longer needed. The grievance was really about the REID department employees. I went there because I had an issue with one of their employees for stealing time, and I had to verify her time; this was Alex. When I went to Jay about it, I was told she's special, you can't treat her like the same and she was pretty much left alone. I've gone to HR a couple of times about this. Anytime I went to HR, all my meetings were recorded, so I got real-time. What else is crazy is that the person who was my witness, Jackee Carney, is now suspended for whatever reason she was there to verify that I asked that question. A list of things that is unethical is the Chairman's relationship with Mr. Cukierman. I'm aware that you were the one that brought him in here years ago. I think it's unethical if any people are contractors at your bank. Austin Crotts losing the files for all the AC paperwork. Again, check into the REID department on people stealing time. Austin is accepting bids that are bogus. Contractors had to do work, then they had backdated without the lawyers and other people knowing. I don't have that much time, but I'll talk to you all later. Just to give you a heads up, Austin, Jennine, Ms. Darr, y'all are next on the chopping block. I've got a long list. This book is filled with it. You'll be hearing from me again.

Chairman Proler: Let me also just make one comment, Mr. Barnes. For the record and for anybody who needs to know, Mr. Cukierman is no longer a contractor in the Houston Housing Authority, effective today.

**C= Cynthia, Ware:** Good afternoon. I would like to welcome Mr. Bryant as the new Housing Authority President. I hope your leadership brings real accountability, ensuring that the Housing Authority listens to resident concerns and that property management companies prioritize residents' well-being over profit and are held to a clear code of ethics and standards. I'm very grateful for my apartment at 2100 Memorial. I love it, and I love the neighborhood. However, in the nine months I've lived there, the property management has made no effort to create a safe and welcoming environment. Our concerns are mostly ignored or dismissed by the property manager and Columbia Residential.

A tenant liaison is desperately needed here at the housing authority since, currently, there's nowhere for tenants to turn to have their concerns addressed. It's obvious that Columbia Residential did not screen its staff for interpersonal skills or experience working in a senior community. Communication has been abysmal and concerns are either curtly dismissed or outright ignored.

The property manager behaves more like a warden at a correctional facility than someone responsible for supporting senior residents. For example, on September 4th, I received an erroneous lease violation, a duplicate of another resident's violation. Despite repeated requests for substantiation and removal, I was ignored for three months. It wasn't until I spoke at City Hall on December 2nd, 3 months later, that these violations were finally rescinded. Meanwhile, some residents who have used abusive language, threatening language and repeatedly damaged properties have received no violations.

At this point, the property manager's continued dismissiveness and corporate refusal to respond to those discriminatory and retaliatory emails to corporate go unanswered. Executive phone numbers are not in their directory, and the main lines and customer service e-mails go unanswered. I've contacted the Housing Authority months ago but nothing changed. The call boxes have never been activated. The elevators frequently go down. A month ago, a resident died while attempting to use the stairwell to reach urgent care. This is a tragic and preventable example of tenant neglect. I believe a tenant liaison department is necessary to ensure residents have someone to advocate for them. Additionally, property management companies should be required to hire qualified staff with experience and interpersonal skills, especially in senior communities. I'll close with, I am desperate to talk to somebody about creating this department, and I'm looking for somebody who will contact me about this. Thank you.

**R=** Donna Dixon has been corresponding with Ms. Ware to get an understanding of her issues, as well as Columbia Residential. The next step, ultimately, is the Tenant Liaison/Coordinator, which is in the process to hire.

**C= Lauren Felder:** I have a hematological blood disorder. It made my body get a bunch of blood clots, and I ended up in the ICU for 10 days, fighting for my life. When you have that experience, you come back from it differently, and you don't leave things unsaid. So, I wanted to tell each and every one of you on the board. Thank you for the work that you do, it is truly appreciated. My husband just passed away. He had stage 4 cancer, non-small cell lung cancer with an inoperable tumor. When we went into the ER, the doctors at Methodist gave him six months to live. He did radiation, chemotherapy, and immunotherapy, and he lived for four years. So, I just wanted to tell y'all, if you have anybody that's going through that battle to not give up. By the grace of God in incredible physicians, he fought it, and we had extra time. I wrote letters to the team of physicians who worked with us and with 17 hospitalizations during this medical journey. And I wrote a thank you letter to these doctors who were like family. I wrote it also to their loved ones. I was thinking about the job that you do as the board, and it's normally a hard job, but now I would guess what's going on in Washington; it's extra hard. I know that y'all don't walk out of here, and leave it at the door. You wouldn't be doing the job that you're doing on the board if you were those kinds of people that you could leave it at the door. So, if you would do me a favor when you go home tonight, thank your loved ones for me. I'm representing all of the other homeless and unhoused, as the appropriate term, but I certainly don't feel unhoused. I feel homeless. But all of us out here are grateful to you and to them, you know? For the kids that you don't spend time with or you miss their games or you're late for a recital or, you know, the date night with your wife or just when you're sitting there at the dinner table and you're not present because you're thinking about here or us or something that you can do. Please go home and thank your loved ones for us, um. My husband just passed. I'm 62, he was 67. I'm supposed to get Social Security survivor benefits. It's at a percentage because I'm not retirement age, which is supposed to be 71%. Social Security froze our bank account which doesn't have anything in it but just the regular benefit. Now we can't get back in, and they actually took money out of it, and now I have to file an appeal, and that is directly because of DOGE and Elon Musk and the elected vice president and Trump. So, changes are coming everywhere.



Transforming Lives & Communities

**REQUEST FOR BOARD AGENDA ITEM**

**1. Brief Description of Proposed Item**


Consideration and/or to take action to authorize the President & CEO or their designee to amend Resolution No. 3834, changing times and dates for 2025 Board of Commissioners meetings.

**2. Date of Board Meeting:** April 15, 2025

**3. Proposed Board Resolution:**

**Resolution:** That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to negotiate, execute, and make necessary changes and corrections to amend Resolution No. 3834 changing the date of the July meeting and meeting times for the remaining 2025 Board of Commissioners meetings, pursuant to the memorandum dated March 26, 2025, from Donna Dixon, Director of Community Affairs & Customer Service, to Jamie Bryant, President & CEO.

DATE	TIME	LOCATION
January 28, 2025	3:00 p.m.	2640 Fountain View, Houston, TX 77057
February 18, 2025	3:00 p.m.	2640 Fountain View, Houston, TX 77057
March 18, 2025	3:00 p.m.	2640 Fountain View, Houston, TX 77057
April 15, 2025	3:00 p.m.	2640 Fountain View, Houston, TX 77057
May 20, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057
June 17, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057
July 24, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057
August 19, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057
September 16, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057
October 21, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057
November 18, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057
December 16, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057

**4. Department Head Approval** Signature  Donna Dixon (Apr 8, 2025 08:16 CDT) Date: \_\_\_\_\_

**5. Approval of President & CEO** Signature  Jamie Bryant (Apr 9, 2025 11:38 CDT) Date : \_\_\_\_\_



# HOUSTON

HOUSING AUTHORITY

Transforming Lives & Communities

## MEMORANDUM

**TO:** JAMIE BRYANT, PRESIDENT & CEO  
**FROM:** DONNA DIXON, DIRECTOR OF COMMUNITY AFFAIRS & CUSTOMER SERVICE  
**SUBJECT:** CONSIDERATION AND/OR TO TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO AMEND RESOLUTION NO. 3834, CHANGING THE TIME AND DATES FOR THE 2025 BOARD OF COMMISSIONERS MEETINGS  
**DATE:** MARCH 26, 2025

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This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to take all necessary actions to negotiate, execute, and make necessary changes and corrections to amend the times and dates for the 2025 Board of Commissioners meetings.

### BACKGROUND

For the remaining 2025 board meetings, the meeting will start at 2:00 p.m. instead of 3:00 p.m. and will be held on the third Tuesday of each month, except for the July meeting, which will be held on Thursday, July 24, 2025.

All 2025 meetings will be held at the Houston Housing Authority's central office located at 2640 Fountain View Drive, Houston, TX 77057. All board meetings, changes of dates, or special board meetings will be posted in accordance with the Texas Open Meetings Act.

### 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 to negotiate, execute, and make necessary changes and corrections to amend Resolution No. 3834 changing the date of the July meeting and meeting times for the remaining 2025 Board of Commissioners meetings, pursuant to the memorandum dated March 26, 2025, from Donna Dixon, Director of Community Affairs & Customer Service to Jamie Bryant, President & CEO.

DATE	TIME	LOCATION
January 28, 2025	3:00 p.m.	2640 Fountain View, Houston, TX 77057
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December 16, 2025	2:00 p.m.	2640 Fountain View, Houston, TX 77057





Transforming Lives &amp; Communities

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

Consideration and/or to take action to authorize the President & CEO or designee to write off vacant tenant accounts for October 1, 2024, to December 31, 2024.

**2. Date of Board Meeting:** April 15, 2025**3. Proposed Board Resolution:**

**Resolution:** That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to write off vacated tenant accounts in the amount of \$46,870.91 and make necessary changes and corrections pursuant to the memorandum from Ricardo Harris, Director of Asset Management, dated March 31, 2025, to Jamie Bryant, President & CEO.

