



HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING JULY 24, 2025

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



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HOUSING AUTHORITY



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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**

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BOARD OF COMMISSIONERS MEETING
THURSDAY, JULY 24, 2025
2:00 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. 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)
- V. Approval of the June 17, 2025, Houston Housing Authority Board Meeting Minutes
- VI. CEO Operational Updates
- VII. Convene into 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
- VIII. Reconvene Public Session to take action on Executive Session agenda items.
 - a. **Resolution No. 3913:** Consideration and/or take action to authorize Houston Housing Authority’s refinance of The Henry at Deerbrook, located at 9494 Humble Westfield Rd., Humble, Harris County, Texas 77338.
 - b. **Resolution No. 3914:** Consideration and/or take action to authorize Houston Housing Authority’s refinance of The Henry at Jones Road, located at 11925 Jones Rd., Houston, Harris County, Texas 77070.
 - c. **Resolution No. 3915:** Consideration and/or take action to authorize Houston Housing Authority’s refinance of The Henry at Woodland Hills, located at 14807 Woodland Hills Dr., Humble, Harris County, Texas 77396.

- d. **Resolution No. 3916:** Consideration and/or take action to authorize the Houston Housing Authority's facilitation of the (i) transfer of the Post Real Estate Group's leasehold interest in the Gramercy Park Apartments located at 3225 Woodland Park Drive, Houston, Texas 77082, and (ii) the future financing of the leasehold interest in the Gramercy Park Apartments located at 3225 Woodland Park Drive, Houston, Texas 77082, and the execution of all required documents therefor.

IX. Adjournment



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MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

TUESDAY, JUNE 17, 2025

I. CALL TO ORDER

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, June 17, 2025, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057. The meeting was called to order at 2:00 p.m.

LIVE STREAM STATISTICS

June 17, 2025: ● Live Stream Views 66 ● Average view duration 32:04 ● Peak concurrent viewers 23

II. ROLL CALL

Present:

- Joseph “Jody” Proler, Chairman
- Alton Smith, Vice Chairman
- Cynthia Aceves-Lewis, Commissioner
- Stephanie A.G. Ballard, Commissioner
- Eric G. Carter, Commissioner
- Kristy Kirkendoll, Commissioner
- Kenneth C. Li, Commissioner

Absent: Jamie Bryant, Secretary

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.

IV. CEO OPERATIONAL UPDATES provided by Neal Rackleff, Executive VP & COO

Mr. Rackleff: Thank you very much. It's great to be with you all today. I appreciate the members of the public who come to join us. We really, really do appreciate the things that you bring to us. We take notes, we try to follow up, and we are doing everything to hear you and respond to the concerns that you have.

Jamie Bryant asked me to please apologize on his behalf for not being able to be here, but I think we're all happy to have him stay home and rest and not get anyone else sick. So that's considerate and appropriate in my opinion. He asked me to cover a couple of items. One is a reminder about the voucher wait list. So, for those who are currently on the voucher wait list, you have until June 30th to, quote unquote, save your spot, and let us know you'd like to remain on the wait list. Links are on our website through the Rent Cafe portal, or you can always come into the lobby for assistance. “If you could touch base with Kenny and see if there's anything else you'd like me to put out there in the public”. Wait, that was a note from Jamie for me to talk to Kenny.

He asked that I remind the public that the HHA lobby will be closed on Thursday in recognition of Juneteenth, and finally, he asked me to comment on something that was very significant for our Choice Neighborhoods application. Many of you are aware of the fact that we were very grateful to be awarded a \$50 million Choice Neighborhoods grant to completely transform Cuney Homes, which was built back in 1938. It is very, very much in need of being modernized and updated, so we're going to leverage that \$50 million to about \$500 million and completely transform that community. I will tell you all, that transformation will be one of the most important things this agency has done in the last 20 or so years and will be something that you will all want to show your kids and your grandkids. Most importantly, it's going to provide a modern facility. Beautiful with central air and modern amenities for our residents, but along with that, there are always bumps in the road. We hit one with the Texas Department of Housing and Community Affairs "TDHCA" because we need to get tax credits for replacement housing, and they denied our application for some reasons that relate to the level of crime in the area. They asked us to come back to them at their June board meeting with a robust and direct plan to improve public safety.