**4. Department Head Approval** Signature *Ricardo Harris* Ricardo Harris (Apr 9, 2025 11:04 CDT) 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 (Apr 9, 2025 11:23 CDT) Date: \_\_\_\_\_

**6. Approval of President & CEO** Signature *Jamie Bryant* Jamie Bryant (Apr 9, 2025 11:38 CDT) Date: \_\_\_\_\_



## MEMORANDUM

**TO:** JAMIE BRYANT, PRESIDENT & CEO  
**FROM:** RICARDO HARRIS, DIRECTOR OF ASSET MANAGEMENT  
**SUBJECT:** CONSIDERATION AND/OR TO TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO WRITE OFF VACANT TENANT ACCOUNTS FOR OCTOBER 1, 2024 TO DECEMBER 31, 2024  
**DATE:** MARCH 31, 2025

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This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to write off vacated tenant accounts, designated as uncollectible, in the amount of \$46,870.91. This amount captures accounts written off for the months of October 1, 2024 through December 31, 2024.

### BACKGROUND:

The Houston Housing Authority (HHA) reduces public housing accounts receivable balances by writing off the outstanding debt that is owed by former tenants after the debt has been deemed as uncollectible. Write-offs are typically the result of tenants with balances owed to the HHA, as a result of voluntary and involuntary move-outs. HHA writes off vacated tenant accounts considered to be uncollectible. This debt includes rent, additional rent resulting from unreported income, maintenance fees, legal fees, excessive utilities, and other fees.

To ensure accuracy, the HHA followed up with the property management contractors (PMCs) to confirm their efforts to notify former tenants of their outstanding balances. Their confirmation of the balances also requires the PMCs to report tenant debt totaling \$50.00 and above, to a third-party collection agency (RTR Financial). HHA only writes off debt for residents who are no longer participating in the program and for whom the HHA has no reasonable expectation of being able to collect the debt.

HHA executes the following process to collect rent and other charges:

1. Rent statements are provided to public housing tenants on a monthly basis, listing their rent payment and any other financial obligations (i.e., excessive utilities, maintenance, legal fees, unreported income, and other fees). When payments are received and processed by the office, the property manager confirms the accuracy of the payment and records in the system.
2. Tenants who do not submit their payments by the 5<sup>th</sup> business day are sent reminder notices.
3. If payments are not received by the 10<sup>th</sup> day, managements conduct courtesy calls to speak with tenants about their plans to pay their tenant charges. Tenants are reminded about their options to establish a re-payment agreement, pursue rental assistance, and/or request an interim change.

Households who openly communicate and cooperate regarding their situations are deemed responsive which allows Management to delay lease enforcement for non-payment of rent.

4. Households who do not honor their financial obligations nor respond to Management are deemed non-responsive, resulting in the filing of a formal eviction with the courts. Uncollected debt is accrued when tenants vacate their units without resolving their balances.
5. Upon ending the household's participation and closure of the tenants' account, management proceeds in filing the debt with RTR Financial Services and to the Public Indian Housing Information Center (PIC) maintained by the Department of Housing & Urban Development. The data is reported every month to ensure timely submission with a desire to ratify the reported uncollected data with quarterly resolutions.

The property names and recommended write-off amounts are as follows:

<b>Property Name</b>	<b>Write Off Amount</b>
APV	\$0.00
Bellerive	\$3,067.08
Clayton Homes	\$0.00
Cuney Homes	\$18,984.48
Ewing	\$0.00
Forest Green	\$0.00
Fulton Village	\$0.00
Heatherbrook	\$420.32
HOAPV	\$0.00
HRI	\$0.00
Independence Heights	\$0.00
Irvinton Village	\$5,815.85
Kelly Village	\$13,518.50
Kennedy Place	\$407.00
Lincoln Park	\$2,436.37
Long Drive	\$1,046.00
Lyerly	\$1,175.31
Oxford Place	\$0.00
Sweetwater Point	\$0.00
Telephone Road	\$0.00
Victory Place	\$0.00
<b>Grand Total</b>	<b>\$46,870.91</b>

The following is a breakdown of write-off amounts per category:

Uncollected Debt Categories	4 <sup>th</sup> Quarter Write-off Totals
Rent	\$29,648.48
Retro Rent (Fraud)	\$0.00
Maintenance Charges	\$9,692.89
Legal Charges	\$1,682.00
Utilities	\$3,844.54
Other Fees	\$2,003.00
<b>Grand Total</b>	<b>\$46,870.91</b>

HHA's decision to write off these debts is consistent with HUD's regulations. Not writing off these debts negatively impacts the agency's scoring on critical HUD management performance criteria.

#### RECOMMENDATION

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

**Resolution:** That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to write off vacated tenant accounts in the amount of \$46,870.91 and make necessary changes and corrections pursuant to the memorandum from Ricardo Harris, Director of Asset Management, dated March 31, 2025, to Jamie Bryant, President & CEO.

PHO WRITE OFFS									
FOURTH QUARTER 2024 WRITE OFF									
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off	
APV								\$0.00	
APV								\$0.00	
APV								\$0.00	
APV								\$0.00	
APV								\$0.00	
APV								\$0.00	
APV								\$0.00	
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off	
Bellerive		9/27/2024	\$0.00	\$46.06	\$0.00	\$0.00	\$0.00	\$46.06	
Bellerive		9/30/2024	\$0.00	\$974.06	\$0.00	\$0.00	\$0.00	\$974.06	
Bellerive		10/17/2024	\$654.00	\$1,014.60	\$259.00	\$0.00	\$75.00	\$2,002.60	
Bellerive		11/12/2024	\$0.00	\$44.36	\$0.00	\$0.00	\$0.00	\$44.36	
Bellerive								\$0.00	
<b>TOTAL</b>			<b>\$654.00</b>	<b>\$2,079.08</b>	<b>\$259.00</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$3,067.08</b>	
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off	
Clayton Homes								\$0.00	
Clayton Homes								\$0.00	
Clayton Homes								\$0.00	
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off	
Cuney Homes		10/7/2024	\$14,736.34	\$401.96	\$0.00	\$694.81	\$908.00	\$16,741.11	
Cuney Homes		10/4/2024	\$1,301.00	\$649.06	\$0.00	\$218.31	\$75.00	\$2,243.37	
Cuney Homes								\$0.00	
Cuney Homes								\$0.00	
Cuney Homes								\$0.00	
Cuney Homes								\$0.00	
Cuney Homes								\$0.00	
<b>TOTAL</b>			<b>\$16,037.34</b>	<b>\$1,051.02</b>	<b>\$0.00</b>	<b>\$913.12</b>	<b>\$983.00</b>	<b>\$18,984.48</b>	
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off	
Ewing								\$0.00	
Ewing								\$0.00	
Ewing								\$0.00	
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	



Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Forest Green								\$0.00
Forest Green								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Fulton Village								\$0.00
Fulton Village								\$0.00
Fulton Village								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Heatherbrook		10/29/2024	\$256.30	\$164.02	\$0.00	\$0.00	\$0.00	\$420.32
Heatherbrook								\$0.00
<b>TOTAL</b>			<b>\$256.30</b>	<b>\$164.02</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$420.32</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
HOAPV								\$0.00
HOAPV								\$0.00
HOAPV								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
HRI								\$0.00
HRI								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Independence Heights								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Irvinton Village		10/9/2024	\$585.00	\$172.35	\$129.00	\$59.70	\$45.00	\$991.05
Irvinton Village		11/20/2024	\$153.67	\$207.60	\$0.00	\$54.90	\$15.00	\$431.17
Irvinton Village		12/12/2024	\$1,036.87	\$600.60	\$129.00	\$26.23	\$75.00	\$1,867.70
Irvinton Village		12/12/2024	\$280.97	\$997.66	\$129.00	\$283.05	\$75.00	\$1,765.68
Irvinton Village		12/9/2024	\$591.19	\$154.06	\$0.00	\$0.00	\$15.00	\$760.25
Irvinton Village								\$0.00
Irvinton Village								\$0.00
Irvinton Village								\$0.00
Irvinton Village								\$0.00
<b>TOTAL</b>			<b>\$2,647.70</b>	<b>\$2,132.27</b>	<b>\$387.00</b>	<b>\$423.88</b>	<b>\$225.00</b>	<b>\$5,815.85</b>

Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Kelly Village		10/9/2024	\$2,587.00	\$238.01	\$259.00	\$292.02	\$75.00	\$3,451.03
Kelly Village		10/9/2024	\$165.00	\$456.06	\$259.00	\$347.65	\$105.00	\$1,332.71
Kelly Village		10/9/2024	\$158.42	\$603.06	\$259.00	\$321.30	\$105.00	\$1,446.78
Kelly Village		10/9/2024	\$140.00	\$444.56	\$259.00	\$312.34	\$75.00	\$1,230.90
Kelly Village		11/20/2024	\$284.00	\$906.06	\$0.00	\$467.25	\$60.00	\$1,717.31
Kelly Village		11/20/2024	\$1,234.33	\$292.01	\$0.00	\$532.37	\$180.00	\$2,238.71
Kelly Village		11/20/2024	\$615.77	\$68.01	\$0.00	\$108.54	\$60.00	\$852.32
Kelly Village		11/20/2024	\$1,012.67	\$50.00	\$0.00	\$126.07	\$60.00	\$1,248.74
Kelly Village								\$0.00
Kelly Village								\$0.00
Kelly Village								\$0.00
<b>TOTAL</b>			<b>\$6,197.19</b>	<b>\$3,057.77</b>	<b>\$1,036.00</b>	<b>\$2,507.54</b>	<b>\$720.00</b>	<b>\$13,518.50</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Kennedy Place		12/16/2024	\$327.00	\$80.00	\$0.00	\$0.00	\$0.00	\$407.00
Kennedy Place								\$0.00
Kennedy Place								\$0.00
Kennedy Place								\$0.00
<b>TOTAL</b>			<b>\$327.00</b>	<b>\$80.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$407.00</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Lincoln Park		12/5/2024	\$82.82	\$0.00	\$0.00	\$0.00	\$0.00	\$82.82
Lincoln Park		12/5/2024	\$2,353.55	\$0.00	\$0.00	\$0.00	\$0.00	\$2,353.55
Lincoln Park								\$0.00
Lincoln Park								\$0.00
Lincoln Park								\$0.00
Lincoln Park								\$0.00
<b>TOTAL</b>			<b>\$2,436.37</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,436.37</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Long Drive		10/8/2024	\$1,046.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,046.00
Long Drive								\$0.00
Long Drive								\$0.00
<b>TOTAL</b>			<b>\$1,046.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,046.00</b>
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Lyerly		10/11/2024	\$0.00	\$196.06	\$0.00	\$0.00	\$0.00	\$196.06
Lyerly		10/28/2024	\$46.58	\$0.00	\$0.00	\$0.00	\$0.00	\$46.58
Lyerly		11/8/2024	\$0.00	\$757.61	\$0.00	\$0.00	\$0.00	\$757.61
Lyerly		11/4/2024	\$0.00	\$175.06	\$0.00	\$0.00	\$0.00	\$175.06
Lyerly								\$0.00
Lyerly								\$0.00
<b>TOTAL</b>			<b>\$46.58</b>	<b>\$1,128.73</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,175.31</b>

Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Oxford Place								\$0.00
Oxford Place								\$0.00
Oxford Place								\$0.00
Oxford Place								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Property</b>	<b>Resident</b>	<b>Move Out Date</b>	<b>Rent Owed</b>	<b>Maintenance Fees Owed</b>	<b>Legal Fees Owed</b>	<b>Utilities Owed</b>	<b>Other Fees Owed</b>	<b>Actual Total to be Written Off</b>
Sweetwater Point								\$0.00
Sweetwater Point								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Property</b>	<b>Resident</b>	<b>Move Out Date</b>	<b>Rent Owed</b>	<b>Maintenance Fees Owed</b>	<b>Legal Fees Owed</b>	<b>Utilities Owed</b>	<b>Other Fees Owed</b>	<b>Actual Total to be Written Off</b>
Telephone Road								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Property</b>	<b>Resident</b>	<b>Move Out Date</b>	<b>Rent Owed</b>	<b>Maintenance Fees Owed</b>	<b>Legal Fees Owed</b>	<b>Utilities Owed</b>	<b>Other Fees Owed</b>	<b>Actual Total to be Written Off</b>
Victory Place								\$0.00
Victory Place								\$0.00
<b>TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Grand Total</b>			<b>\$29,648.48</b>	<b>\$9,692.89</b>	<b>\$1,682.00</b>	<b>\$3,844.54</b>	<b>\$2,003.00</b>	<b>\$46,870.91</b>

Property Name	Write Off Amount
APV	\$0.00
Bellerive	\$3,067.08
Clayton Homes	\$0.00
Cuney Homes	\$18,984.48
Ewing	\$0.00
Forest Green	\$0.00
Fulton Village	\$0.00
Heatherbrook	\$420.32
HOAPV	\$0.00
HRI	\$0.00
Independence Heights	\$0.00
Irvinton Village	\$5,815.85
Kelly Village	\$13,518.50
Kennedy Place	\$407.00
Lincoln Park	\$2,436.37
Long Drive	\$1,046.00
Lyerly	\$1,175.31
Oxford Place	\$0.00
Sweetwater Point	\$0.00
Telephone Road	\$0.00
Victory Place	\$0.00
<b>Grand Total</b>	<b>\$46,870.91</b>

<b>*UNREPORTED INCOME</b>	
RENT	\$29,648.48
MAINTENANCE	\$9,692.89
LEGAL	\$1,682.00
UTILITIES	\$3,844.54
FEES	\$2,003.00
<b>TOTAL</b>	<b>\$46,870.91</b>

	2020				
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Totals
APV	\$ 23,091.55	\$ 4,560.98	\$ 15,374.60	\$ 1,492.51	\$ 44,519.64
Bellerive	\$ 22.00	\$ 661.50	\$ 37.50	\$ -	\$ 721.00
Clayton Homes	\$ 22,555.71	\$ 72.01	\$ 17,584.57	\$ 3,861.52	\$ 44,073.81
Cuney Homes	\$ 34,406.58	\$ 22,849.35	\$ 27,051.26	\$ 7,106.82	\$ 91,414.01
Ewing	\$ -	\$ -	\$ -	\$ 264.00	\$ 264.00
Forest Green	\$ -	\$ -	\$ -	\$ 312.75	\$ 312.75
Fulton Village	\$ 1,039.00	\$ 890.00	\$ 1,063.00	\$ -	\$ 2,992.00
Heatherbrook	\$ 383.00	\$ -	\$ 998.95	\$ 298.00	\$ 1,679.95
HOAPV	\$ 881.26	\$ 1,075.76	\$ 3,055.02	\$ 191.82	\$ 5,203.86
HRI	\$ 2,302.36	\$ -	\$ 3,735.77	\$ -	\$ 6,038.13
Independence	\$ -	\$ 1,771.00	\$ -	\$ -	\$ 1,771.00
Irvinton Village	\$ 6,845.45	\$ 6,245.76	\$ 9,723.98	\$ 3,742.10	\$ 26,557.29
Kelly Village	\$ 8,085.33	\$ 1,099.50	\$ 5,226.68	\$ 356.35	\$ 14,767.86
Kennedy Place	\$ 680.61	\$ -	\$ 507.54	\$ 2,803.36	\$ 3,991.51
Lincoln Park	\$ 9,648.56	\$ 1,036.77	\$ 369.24	\$ -	\$ 11,054.57
Long Drive	\$ 400.00	\$ 475.00	\$ -	\$ -	\$ 875.00
Lyerly	\$ 172.00	\$ -	\$ 1,829.00	\$ 402.00	\$ 2,403.00
Oxford Place	\$ 3,042.09	\$ 87.00	\$ -	\$ 1,389.25	\$ 4,518.34
Telephone Rd	\$ 157.00	\$ 1,343.00	\$ -	\$ -	\$ 1,500.00
Sweetwater	\$ -	\$ 486.00	\$ -	\$ -	\$ 486.00
Victory Place	\$ 13,839.39	\$ -	\$ 5,415.78	\$ -	\$ 19,255.17
<b>Grand Total</b>	<b>\$ 127,551.89</b>	<b>\$ 42,653.63</b>	<b>\$ 91,972.89</b>	<b>\$ 22,220.48</b>	<b>\$ 284,398.89</b>

	2021				
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Totals
APV	\$ 5,479.26	\$ 9,882.50	\$ 23,637.47	\$ 9,019.19	\$ 48,018.42
Bellerive	\$ 11.00	\$ 59.00	\$ 213.00	\$ 291.50	\$ 574.50
Clayton Homes	\$ 595.98	\$ 451.00	\$ -	\$ 450.14	\$ 1,497.12
Cuney Homes	\$ 20,884.13	\$ 35,139.86	\$ 17,209.50	\$ 27,711.73	\$ 100,945.22
Ewing	\$ 2,059.06	\$ 862.00	\$ -	\$ 1,815.25	\$ 4,736.31
Forest Green	\$ -	\$ -	\$ -	\$ -	\$ -
Fulton Village	\$ -	\$ 1,127.00	\$ -	\$ -	\$ 1,127.00
Heatherbrook	\$ 333.00	\$ 1,110.05	\$ 675.06	\$ 5,883.84	\$ 8,001.95
HOAPV	\$ -	\$ 16,511.90	\$ 9,880.08	\$ 4,040.97	\$ 30,432.95
HRI	\$ -	\$ -	\$ -	\$ -	\$ -
Independence	\$ -	\$ -	\$ -	\$ -	\$ -
Irvinton Village	\$ 34,170.20	\$ 17,367.36	\$ 13,967.06	\$ 16,144.86	\$ 81,649.48
Kelly Village	\$ 17,789.89	\$ 6,505.68	\$ 13,212.06	\$ 4,619.99	\$ 42,127.62
Kennedy Place	\$ 773.87	\$ -	\$ 7,231.22	\$ 3,023.49	\$ 11,028.58
Lincoln Park	\$ 36.99	\$ 6,797.17	\$ -	\$ 966.35	\$ 7,800.51
Long Drive	\$ 246.10	\$ 94.07	\$ 701.69	\$ 2,703.78	\$ 3,745.64
Lyerly	\$ 453.01	\$ 428.50	\$ 1,187.01	\$ 367.50	\$ 2,436.02
Oxford Place	\$ 298.25	\$ 1,690.55	\$ 2,687.81	\$ 397.50	\$ 5,074.11
Sweetwater	\$ 2,613.29	\$ -	\$ -	\$ -	\$ 2,613.29
Telephone	\$ 211.00	\$ -	\$ -	\$ 49.00	\$ 260.00
Victory Place	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Grand Total</b>	<b>\$ 85,955.03</b>	<b>\$ 98,026.64</b>	<b>\$ 90,601.96</b>	<b>\$ 77,485.09</b>	<b>\$ 352,068.72</b>