Chairman Proler: Can I just interrupt your message for a second? I don't want to steal your Thunder but it is rare that TDHCA ever allows someone to come back on an appeal.

Mr. Rackleff: Yes, they were good to us. We worked very closely with law enforcement. We had a very condensed period of time to come up with a very substantive and direct plan. Brian Terry, our Director of Security, did awesome. When we testified at the board meeting, who knew that we have an orator amongst us? He did a fantastic job. If any of you board members are interested, I can send you a link to the testimony. It's about 20 minutes of what we all went through, and he did a fantastic job.

I want to recognize Lynn Henson, who is our Choice Neighborhood Director. She did an amazing job of parsing through very technical crime data and statistics to make a case that was extremely persuasive to the TDHCA Board of Directors.

We were very fortunate to have Chief Guzman and Lieutenant Nathan Carroll from the Houston Police Department travel all the way to Austin for us. Chief Guzman is an Executive Assistant Chief. He's one of the top three or four leaders at a police force of over 5,000 individuals. They did a great job. Tamea Dula, with the law firm of Coats Rose, also helped us tremendously on our appeals.

It was a great team effort. The Board approved our appeal, and we're moving forward. We are so excited to see great things going forward with Cuney.

Commissioner Smith: Can you do me a favor? Can you have the people you recognized ask them to stand, and we can give them their recognition?

Chairman Proler: Lynn, Brian. Just for the record, I happened to watch the testimony from my office. I can't help but share with you all, during the testimony, our President & CEO texted me and said, "This is amazing. I don't have to get up and say a word". Everybody is speaking, so it's really a testament to all of you. And for 20 minutes, my jaw was hanging wide open. It was so incredible how well prepared they were. TDHCA is a very active board. They don't mince words. They ask lots of questions, and they can excuse you very quickly. So very, very great work, Neal.

Mr. Rackleff: Thank you very much. Thanks to everybody on the team. You know, I just want to close by thanking our staff. We have a great group of people here, we really do. We are doing some extraordinary work under extremely difficult circumstances. I dove back into public service full-time about 3 weeks ago, and I forgot for a minute how intense it is. Let me tell you, it's been pedal to the metal. We've had a lot of issues to deal with, but we have really talented folks who step up to the plate every time, in my experience so far, and give us great advice and counsel. And frankly, as Jamie and I listened to the good people we have

on this team, we learn what we need to do so we're in good hands and I'm grateful to be here and grateful for all of your efforts.

Chairman Proler: Thank you. With that, we will move into new business.

V. PUBLIC COMMENTS

Hello, my name is Brenda Chen. I'm with EPOCHTIMES Public Media. We cover the most national news and the local news, and my role is focusing on local news that is relevant to the Chinese-speaking audience and readers. So, I'm here today to urge the Housing Authority, as a government entity, to increase its visibility in the community, especially for the people who have a language barrier, but we are not aware of your programs, such as those in immigrant communities and Asian communities. According to the US Census in 2023, one-third of Houston residents are foreign-born. Based on my experience, at least in the Chinese community, a majority of people don't know what the Housing Authority is and what services it provides. So to effectively reach eligible citizens, I would suggest that the Housing Authority consider forming a partnership with local community news media, having regular news coverage on meetings, programs, and policies, so as to enhance awareness and education across a broader community. As I said no to my company, EPOCHTIMES Public Media, which has worked for the Asian community for over 20 years, we also have partners in Korean, Vietnamese, and other communities. I hope you will consider my suggestion that, through working together, we can make Houston a beautiful and welcoming city.

Chairman Proler: Thank you. Thank you very much. Wise words, very helpful.

Jamel Langley, the Spears Group: Good afternoon Commissioners. I'm the Director of the Spears Group. I've been working in communications for over 16 years, and I've got a master's degree in communications from Georgetown University. The Spears Group has been serving the public and private clients for 17 years. As you know, the Spears Group was awarded the communications contract with the Houston Housing Authority in October 2024. And through a competitive procurement process, we won that work. Since that time, I've been leading our firm's work, and I've been fully committed to delivering high-quality communications, stakeholder engagement, and counsel a lot of HHA's mission and goals. Our firm has had an integral role in helping HHA strengthen its public image and tell the story of this impact. Through our work, we've elevated our programs to amplify the resident-focused initiatives and identified gaps that we filled to support residents, staff, and key stakeholders. We acknowledge the leadership for having the opportunity to choose their own partners; that's why the board today is being asked to vote on CEO Bryant's handpicked firm, Elmore, a fine firm with a greater reputation. Spears Group has enjoyed the opportunity to work collaboratively with Elmore for several months, and we see no reason why that can't continue. Through our work, we take great pride in the thoughtful counsel, compelling narrative development, and resident-focused communications we have made on behalf of HHA. It's really unfortunate that the circumstances surrounding this recent decision have excluded us from a fair opportunity to continue serving the agency in this capacity. I respectfully request reconsideration of the decision to terminate the Spears Group contract for convenience, making it clear there was no dissatisfaction with the quality of work or service that was delivered. We let the sustainable momentum, trust, and measurable results we built together over the past nine months in partnership with Elmore. Thank you for your time and consideration.

Chairman Proler: Thank you very much.

Good afternoon, everyone. My name is Veronica Reed. I'm a social worker. First, I want to give thanks to the Board of Commissioners for giving me the opportunity to speak today. I won't be long, and however, there are some issues that truly need to be addressed, and actions are definitely necessary for positive change and outcome for the betterment of HHA. I started with HHA in August of 2023, which would have been two years this August. I initially considered HHA as a second family. Debra Davis was my immediate

supervisor. She trained me for two days, then my training started with Cassandra Carter. My goal of helping the people of the Houston community was strong and vibrant with a tremendous amount of passion. However, due to the retaliation, which led to wrongful termination and voluntary resignation of other coworkers under the supervision of Debra Davis. My problem started with the first sexual harassment case involving Cassandra Carter, which caused her to resign. Due to no actions being taken after it was brought to the attention of her immediate supervisor, Debra Davis, the verbal sexual harassment by Bishop Outerbridge continued towards me as I was placed in Ms. Carter's position and was faced with the same sexual harassment from Mr. Outerbridge. Mr. Outerbridge was not only a Bishop at that time, but also the President of the resident council board at the Lyerly Senior facility. There's a tremendous amount of misuse and abuse of power and authority, and a lack of professionalism, accountability of leadership, full knowledge of sexual harassment, with no action. There are several Presidents who started before me who have already resigned. I did the protocol and I reported the sexual harassment to Debra Davis and was advised to just not be in the room alone with the Bishop. This was impossible. He was the only member of the board. No actions were taken, so I followed the protocol and went to HR. There was still no action taken. After I went to HR, retaliation began. I would still like to continue with my passion and work for HHA in a different department, which will allow me to continue my service work for the community. Ms. Shona and Mr. Ricardo, we're completely aware of all this and has been mentioned again. Again, what can be done to prevent such actions towards others? Thank you for the opportunity, and I'm looking forward to a timely response.

Ms. Verdell Ingram: I'm tired of coming out here. What I would like to address today is, please get on it when we turn employees in. At Cuney, we're having problems with Ms Davis too. Not returning paper. We turn our event planning in, we turn the tenant funding in, and there's a challenge. It seems like it's a power struggle. You all control the money. I am the treasurer at Cuney until today, but when I turn the paperwork in, it's not going through. You're allowing them to write the MOU at 14 days. Why should it take a multi-million dollar company 14 days to sign off for \$70 or less? We ask questions as to you get \$25 per unit if it's filled \$10, \$15 for us to do activities, where is the \$10 going? Nobody can tell us. We need to know the answers. We need the people that's working to work on our behalf and not treat us like we are employees. We're not the employees. So it shouldn't be held up with a power struggle when we turn something in and we're trying to get their employees to another level, not just feed them. I pushed for their brain, take them on trips where they could see Simone Biles, we went on a field trip that changed their life. She's the greatest in the nation. That's all I'm saying. Opportunity. When you bring in contracts, please ask what you are doing for the residents? Contracts are coming in and money going out. We got to pay rent, we've got to go somewhere else, and you got contracts coming in from everywhere. And now I want to put 5%, so they're putting people in and sending out money. What money is for the residents? What money is coming in for the residents? Think outside the box. If you need some help, I would love to be a consultant. I got a big idea right there.