	2022				
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Totals
APV	\$ 236.06	\$ 14,147.98	\$ -	\$ -	\$ 14,384.04
Bellerive	\$ 50.00	\$ 204.00	\$ 151.00	\$ 159.00	\$ 564.00
Clayton Homes	\$ 90.81	\$ 12,331.54	\$ 7,698.86	\$ -	\$ 20,121.21
Cuney Homes	\$ 20,444.23	\$ 43,737.08	\$ 27,432.52	\$ 10,335.84	\$ 101,949.67
Ewing	\$ -	\$ 507.00	\$ 724.00	\$ -	\$ 1,231.00
Forest Green	\$ -	\$ -	\$ -	\$ 189.53	\$ 189.53
Fulton Village	\$ -	\$ -	\$ 10,178.50	\$ 9,902.49	\$ 20,080.99
Heatherbrook	\$ 1,749.37	\$ -	\$ 821.05	\$ 618.44	\$ 3,188.86
HOAPV	\$ 5,906.13	\$ 178.00	\$ 185.01	\$ -	\$ 6,269.14
HRI	\$ -	\$ -	\$ -	\$ -	\$ -
Independence	\$ -	\$ 84.00	\$ -	\$ -	\$ 84.00
Irvinton Village	\$ 42,104.04	\$ 59,593.03	\$ 25,159.80	\$ 14,798.45	\$ 141,655.32
Kelly Village	\$ 13,295.31	\$ 28,034.60	\$ 24,016.02	\$ 17,513.85	\$ 82,859.78
Kennedy Place	\$ 2,245.35	\$ 10,099.04	\$ 1,162.81	\$ -	\$ 13,507.20
Lincoln Park	\$ 1,605.00	\$ 2,543.05	\$ 1,756.47	\$ 2,748.48	\$ 8,653.00
Long Drive	\$ -	\$ 10,505.90	\$ 583.25	\$ -	\$ 11,089.15
Lyerly	\$ 3,341.00	\$ 1,938.00	\$ 1,918.60	\$ -	\$ 7,197.60
Oxford Place	\$ 3,804.52	\$ 3,839.75	\$ 12,906.24	\$ 865.00	\$ 21,415.51
Sweetwater	\$ -	\$ 1,263.08	\$ 8,309.00	\$ -	\$ 9,572.08
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
Victory Place	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Grand Total</b>	<b>\$ 94,871.82</b>	<b>\$ 189,006.05</b>	<b>\$ 123,003.13</b>	<b>\$ 57,131.08</b>	<b>\$ 464,012.08</b>

	2023				
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Totals
APV	\$ -	\$ -	\$ -	\$ -	\$ -
Bellerive	\$ -	\$ 166.00	\$ 16.00	\$ 381.00	\$ 563.00
Clayton Homes	\$ -	\$ -	\$ -	\$ -	\$ -
Cuney Homes	\$ 27,782.07	\$ 24,286.75	\$ 53,362.62	\$ 100,031.97	\$ 205,463.41
Ewing	\$ -	\$ -	\$ -	\$ -	\$ -
Forest Green	\$ 347.00	\$ -	\$ -	\$ -	\$ 347.00
Fulton Village	\$ 3,555.69	\$ 3,834.00	\$ -	\$ 5,167.89	\$ 12,557.58
Heatherbrook	\$ 530.50	\$ 2,193.11	\$ 480.00	\$ 826.39	\$ 4,030.00
HOAPV	\$ -	\$ -	\$ -	\$ -	\$ -
HRI	\$ -	\$ -	\$ -	\$ -	\$ -
Independence	\$ -	\$ 3,208.00	\$ -	\$ -	\$ 3,208.00
Irvinton Village	\$ 26,535.36	\$ 47,561.43	\$ 43,676.12	\$ 40,492.12	\$ 158,265.03
Kelly Village	\$ 53,730.63	\$ 12,172.89	\$ 23,290.10	\$ 12,739.77	\$ 101,933.39
Kennedy Place	\$ -	\$ 257.00	\$ 2,964.15	\$ 3,942.53	\$ 7,163.68
Lincoln Park	\$ 13,239.54	\$ 662.11	\$ 6,261.02	\$ 192.99	\$ 20,355.66
Long Drive	\$ -	\$ 277.70	\$ -	\$ 803.25	\$ 1,080.95
Lyerly	\$ 182.50	\$ 300.63	\$ 4,075.07	\$ 2,603.01	\$ 7,161.21
Oxford Place	\$ 4,363.00	\$ 5,644.00	\$ 6,474.97	\$ 18,241.37	\$ 34,723.34
Sweetwater	\$ -	\$ -	\$ -	\$ 624.69	\$ 624.69
Telephone	\$ -	\$ -	\$ 64.00	\$ -	\$ 64.00
Victory Place	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Grand Total</b>	<b>\$ 130,266.29</b>	<b>\$ 100,563.62</b>	<b>\$ 140,664.05</b>	<b>\$ 186,046.98</b>	<b>\$ 557,540.94</b>

	2024				
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Totals
APV	\$ -	\$ -	\$ -	\$ -	\$ -
Bellerive	\$ 7,213.11	\$ 3,535.64	\$ 1,348.60	\$ 3,067.08	\$ 15,164.43
Clayton Homes	\$ -	\$ -	\$ -	\$ -	\$ -
Cuney Homes	\$ 32,093.07	\$ 92,363.82	\$ 5,456.38	\$ 18,984.48	\$ 148,897.75
Ewing	\$ 2,219.57	\$ -	\$ -	\$ -	\$ 2,219.57
Forest Green	\$ -	\$ -	\$ -	\$ -	\$ -
Fulton Village	\$ 352.00	\$ 2,317.00	\$ 1,565.00	\$ -	\$ 4,234.00
Heatherbrook	\$ -	\$ 1,177.31	\$ -	\$ 420.32	\$ 1,597.63
HOAPV	\$ -	\$ -	\$ -	\$ -	\$ -
HRI	\$ -	\$ -	\$ -	\$ -	\$ -
Independence	\$ 7,715.00	\$ 5,259.00	\$ -	\$ -	\$ 12,974.00
Irvinton Village	\$ 71,983.89	\$ 2,084.44	\$ 12,253.53	\$ 5,815.85	\$ 92,137.71
Kelly Village	\$ 39,330.23	\$ 14,232.57	\$ 7,928.84	\$ 13,518.50	\$ 75,010.14
Kennedy Place	\$ 15,548.15	\$ 9,433.49	\$ 16,381.88	\$ 407.00	\$ 41,770.52
Lincoln Park	\$ 9,413.80	\$ 2,708.00	\$ 4,682.98	\$ 2,436.37	\$ 19,241.15
Long Drive	\$ 1,260.50	\$ -	\$ 934.82	\$ 1,046.00	\$ 3,241.32
Lyerly	\$ 1,198.00	\$ 1,696.06	\$ 1,909.68	\$ 1,175.31	\$ 5,979.05
Oxford Place	\$ 5,920.78	\$ 6,574.00	\$ 568.00	\$ -	\$ 13,062.78
Sweetwater	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
Victory Place	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Grand Total</b>	<b>\$ 194,248.10</b>	<b>\$ 141,381.33</b>	<b>\$ 53,029.71</b>	<b>\$ 46,870.91</b>	<b>\$ 435,530.05</b>



Transforming Lives &amp; Communities

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

Consideration and/or to take action to authorize the President & CEO or designee to enter into Insurance Contracts for the Policy Year 2025/2026 with Housing Authority Insurance Group.

**2. Date of Board Meeting:** April 15, 2025**3. Proposed Board Resolution:**

**Resolution:** That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to execute insurance contracts for the 2025/2026 policy year with the Housing Authority Insurance Group (HAIG), including directors and officers general liability, property, building contents, boiler & machinery, umbrella, windstorm and such other coverage that may be required for a combined premium not to exceed \$1,900,000 for the policy year, pursuant to the memorandum from Michael Rogers, Vice President of Fiscal and Business Operations dated April 1, 2025 to Jamie Bryant, President and CEO.

**4. Department Head Approval** Signature Michael D. Rogers Michael D. Rogers (Apr 9, 2025 11:23 CDT) Date: \_\_\_\_\_**5. Statement regarding availability of funds by VP of Fiscal Operations**

Funds Budgeted and Available ☒ Yes ☐ No Source 2025/2026 Operating Budget

**VP of FO Approval** Signature Michael D. Rogers Michael D. Rogers (Apr 9, 2025 11:23 CDT) Date: \_\_\_\_\_

**6. Approval of President & CEO** Jamie Bryant  
Signature Jamie Bryant (Apr 9, 2025 11:38 CDT) Date: \_\_\_\_\_



Transforming Lives & Communities

**MEMORANDUM**

**TO:** JAMIE BRYANT, PRESIDENT & CEO  
**FROM:** MICHAEL ROGERS, VICE PRESIDENT OF FISCAL AND BUSINESS OPERATIONS  
**SUBJECT:** CONSIDERATION AND/OR TO TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO ENTER INTO INSURANCE CONTRACTS FOR THE POLICY YEAR 2025/2026 WITH HOUSING AUTHORITY INSURANCE GROUP.  
**DATE:** APRIL 1, 2025

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This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO to enter into contracts with the Housing Authority Insurance Group (HAIG) for the 2025/2026 policy year.

**BACKGROUND:**

The Housing Authority Insurance Group (HAIG) is a member-owned company that serves public housing authorities, 501(c)(3) nonprofits, affordable housing providers, low-income housing and multifamily apartment owners under the Low Income Housing Tax Credit program with insurance policies designed to fit the needs of the property or program. The Houston Housing Authority (HHA) is a member/owner and is eligible to receive dividends from HAIG when such distributions are made.

HAIG is rated A (Excellent) by A. M. Best Company.

The Housing Authority Insurance Group also has a bid waiver from the US Department of Housing and Urban Development (HUD).

Existing properties covered under the HAIG policies include those properties owned by limited partnerships affiliated with HHA and contain a mixture of public housing units, RAD units along with tax credit and market rate units and project-based rental assistance units on certain properties.

Tax Credit Properties included on these policies are as follows:

Heatherbrook – 176 Units  
Fulton – 108 Units  
Oxford – 250 units  
Victory– 100 Units  
Lincoln – 250 Units  
Independence Heights – 154 Units  
APV Telephone Road – 200 Units



A historical comparison of the two most recent policy years along with estimated premiums for the current policy year are shown below:

PROPERTY	UNITS	PREMIUM 2023/2024	PREMIUM 2024/2025	ESTIMATE 2025/2026	PER UNIT
FULTON VILLAGE	108	135,502	142,124	156,336	1,447.56
VICTORY APARTMENTS	100	132,569	125,165	137,682	1,376.82
HEATHERBROOK *	176	316,220	309,625	340,588	1,935.16
LINCOLN PARK	250	284,963	217,641	239,405	957.62
OXFORD COMMUNITY	250	291,198	284,667	313,134	1,252.53
INDEPENDENCE HEIGHTS ***	154	259,627	271,248	298,373	1,937.49
TELEPHONE ROAD ***	200	Builders Risk	264,112	290,523	1,452.62
BOILER & MACHINERY	N/A	11,695	11,695	12,865	
PROPERTY INSURANCE		1,431,774	1,626,277	1,788,905	
DIRECTORS & OFFICERS		26,506	31,807	34,988	
TOTAL PREMIUMS		1,458,280	1,658,084	1,823,892	
			114%	110%	
Premium excluding Telephone Road			1,393,972 96%		
RESOLUTION NOT TO EXCEED LIMIT		1,475,000	1,750,000	1,900,000	
* MORTGAGE IN PLACE					
*** MORTGAGE AND EQUITY PARTNER IN PLACE					

The current policy period expires on May 1, 2025, for all properties and coverages. The renewal period will be from May 1, 2025, to May 1, 2026.

The market in Texas has been very tight over the past few years as many of the larger providers for these types of policies, in particular the wind storm coverage, have opted to not write new policies in Texas, or limit their exposures on specific properties or within geographic areas often causing policies to have to be bundled to achieve the desired overall coverage levels. Those that are continuing to offer policies have raised a number of their underwriting standards including increased per square foot replacement cost coverage.

This has contributed to a steady and steep increase in the annual premiums for these affordable housing properties. In addition, for the Heatherbrook Property mortgage requirements are present. For the Telephone Road and Independence Heights properties, there are both mortgage and equity partner requirements in place, which limit flexibility on coverage limits, etc.

At the time this resolution was prepared we did not have firm quotes available for all coverages that are being renewed. We are in close contact with HAIG and continue to obtain updates on premium quotes. As such this resolution was prepared on a not to exceed basis. There was a very small reduction in the overall premium between the 2023/24 and the 2024/2025 policy years. We do not have enough firm premium quotes as we are still waiting on the windstorm quotes, which are the largest component of the total premium, to confidently predict a similar reduction in the overall premium.

We have had coverages with HAIG for a number of years on these tax credit properties and have found that their claims processing and overall customer service have been very good. Whenever requests come from lenders, partners, or others who have a need for insurance information, the HAIG staff have always been very prompt in providing responses to the requesting party.

## **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 to execute insurance contracts for the 2025/2026 policy year with the Housing Authority Insurance Group (HAIG), including directors and officers general liability, property, building contents, boiler & machinery, umbrella, windstorm and such other coverage that may be required for a combined premium not to exceed \$1,900,000 for the policy year, pursuant to the memorandum from Michael Rogers, Vice President of Fiscal and Business Operations dated April 1, 2025 to Jamie Bryant, President and CEO.



Transforming Lives &amp; Communities

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

Consideration and/or to take action to authorize the President & CEO or designee to conditionally award Project-Based Vouchers to Independence Heights II.

**2. Date of Board Meeting:** April 15, 2025**3. Proposed Board Resolution:**

**Resolution:** That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to conditionally award one hundred and thirty-one (131) Project-Based Vouchers to Independence Heights II Apartments located at or about North Main, Crosstimbers Road, Yale Street and 45<sup>th</sup> Street, Houston, Texas pursuant to the memorandum from Jay Mason, Director of REID dated March 4, 2025, to Jamie Bryant, President & CEO.

**4. Department Head Approval**

Signature *Jay Mason*  
Jay Mason (Apr 9, 2025 11:20 CDT) 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 (Apr 9, 2025 11:23 CDT) Date: \_\_\_\_\_

**6. Approval of President & CEO**

Signature *Jamie Bryant*  
Jamie Bryant (Apr 9, 2025 11:38 CDT) Date: \_\_\_\_\_



Transforming Lives &amp; Communities

**MEMORANDUM**

**TO:** JAMIE BRYANT, PRESIDENT & CEO  
**THRU:** JOEL NORTH, JR, SVP OF REID & ASSET MANAGEMENT  
**FROM:** JAY MASON, DIRECTOR OF REID  
**SUBJECT:** CONSIDERATION AND/OR TO TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO CONDITIONALLY AWARD PROJECT-BASED VOUCHERS TO INDEPENDENCE HEIGHTS II.  
**DATE:** MARCH 18, 2025

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This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO to take all necessary actions to negotiate, execute, and make necessary changes and corrections to conditionally award one hundred and thirty-one (131) Project-Based Vouchers to Independence Heights II.

**BACKGROUND:**

Under HHA's Moving to Work authorizations approved by HUD, HHA can choose to Project Based up to 50% of its baseline vouchers. Funding for PBVs falls under HHA's annual voucher program funding allocation. The 2025 financial projections for the voucher program reflect a funding surplus that will allow the award of the PBVs for Independence Heights II. PBVs allow the property owners to leverage rental subsidy to support additional loan proceeds, reducing the need for gap financing. PBVs also increase the level of affordability, reaching families at 30% AMI or below.

Pursuant to its approved MTW authority, HHA may attach PBVs to projects in which HHA has an ownership interest without a competitive process. The proposed PBV units at Crosstimbers Street qualify for non-competitive selection under this provision as HHA has an ownership interest in the development.

**PROJECT INFORMATION:**

The Independence Heights Phase II project will be the new construction of 221 units at the SW corner of Crosstimbers Street and Main Street in the Independence Heights neighborhood, a rapidly changing community just north of I-610. The community will be built with three stories of wood framed construction with an internal courtyard and one public plaza at the corner of Main St and 45th Street where we will have a 2,681 sq ft commercial building at this corner. This building will be built using conventional financing sources and the costs associated with it have not been included on an eligible basis. There will be a 4-level parking deck surrounded by the buildings. The community will include first-class amenities. This project will have 95.9% affordable units and will be across the street from Independence Heights Phase I. Independence Heights Phase II will be a 4% Tax Exempt Bond project, with all subsidy coming through the Houston Housing Authority (59% of units with Project-Based Vouchers to increase availability to lower-income households).