Chairman Proler: Thank you.

Ms Felder: I'd like to welcome Mr. Rackleff. Residents of Houston who need services from the Houston Housing Authority have no idea how lucky we are to have him serving. Thank you, sir, for the work that you've done and the work that I know you're going to do here.

Mr. Rackleff: You're very welcome.

Ms. Felder: Following up on what I was talking to you all about last month, which is the priority of the housing choice vouchers residents waiting list. I didn't do all of my research, and I thought that it was a HUD directive that the vulnerable populations were prioritized. I spoke with Mr. Coles, who corrected me and I went back and did my research and HUD it gives that choice to the local Housing Authority.

So I'm a retired Hospice nurse that works with medically underserved populations, a lot of those people weren't low-income enough to qualify for full benefits, Medicaid, whatever. But they, you know, barely missed the cutoff. So I did a lot of social work with them to get them services. I placed four or five of them on the wait list, put them in the lottery, printed out the papers, and I thought that they were on the wait list. Mr. Coles corrected me that there was a lottery done for everyone who registered in 2016, and apparently, only two of my people made it through. Two of them have died, so it's irrelevant, but there was no priority at that time. The priority by HUD is elderly, over 62, disabled, emergency, which includes domestic violence, stalking, sexual assault, human trafficking, veterans, and homelessness. You know, Harris County just got a lot of money. Mayor Whitmire is doing a great job on trying to work with the homeless. So I think, you know, the Housing Authority is I'm sure is working with the city as well, but coming off of probation with HUD and getting access to the voucher money that was held up and now it's going to be awarded and everybody's getting the people who are still, you know, on the wait list or transferred over to Rent Cafe. I don't know if you guys are aware of this priority, the choice that you can have to prioritize these populations...

Three minutes had ended, but she was told she could finish her thought.

Ms. Felder: One more thing, just from a medical standpoint, it's as if you had, in a hospital, an unlimited amount of critical-care beds, right? If you have this population that is in the hospital inpatients, and they need these critical care beds, then you would put them all into a lottery to choose who gets the critical care bed. That's not right. It doesn't work, right? So it's the same concept, right? Because there are working families that yes, they're paying 80% of their income towards rent and yes, they need help and yes, they need affordable housing, but that's not the same as elderly over 62, people fleeing domestic violence, disabled veterans, and homeless. So, one thing on the agenda. The resolution 3904. To take the action to submit for approval to the updated final draft of the HHA administrative plan for the housing choice voucher.

Jonathan Brush: Chairman Proler, I recommend that the board end the comments.

Chairman Proler: Ma'am, it's time.

Ms. Felder: Yeah, I know. It wasn't available to be read, so if there is a choice...

Chairman Proler: Thank you. Appreciate it.

Ms. Felder: ...after it's passed, right,

Chairman Proler: Thank you.

Ms. Felder: so like, we couldn't read it and if there was something we had a question about, make a comment.

Chairman Proler: Ma'am, thank you. I'd like to remind everyone that you are limited to 3 minutes.

VI. APPROVAL OF THE MINUTES

a. Board Meeting Minutes: May 20, 2025

Chairman Proler: Commissioners, have you all had an opportunity to review the minutes? I'll entertain a motion to approve the minutes as documented. I did review them. Excellent, excellent job on the minutes.

On motion by Commissioner Carter and seconded by Commissioner Li, the Board unanimously approved the May 20, 2025, Meeting Minutes.

VII. NEW BUSINESS

- a. Resolution No. 3903: Consideration and/or take action to authorize the President & CEO or designee to write off vacant tenant accounts for January 1, 2025, to March 31, 2025.**

PRESENTED BY: Ricardo Harris, Director of Asset Management

Chairman Proler: We have a fairly big agenda here, and I know I have a lot of questions and comments. So, please let's get comfortable. Ricardo, you're up.