**Unit Mix**

Unit Type	Set-Aside	Income Limit	Number of Units
1 BR	30% PBV	30%	6
1 BR	50% PBV	50%	6
1 BR	60% PBV	60%	20
1 BR	60% LIHTC	60%	26
1 BR	80% LIHTC	80%	0
1 BR	Market	unrestricted	7
2 BR	30% PBV	30%	12
2 BR	50% PBV	50%	12
2 BR	60% PBV	60%	57
2 BR	60% LIHTC	60%	45
2 BR	80% LIHTC	80%	0
2 BR	Market	unrestricted	2
3 BR	30% PBV	30%	2
3 BR	50% PBV	50%	2
3 BR	60% PBV	60%	14
3 BR	60% LIHTC	60%	10
3 BR	80% LIHTC	80%	0
3 BR	Market	unrestricted	0
<b>TOTAL</b>			<b>221</b>

**FUNDING:**

Construction costs for Independence Heights II will be financed primarily with tax-exempt private activity bonds, low-income housing tax credits, 45L Credits, a first Mortgage, and deferred developer fees.

<b>Project Sources</b>	
1st Mortgage	\$ 14,250,000
2nd Mortgage (HHA-FEMA Funding)	\$ 13,500,000
3rd Mortgage (HHA-FEMA Funding)	\$ 9,000,000
45L Credits	\$ 480,675
Housing Tax Credit Equity	\$ 26,066,486
Deferred Developer Fee	\$ 101,011
CBFwd Bond Interest & Earnings	\$ 3,600,000

**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 designee to negotiate, execute and make necessary changes and corrections to conditionally award one hundred and thirty-one (131) Project-Based Vouchers to Independence Heights II located or about North Main, Crosstimbers Road, Yale Street and 45<sup>th</sup> Street, Houston, TX pursuant to the memorandum from Jay Mason, Director of REID dated March 4, 2025, to Jamie Bryant, President & CEO.

PRESIDENT AND CEO REPORT FOR THE MONTH ENDING MARCH 31, 2025

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II. Low-Income Public Housing .....40

III. Housing Choice Voucher Program .....48

IV. Real Estate, Investment and Development .....49

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VI. Addendum: Operating Statements .....52

## EXECUTIVE SUMMARY

### LOW-INCOME PUBLIC HOUSING

The Low-Income Public Housing (LIPH) program had an adjusted vacancy rate of 4.1% on March 31, 2025. As of April 1, 2025, rent collection for March was 76.1% of rents billed on an adjusted cash accounting basis.

There are currently 24,532 active applications for the Public Housing Waiting List, which represents a decrease of 0.0% from last month.

Low-Income Public Housing						
	January		February		March	
Vacancy Rate	2.6%		2.7%		4.1%	
Rent Collection	73.2%		80.1%		76.1%	
Unit Turnaround Time (Days)	39		59		71	
Avg. Non-Emergency Work Order Days	7.34		8.62		11.73	
Waiting Lists	Duplicated	Unduplicated	Duplicated	Unduplicated	Duplicated	Unduplicated
	24,542	10,270	24,542	10,270	24,532	10,247

### VOUCHER PROGRAM OPERATIONS

During March 2025 the VPO staff completed 1,693 annual re-examinations. The VPO department also completed 297 interims, 272 change of units (moves), 10 New Admissions and 15 portability move-in transactions.

As of March 31, 2025, 392 families are enrolled in the Family Self Sufficiency (FSS) program; 243 of the 392 (61%) 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 March 31, 2025 was 96%.

Voucher Program Operations			
	January 2025	February 2025	March 2025
Households	19,170	19,170	19,111
ABA Utilization/Unit Utilization	111.6%/95.7%	103.4%/93.1%	90.7%/95%
Reporting Rate	98%	98%	96%
Annual Reexaminations Completed	1,144	885	1,693
HQS Inspections	1,142	1,151	1,615
Waitlist	18,276	18,276	18,276



## PROPERTY MANAGEMENT SUMMARY

PMC	Vacancy						Unit Turnaround Time (YTD)					
	January		February		March		January		February		March	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	33.0	D
Lynd	2.0	A	0.9	A	2.7	B	0.0	A	64.0	F	79.4	F
J. Allen	2.7	B	2.6	B	3.5	C	40.0	D	73.3	F	88.6	F
Dorchester	1.6	A	1.8	A	1.9	A	37.0	D	43.2	E	57.7	F
Tarantino	5.1	E	5.1	E	5.2	E	0.0	A	66.0	F	66.0	F

PMC	Emergency Work Orders (Completed within 24 hours)						Routine Work Orders					
	January		February		March		January		February		March	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	100	A	100	A	100	A	0.0	A	5.0	A	31.0	C
Lynd	100	A	100	A	100	A	15.3	A	15.4	A	16.8	A
J. Allen	100	A	100	A	100	A	6.2	A	12.8	A	12.9	A
Dorchester	100	A	100	A	100	A	2.8	A	3.3	A	2.9	A
Tarantino	100	A	100	A	100	A	10.6	A	7.5	A	6.4	A

PMC	Rent Collection					
	January		February		March	
	%	Grade	%	Grade	%	Grade
Orion	41.5	F	42.3	F	14.3	F
Lynd	66.7	F	77.8	F	75.4	F
J. Allen	92.8	D	89.0	F	88.3	F
Dorchester	78.2	F	92.5	D	83.1	F
Tarantino	55.1	F	63.5	F	60.4	F

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

<b>VACANCY RATE</b>  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 downtime, make-ready time, and lease-up time.	Goal 2.0%      Actual 4.1%	A 0 to 2 B 2.1 to 3 C 3.1 to 4 <b>D 4.1 to 5</b> E 5.1 to 6 F ≥6.1
<b>RENT COLLECTION (YTD)</b>  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 uncollected dwelling rents as a percentage of total dwelling rents to be collected.	Goal 98%      Actual 76.1%	A 98 to 100 B 96 to 97.9 C 94 to 95.9 D 92 to 93.9 E 90 to 91.9 <b>F ≤89.9</b>
<b>EMERGENCY WORK ORDERS</b>  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 100%	<b>A 99 to 100</b> B 98 to 98.9 C 97 to 97.9 D 96 to 96.9 E 95 to 95.9 F ≤94.9
<b>NON-EMERGENCY WORK ORDERS</b>  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 11.73 Days	<b>A ≤24</b> B 25 to 30 C 31 to 40 D 41 to 50 E 51 to 60 F ≥61
<b>ANNUAL INSPECTIONS</b>  This indicator examines the percentage of units that HHA inspects annually 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 16.9%	A 100 B 97 to 99 C 95 to 96.9 D 93 to 94.9 E 90 to 92.9 <b>F ≥89.9*</b>

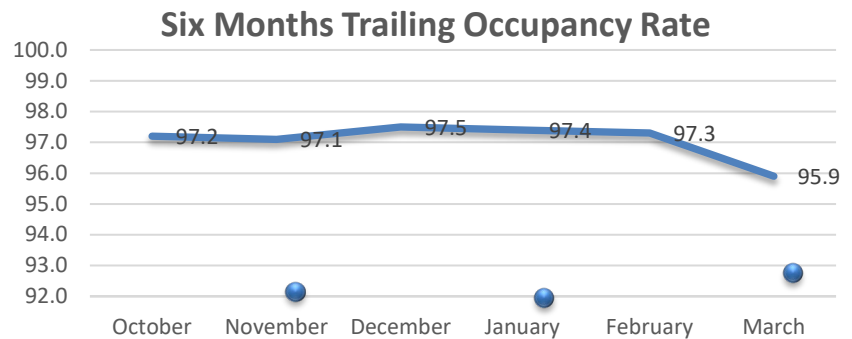
## VACANCY RATE AND TURNAROUND DAYS

Low-Income Public Housing Development	PMC	ACC Units	Approved Units Offline	Total Available ACC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turned YTD	Avg. Total Turnaround Days YTD	Grade
Bellerive	J. Allen	210	0	210	207	3	98.6%	A	226	2	113	F
Cuney Homes	Lynd	553	0	553	520	33	94.0%	E	170	2	85	F
Ewing	Lynd	40	0	40	40	0	100.0%	A	0	0	0	A
Irvinton Village	Tarantino	308	0	308	296	12	96.1%	C	0	0	0	A
Kelly Village	Dorchester	270	0	270	260	10	96.3%	C	328	6	55	F
Kennedy Place	Dorchester	108	0	108	108	0	100.0%	A	249	4	62	F
Lyerly	J. Allen	199	0	199	188	11	94.5%	E	293	4	73	F
<b>Mixed-Income Developments</b>												
Fulton Village	Lynd	108	0	108	105	3	97.2%	B	104	1	104	F
Heatherbrook	Lynd	53	0	53	52	1	98.1%	A	123	2	62	F
Independence Heights	Orion	36	0	36	36	0	100.0%	A	33	1	33	D
Lincoln Park	Tarantino	200	0	200	187	13	93.5%	F	66	1	66	F
Oxford Place	J. Allen	230	0	230	222	8	96.5%	C	190	2	95	F
<b>Totals</b>		<b>2,315</b>	<b>0</b>	<b>2,315</b>	<b>2,221</b>	<b>94</b>	<b>95.9%</b>	<b>D</b>	<b>1,782</b>	<b>25</b>	<b>71</b>	<b>F</b>

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 Turned YTD	Avg. Total Turnaround Days YTD	Grade
Long Drive	Tarantino	100	0	100	100	0	100.0%	A	38	1	38	D
<b>Totals</b>		<b>100</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>100.0%</b>	<b>A</b>	<b>38</b>	<b>1</b>	<b>38</b>	<b>D</b>

\*YTD Unit turnaround historical data is not available; the chart is reflecting December only.