Mr. Harris: Resolution No. 3903 is to seek the Board's approval for the President and CEO to write off the first quarter of 2025, uncollectible rent debt in the amount of \$27,773.28. That actually represents one of the lowest write-offs that we've had in a considerable amount of time. Fortunately, due to a lot of the individuals who moved out during the first quarter left not owing any balances. In many cases, we had security deposits that we had to refund, so this particular quarter would probably stand out for quite some time. These write-offs, again, are used to remove the debts that are outstanding on the accounts that have been considered uncollectible due to the various attempts to collect from the individuals, particularly. As a result, these accounts would be written off and then forwarded to a collection agency for further collection. Also, they will be added to HUD's PIC system, which will identify those individuals who left owing the Housing Authority a particular debt and will probably prohibit them from receiving assistance from any other Housing Authority, until that debt is satisfied. It is recommended that the board approve Resolution No. 3903.

Chairman Proler: Thank you. Before we move forward, I have just a few quick questions if I could. First off, you don't give yourself enough credit. This is the lowest quarter write-off in over five years, and that includes COVID. This is incredible, and this board owes you a tremendous level of appreciation. Fine, fine work. My only question is that it seems two things. One goes to the write-off of Kelly Village. If you could just address why Kelly versus other properties, and secondly, most of them are maintenance charges. Could you just address those two things?

Mr. Harris: Yes, oftentimes, maintenance charges of that amount are, unfortunately, possibly due to the individual moving out and damaging the unit. We've had situations where they might take the appliances or just intentionally damage them, causing maintenance fees of that magnitude.

Chairman Proler: I also want to make one final comment before we vote. If you look at your board book pages 82 and 83, you will see that for emergency work orders and non-emergency work orders, every property scored an A, which I think this board has never seen, so that's impressive, too. Thank you. That's very, very impressive.

Chairman Proler asked for a motion to approve Resolution No. 3903.

On motion by Commissioner Li and seconded by Commissioner Ballard.

Chairman Proler asked if there is any more discussion regarding this resolution. Hearing none, Chairman Proler called for a vote.

The Board approved Resolution No. 3903.

Congratulations, very, very well done, but can you beat it next quarter?

Mr. Harris: No guarantees.

- b. Resolution No. 3904: Consideration and/or take action to authorize the President & CEO or designee to submit for approval the updated final draft of the HHA Administrative Plan for the Housing Choice Voucher and related programs, to be effective July 1, 2025.**

PRESENTED BY: Kenneth Coles, Sr. Vice President of Voucher Operations

Good afternoon, Commissioners. A little background on why this is being requested for you to approve. The administrator's plan for the voucher program is the day-to-day operational policies for individual housing authorities, which go hand in hand with the one-size-fits-all federal regulations that all housing authorities must follow. This particular set of updates stems from the Housing Opportunity Through Modernization Act of 2016, better known as HOTMA. HUD has been working on the rule-making for the past nine years, and they're just getting around towards the end of that rule-making, so these changes over these five pages of summaries impact the 391-page admin plan by updating language required under HOTMA, and we're asking for your approval.

Chairman Proler: Thank you. I'll entertain a motion to approve 3904.

On motion by Commissioner Ballard and seconded by Commissioner Smith.

Chairman Proler asked if there was any discussion regarding this resolution.

Commissioner Aceves-Lewis: I'm curious about the lady who spoke during public comments. She didn't introduce her name. So, do you know the last lady's name who spoke?

Chairman Proler: We'll get that name for you.

Commissioner Aceves-Lewis: OK. Yes. So I think she mentioned that she was not able to open this document to see the administrative plan changes, so I just didn't know what was accessible to the public and whether there were any known issues with opening up the document for the public to review in advance of the meeting.

Mr. Coles: Ok, understood. This went a little differently than it normally goes as far as proposed changes. These are all statutory changes, so the updates were published in the Federal Register. So you actually have to go into the Federal Register and HUD published, what typically, the Housing Authority would publish but since these aren't our changes, we didn't really have any changes to publish. We were just following the requirement to change our admin plan based on HUD's changes to the statutory requirements for the program.

Commissioner Aceves-Lewis: So the public is not able to see?

Mr. Coles: The public could see them, but the public is typically used to going to the Houston Housing Authority website and looking at the proposed changes based on what we're publishing, but since we didn't publish these changes, because they weren't our changes at the Housing Authority. These were changes that HUD made statutorily. So HUD published the comment period online, and you had to go to the Federal Register and other places to see the changes that HUD was proposing to their program guidelines, and we're just following through to update our admin plan, which is the request of the board today.

Chairman Proler: Thanks.

Anna Hawkins: If I may add a comment, we do have our HHA board report on our website. If Ms. Felder is having trouble accessing that report, then I need to speak with IT but the resolution and the backup paperwork that you have provided with the resolution, she or anyone should be able to see the whole book online.

Chairman Proler: All in favor say aye.

The Board approved Resolution No. 3904.

- c. Resolution No. 3905: Consideration and/or take action to authorize Houston Housing Authority's refinance of The Peninsula Park Apartments, located at 4855 West Fuqua Street, Houston, Harris County, Texas 77045.**

PRESENTED BY: Mike Rogers, Vice President of Fiscal and Business Operations

Mr. Rogers: Good afternoon Chairman and board members. Resolution 3905 seeks approval to move forward with the refinance of the Peninsula Apartments. A little background on Peninsula. Peninsula was a tax credit deal that the Housing Authority participated in, originating back in 2003 and was first placed in service in 2004. Consists of 280 units. They're all at 60% or lower. Supporting families at 60% or lower of the area median income. So the property is now roughly in its 21st or 22nd year of operation. It was originally financed with bonds. Those bonds had a mandatory remarketing of them back in September of last year. Some of you may remember some of these discussions. It was recommended to the Housing Authority by people involved in the bond business not to move forward with the remarketing because it's extraordinarily expensive. It's as if you were issuing brand-new tax credit bonds, which some of you may know is one of the biggest front-end expenses for all these tax credit deals. So Citibank stepped up and gave us a bridge loan, which, through extensions, is set to expire at the end of September of this year.

Chairman Proler: You said Citibank has stepped up and gave us a...

Mr. Rogers: Citibank was...

Chairman Proler: No, no, no, let me finish. They gave "us" a bridge loan. We just have a land lease on this property to the owners of the Peninsula Apartment.

Mr. Rogers: OK, the loan was given to Peninsula Apartments.

Chairman Proler: OK, great. So, I want to make sure we're correct.

Mr. Rackleff: And we control the entire ownership interests of this partnership.

Commissioner Carter: When you say "control," do you mean they're wholly owned subsidiaries of...

Mr. Rackleff: We are the general partner, and then we acquired the limited partnership interest, and so the entire ownership interest of this limited partnership is with entities.

Commissioner Carter: HHA is their wholly owned subsidiary?

Mr. Rackleff: Yes, sir.

Mr. Rogers: Yes, the original General Partner was an affiliate of the Housing Authority. That limited partner was the tax credit partner. In 2002, we substituted another one of our affiliates in for that limited partnership role, so we are in control of the entirety of that partnership at the present time. So Citibank gave us a bridge loan to allow us to move forward with pursuing this refinance transaction. We've been working on that for the past several months. A number of people here within the housing authority have been working on it, and what we're coming up with right now is a...Freddie Mac is offering a loan that's going to be for five years with a 35-year amortization. The first year, being interest only, and then it will kick in with the amortization. We've not been able to lock in the interest rate yet because we're still working on the final piece of the puzzle, which is the level of insurance that Freddie Mac is going to require the partnership to carry on that so that will somewhat impact the cash flow and will maybe move down the loan depending upon how aggressive they get in terms of their insurance requirements. The interest rate right now, if we were able to close today, would be 5 5-year treasury plus a spread of 2.03%, which is slightly over 6%. The existing loan that's on the property right now is carrying an interest rate of a little over 8%. So we're going to refinance at a lower interest rate. The loan that we are proposing is not to exceed \$10.8 million. There's about \$7.8 million that's owed on the existing one. And one of the reasons that we're moving forward with the with the larger principal balance loan is that we're going to take some of those proceeds from this loan and we're going to place a new roof on the property that's going to cost about \$1.2 to \$1.3 million and do some other deferred maintenance items out there to, kind of let the property fund itself in terms of being able to put the repairs so that we don't have to go in and use some of our other reserves or other sources of money to put into this deal to make these repairs. The intention would be that we're not going to stop working on Peninsula. We're going to keep moving forward with it as we've mentioned in other situations working on a complete resyndication or reworking of this with a new tax credit deal at some point in time in the next 5 years to go through and do much more extensive renovations on the property to extend its useful life as an affordable housing property for the next 20 plus years.

Commissioner Carter: So you're looking for new Equity Partners?