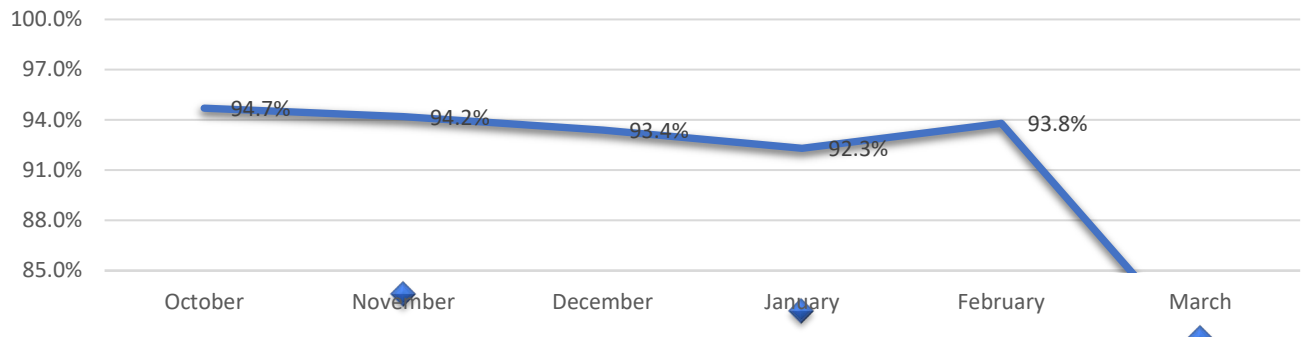
PHAS Score	Occupancy Rate	Avg. Total Turnaround Days
A	98 to 100	1 to 20
B	97 to 97.9	21 to 25
C	96 to 96.9	26 to 30
D	95 to 95.9	31 to 40
E	94 to 94.9	41 to 50
F	≤93.9	≥51



## 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	<b>*CURRENTLY BEING REDEVELOPED</b>						
Mansions at Turkey Creek	Orion	252	0	252	0	45	82.1%
Peninsula Park	Orion	280	0	280	0	11	96.1%
Pinnacle at Wilcrest	Embrey	250	0	250	0	5	98.0%
Uvalde Ranch	Hettig-Kahn	244	0	244	0	34	86.1%
Willow Park	Embrey	260	0	260	0	1	99.6%
Telephone Rd	Tarantino	200	0	200	0	198	1.0%
<b>TOTALS</b>		<b>1,486</b>	<b>0</b>	<b>1,486</b>	<b>0</b>	<b>294</b>	<b>80.2%</b>
<b>RAD-PBV</b>							
Allen Parkway Village	Orion	278	278		0	211	24.1%
Historic Oaks of APV	Orion	222	222		0	222	0.0%
HRI-Victory	Orion	140	140		0	11	92.1%
Sweetwater Point	Lynd	260	260		0	27	89.6%
<b>TOTAL</b>		<b>900</b>	<b>900</b>		<b>0</b>	<b>471</b>	<b>51.5%</b>

### 6 Month Trailing Occupancy Rate

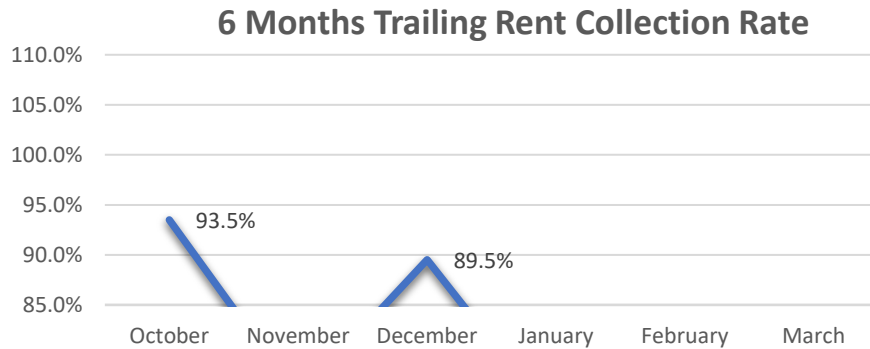


## RENT COLLECTION

Low-Income Public Housing Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Bellerive	J. Allen	\$62,914	\$58,381	92.79%	D	\$190,423	\$176,653	92.77%	D
Cuney Homes	Lynd	\$107,815	\$77,184	71.59%	F	\$362,779	\$252,861	69.70%	F
Ewing	Lynd	\$10,963	\$7,978	72.77%	F	\$30,016	\$26,720	89.02%	F
Irvinton Village	Tarantino	\$67,969	\$58,769	86.46%	F	\$204,170	\$166,403	81.50%	F
Kelly Village	Dorchester	\$57,261	\$47,510	82.97%	F	\$180,299	\$154,602	85.75%	F
Kennedy Place	Dorchester	\$33,895	\$28,212	83.23%	F	\$106,317	\$88,347	83.10%	F
Lyerly	J. Allen	\$57,887	\$56,767	98.06%	A	\$173,112	\$171,381	99.00%	A
<b>Mixed-Income Housing Development</b>									
Fulton Village	Lynd	\$42,865	\$34,736	81.04%	F	\$121,028	\$90,461	74.74%	F
Heatherbrook	Lynd	\$8,149	\$8,149	100.00%	A	\$32,636	\$30,046	92.07%	D
Independence Heights	Orion	\$9,782	\$1,396	14.27%	F	\$26,278	\$8,318	31.65%	F
Lincoln Park	Tarantino	\$46,787	\$10,530	22.50%	F	\$136,227	\$36,675	26.92%	F
Oxford Place	J. Allen	\$34,645	\$22,111	63.82%	F	\$106,738	\$75,224	70.48%	F
<b>Totals</b>		<b>\$540,933</b>	<b>\$411,722</b>	<b>76.11%</b>	<b>F</b>	<b>\$1,670,022</b>	<b>\$1,277,690</b>	<b>76.51%</b>	<b>F</b>

Section 8 New Construction Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Long Drive	Tarantino	\$24,898	\$16,624	66.77%	F	\$63,144	\$35,047	55.50%	F
<b>Totals</b>		<b>\$24,898</b>	<b>\$16,624</b>	<b>66.77%</b>	<b>F</b>	<b>\$63,144</b>	<b>\$35,047</b>	<b>55.50%</b>	<b>F</b>

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



## 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	1	1	100.0%	A
Cuney Homes	Lynd	11	11	100.0%	A
Ewing	Lynd	0	0	N/A	A
Irvinton Village	Tarantino	83	83	100.0%	A
Kelly Village	Dorchester	4	4	100.0%	A
Kennedy Place	Dorchester	2	2	100.0%	A
Lyerly	J. Allen	7	7	100.0%	A
<b>Mixed-Income Housing Development</b>					
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	Tarantino	0	0	N/A	A
Oxford Place	J. Allen	19	19	100.0%	A
<b>Totals</b>		<b>127</b>	<b>127</b>	<b>100.0%</b>	<b>A</b>

Section 8 New Construction Development	PMC	Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Long Drive	Tarantino	0	0	N/A	A
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>N/A</b>	<b>A</b>

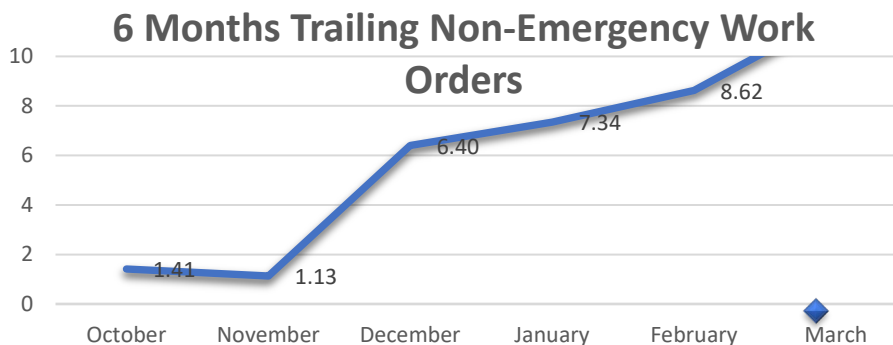
PHAS Score	Avg. W/O Days
A	99 to 100
B	98 to 98.9
C	97 to 97.9
D	96 to 96.9
E	95 to 95.9
F	≤94.9

## NON-EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Work Orders Generated	Average Completion Time (Days)	Grade
Bellerive	J. Allen	284	2.33	A
Cuney Homes	Lynd	27	1.00	A
Ewing	Lynd	23	8.70	A
Irvinton Village	Tarantino	240	9.87	A
Kelly Village	Dorchester	169	2.96	A
Kennedy Place	Dorchester	2	1.00	A
Lyerly	J. Allen	256	1.45	A
<b>Mixed-Income Housing Development</b>				
Fulton Village	Lynd	2	31.00	C
Heatherbrook	Lynd	48	28.92	B
Independence Heights	Orion	1	31.00	C
Lincoln Park	Tarantino	156	1.00	A
Oxford Place	J. Allen	695	21.48	A
<b>Totals</b>		<b>1,903</b>	<b>11.73</b>	<b>A</b>