Mr. Rogers: We will be, yes.

Chairman Proler: Can somebody tell me what the current occupancy level is?

Mr. Rogers: 95%

Chairman Proler: And so it's cash flowing and throwing off cash flow, correct?

Mr. Rogers: It's cash flowing marginally right now. It will be doing a little bit better because it's like many LIHTC properties, it has been strapped over the past few years with the extraordinarily high insurance rates that the Houston market has been suffering with. That's lessened this year, so we do anticipate that the property will produce a better cash flow over the next five years.

Chairman Proler: Who is managing this property?

Mr. Rogers: Allied Orion.

Chairman Proler: Last question for me, how did you determine the \$3,000,000? I mean, I'm a banker and, on a 25-year-old property, it's going on a 35-year amortization that's roughly 70 years. I don't even know how Freddie Mac can, I mean, the useful life of a property is...

Mr. Rogers: I think that's why it's only a five-year loan. I think they're recognizing the future in this property, and they're kind of putting us under a timeline that we're going to move forward with the resyndication.

Chairman Proler: My question is, I mean, are we certain that \$3,000,000 repositions the property into a position that it can operate, you know, or is \$3,000,000 all you can get, and that's a function of what will be the appraised value?

Mr. Rogers: Well, it's definitely a function of what we can get.

Chairman Proler: I guess where I'm going, Mike, is what happens if we do this deal and we find out there's \$7,000,000 of renovation work that has to be done.

Mr. Rogers: That's why it would be going into the resyndication, because at this point in time, in five years from now, you'd be looking at probably doing somewhere between \$40,000 to \$50,000 per unit of renovation and repairs. If you went to go into the next tax credit deal, so this is, I hate to call it a bandaid because it's a little bit more than a bandaid, but this is a bridge to the next level on these properties. We have a number of these properties in our portfolio. So this will be the first one, but there will be others that will be coming back in the future because we have a number of these deals that we got into in about this time frame, so they're all in that early 20 years of their useful life.

Chairman Proler: What is our fee to Freddie Mac?

Mr. Rogers: \$75,000.

Chairman Proler: OK.

Joel North: I was going to mention, you asked a question about how we determine that we took the PCA that REID had done, it's probably about 18 months ago, and we looked at that to help with the scope that we've got.

Mr. Rackleff: I will add that Jamie asked for \$1.25, which covered the ratio, and initially, we were looking at a \$1.15, so we think more conservative. This was one of the properties that, when I was just a lad here at the Housing Authority years ago, in 2004, was done, and the particular builder developer built this really well; it's extraordinarily well built and has lasted a lot better than other properties. But it's very typical with these tax credit properties that they had about a 15 year, 20 year point where they've got a lot of wear and tear and they need to be recapitalized and usually go back for tax credits, which is a very sophisticated major undertaking and we're not there yet, but this is a good bridge to put the roof on it get in good shape and move forward.

Commissioner Carter: Is this the common approach that we used in most of these properties and we're trying to do like this?

Chairman Proler: This is one of the first ones.

Commissioner Carter: We don't know if this is going to work.

Chairman Proler: Yeah, so we're going to find out. Alright, we need to monitor this.

Commissioner Carter: I've got confidence in him.

Chairman Proler: I'd like to come back in six months. What's your estimated time to close with Freddie Mac?

Mr. Rogers: We're looking at closing, possibly, by the end of this month.

Commissioner Carter: Wonderful.

Chairman Proler: That's great.

Commissioner Aceves-Lewis: Did you say 5 years and 35 years amortization?

Mr. Rogers: Yes, first-year interest only and then 35-year amortization for the remaining four years.

Chairman Proler: And it's already stabilized, so..

Commissioner Li: Do we know the interest rate?

Chairman Proler: Yes, 6%, six and change.

Mr. Rogers: That's if we close today. As soon as Freddie makes up their mind on what level of insurance they're going to want, we'll know what the premium is going to be, and we can establish it.

Chairman Proler: I'm really pleased that Jamie set the debt service coverage at 1.25. That really ensures that if there is a problem with the property, we'll know about it soon.

Mr. Rogers: The Staff is recommending the approval.

Chairman Proler asked for a motion to approve Resolution No. 3905 as submitted.