Section 8 New Construction Development		Work Orders Generated	Average Completion Time (Days)	Grade
Long Drive	Tarantino	0	0.00	A
<b>Totals</b>		<b>0</b>	<b>0.00</b>	<b>A</b>

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

<b>Low-Income Public Housing Development</b>	<b>PMC</b>	<b>YTD Inspections Due</b>	<b>YTD Inspections Performed</b>	<b>Percentage Complete</b>
Bellerive	J. Allen	210	210	100.0%
Cuney Homes	Lynd	553	24	4.3%
Ewing	Lynd	40	5	12.5%
Irvinton Village	Tarantino	308	0	0.0%
Kelly Village	Dorchester	270	12	4.4%
Kennedy Place	Dorchester	108	13	12.0%
Lyerly	J. Allen	199	128	64.3%
<b>Mixed-Income Housing Development</b>				
Fulton Village	Lynd	108	0	0.0%
Heatherbrook	Lynd	53	0	0.0%
Independence Heights	Orion	36	0	0.0%
Lincoln Park	Tarantino	200	0	0.0%
Oxford Place	J. Allen	230	0	0.0%
<b>Totals</b>		<b>2,315</b>	<b>392</b>	<b>16.9%</b>

<b>Section 8 New Construction Development</b>				
	<b>PMC</b>	<b>Inspections Due</b>	<b>Inspections Performed</b>	<b>Percentage Complete</b>
Long Drive	Tarantino	100	0	0.0%
<b>Totals</b>		<b>100</b>	<b>0</b>	<b>0.0%</b>

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



## HOUSING CHOICE VOUCHER HUD-GRADED SEMAP INDICATORS

			Score	Performance
<b>ANNUAL REEXAMINATIONS REPORTING RATE</b>	Goal 96%	Actual 96%	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
<b>CORRECT TENANT RENT CALCULATIONS</b>	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
<b>PRECONTRACT HQS INSPECTIONS</b>	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
<b>FSS ENROLLMENT</b>	Goal 80%	Actual 109%	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; 392 families are currently enrolled.			8	60 to 79
			5	≤59
<b>FSS ESCROW</b>	Goal 30%	Actual 61%	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 392 families participating in the FSS program. Out of the 392 families, 243 (61%) of the families are eligible for escrow and currently have an FSS escrow balance.			5	≤29

APRIL 2025

## **RENOVATION PROJECTS**

### **PUBLIC HOUSING DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS**

- **Major Capital Projects**

- **License Plate Reader (LPR) Cameras** – On June 20, 2024, the Houston Housing Authority (HHA) signed a contract with Flock Safety to install 110 License Plate Reader (LPR) cameras on or near HHA properties. As of now, 108 cameras have been successfully installed, with 2 installations still pending due to permitting delays.

Since the start of 2024, these cameras have identified and reported 17,940 hits to law enforcement. An ongoing audit is currently reviewing cameras with no reported activity (hits). If any cameras are found to be inactive, they will be removed, reducing the annual fees charged for each camera.

Update

The Houston Housing Authority is working closely with Flock Safety and the Houston Police Department to gather data and assess the overall benefits of this program. However, due to delays in data collection, the completion of the final report has been pushed to May 2025. Upon the final completion it will be determined if the flock cameras will be removed.

- **Heatherbrook Apartments**—Rehabilitation of Exterior Envelope Updates and site.

Update

Construction is 100% complete. We are currently finalizing punch list items so we can sign off on Substantial Completion. The final punch list is anticipated to be completed by the end of April.

- **HRI- Siding and Exterior Repairs to Historic Homes in Freeman’s Town (4<sup>th</sup> Ward)**

Update

The architect has completed construction documentation and submitted the revised package to the Historical Commission for review. Once approved, the HHA will submit solicitation packages for the onboarding of the general contract. The Historical Commission required the use of upgraded materials and additional construction details. To mitigate the delays, procuring a contractor and the permit review will run concurrently.

The solicitation has been submitted to finance and waiting on approval to go out to bid.

## **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.

Update

Construction is 49% complete for APV and 47% complete for HOAPV. Phases A and B construction are running concurrently with an anticipated completion of units as follows:

- Phase A:
  - APV - Starting March of 2025;
  - HOAPV – Starting April 2025;
- Phase B:
  - APV - Starting April/ May 2025;
  - HOAPV - Starting April/ May 2025;

*Note units will be released for occupancy as the respective buildings have been completed.*

The Houston Housing Authority and Franklin Development are finalizing an expedited construction schedule for Phases C & D, which will allow the renovation of units to be completed by December 2025 at the latest.

Phase A has received substantial completion on three buildings; 201, 203, and 204. Relocation is working with inspections in order to begin relocating our tenants from phases C and D back into Phase A. 16 units are available for move-in pending Health Quality Standards Inspections. Relocation will take place this month in April and run through May.

## **HURRICANE HARVEY**

FEMA has consolidated the following 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 development at the intersection of Yale and Crosstimbers. The 260 units previously noted have been reduced to 221 units to meet TDHCA requirements. The HHA has coordinated with FEMA to reallocate the dollars earmarked for Forest Green and Clayton to develop the project. The project is anticipated to close/start construction in the middle of 2025.

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.

### **Update**

The project is currently working toward a groundbreaking in July/ August 2025.

OPEN SOLICITATION LOG

APRIL 2025

HHA’S PROCUREMENT DEPT.

Type	Solicitation #	Status	Department(s)	Description	Advertisement Date	Due Date
NO SOLICITATIONS FOR APRIL 2025						

## OPERATING STATEMENTS: 2 MONTH ENDING FEBRUARY 28, 2025

Central Office	Annual Budget 2025		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
<b>Operating Income</b>						
Total Operating Income	9,750,000		809,382	1,625,000	1,605,632	(19,368)
<b>Operating Expenses</b>						
Salaries and Benefits	5,487,500		451,441	914,583	899,587	14,996
Facilities and Other Administrative Expenses	3,870,000		317,871	645,000	631,921	13,079
Total Central Office Expenses	9,357,500		769,312	1,559,583	1,531,508	28,075
Surplus/(Use) of Business Activities Funds for COCC	392,500		40,070	65,417	74,124	8,707

Housing Choice Voucher Program	Annual Budget 2025		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
<b>Administrative Operating Income</b>						
Total Operating Income	16,344,100		1,354,458	2,724,017	2,689,226	(34,791)
<b>Operating Expenses</b>						
Salaries and Benefits	9,398,269		763,009	1,566,378	1,530,534	35,844
Administrative Expenses	2,186,100		179,415	364,350	357,946	6,404
COCC-Management Fees	4,618,062		380,732	769,677	754,873	14,804
Total Operating Costs Expenses	16,202,431		1,323,156	2,700,405	2,643,353	57,052
Cash Flow (Deficit) from Operations	141,669		31,302	23,612	45,873	22,261
<b>Housing Assistance Payments (HAP)</b>						
<b>Housing Assistance Payment Subsidy</b>	245,000,000		20,420,302	40,833,333	41,028,637	195,304
Investment Income on HAP Reserves	0		0	0	0	0
<b>Housing Assistance Payments</b>	245,000,000		20,301,324	40,833,333	40,409,657	423,676
HAP Current Year Excess (Use)	0		118,978	0	618,980	618,980

## OPERATING STATEMENTS: 2 MONTHS ENDING FEBRUARY 28, 2025

Affordable Housing Rental Programs	Annual Budget 2025		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
<b>Operating Income</b>						
HUD Subsidy - Low Rent Housing2826	15,038,095		1,261,526	2,506,349	2,489,637	(16,712)
Tenant Rental Income	12,987,245		1,083,618	2,164,541	2,169,243	4,702
Other Income	747,500		60,866	124,583	123,912	(671)
Capital Funds / Replacement Reserves	4,575,000		380,660	762,500	764,285	1,785
Total Operating Income	33,347,840		2,786,670	5,557,973	5,547,077	(10,896)
<b>Operating Expenses</b>						
Administrative Expenses	9,284,011		769,458	1,547,335	1,527,652	19,683
Tenant Services	462,474		38,369	77,079	76,138	941
Utilities	3,365,337		278,540	560,890	553,376	7,514
Maintenance	9,204,940		757,989	1,534,157	1,509,726	24,431
Protective Services	2,224,127		184,980	370,688	366,617	4,071
Insurance Expense	2,145,000		175,175	357,500	350,350	7,150
Other General Expense	250,000		19,779	41,667	40,196	1,471
Total Routine Operating Expenses	26,935,889		2,224,290	4,489,315	4,424,055	65,260
Net Income from Operations	6,411,951		562,380	1,068,659	1,123,022	54,364
Non-routine Maintenance (Capital Funds)	4,275,000		351,199	712,500	700,324	12,176
Debt Service, including ESCO	1,905,875		155,646	317,646	311,292	6,354
Cash Flow (Deficit) from Operations	231,076		55,535	38,513	111,406	35,834