On motion by Commissioner Smith and seconded by Commissioner Li.

Chairman Proler asked if there is any more discussion regarding this resolution. Hearing none, Chairman Proler called for a vote.

The Board approved Resolution No. 3905.

d. Resolution No. 3906: Consideration and/or take action to authorize the President & CEO or designee to amend Resolution No. 3877 to execute a contract with the Local Initiatives Support Corporation (LISC) for Planning Coordination Services for the Near Northside/Irvinton Village Choice Neighborhood Planning Grant.

PRESENTED BY: Lynn Henson, Choice Neighborhood Director

Hello, Commissioners. Resolution 3906 asks for authorization for the chairman, excuse me, for the President and CEO to execute a contract with LISC for planning services for the Near Northside and Irvinton Village Choice Neighborhood Planning Grant. You may remember that this item came before the Board in March 2025. At that time, you approved this project; however, the language stated to authorize the President and CEO to execute a "memorandum of understanding". That was an error. It should have read "contract". And so today, we're asking for a correction to that item to approve for the President and CEO to execute a contract. I will note that the scope of services is the same. This is a correction to the language.

Chairman Proler: Thank you, Lynn. I'll entertain a motion for approval of Resolution No. 3906.

On motion by Commissioner Kirkendoll and seconded by Commissioner Ballard.

Chairman Proler asked if there is any discussion regarding this resolution. Hearing none, Chairman Proler called for a vote.

The Board approved Resolution No. 3906.

e. Resolution No. 3907: Consideration and/or take action to authorize the President & CEO or designee to award and execute a contract with Elmore Public Relations for public relations services.

PRESENTED BY: Rizvan Quadri, Director of Human Resources

Mr. Quadri: Good afternoon, Chairman and Commissioners, and HHA staff. Resolution No. 3907. Let me give you some background as to the request that we're making to procure PR services for crisis communications. As many of us know, many of you know, housing authorities operate in a uniquely sensitive space, and crisis events of any kind happen quite often. They require immediate, expertly handled responses, and it requires a dedicated crisis communications team, not just a project-based consultant. Therefore, we went through a robust solicitation process and came away impressed with Elmore Public Relations' credentials and extensive background experience in Houston. The team is comprised of seasoned public relations individuals who have worked at higher levels. So this particular firm will work alongside with in-house staff, particularly with our newly minted Communications and Social Media Coordinator.

Chairman Proler: Unfortunately, she's on vacation. Could you please take just half a minute to tell everyone about her?

Mr. Quadri: Sure, absolutely. Her name is Robin Jackson, and she comes with many years of experience, having worked in the marketing and advertising space. And so we're just fortunate to have her services here to support us in those efforts, and she'll be working quite well alongside normal public relations. So we're looking forward to her working with us closely. Alongside the fact that they'll be working in-house to develop and execute a real crisis communication plan, that's going to be tailored to HHA's complex operating environment. As you know, challenges do arise from time to time, but they'll also engage community organizations, residents, and stakeholders to build public goodwill, especially when there are any types of sensitive initiatives that we need to incorporate or implement.

So I present to you this resolution and consideration taking action to authorize the execution of the contract with the Elmore Public Relations for relation services, particularly in crisis communications.

Chairman Proler: Thank you, Riz. I'll entertain a motion to approve Resolution number 3907 and submitted.

On motion by Commissioner Li and seconded by Commissioner Ballard.

Chairman Proler: Any comments, questions?

Commissioner Aceves-Lewis: I have a question, and related to the change, I heard you say that the current PR Group is operating more in a consulting capacity, and we need a team now. Is that correct?

Mr. Quadri: Right. In terms of crisis communications, that is correct.

Commissioner Aceves-Lewis: Lastly, just related to KPI reporting, will the new organization provide that so that we can evaluate their effectiveness?

Mr. Quadri: Yes, and we'll be working closely to ensure that we have those reports available to not just members of the HHA staff, but also the board as needed.

Commissioner Aceves-Lewis: Great. Thank you.

Chairman Proler: I would like to make one comment on a personal note. As many of you know, I've served on this board previously, back in 2019, and had a lot of exposure to the PR agencies that have come and gone from this agency. I want to tell you that Susan Elmore's group has done, in my view, an impeccable job over the course of the last four months with some of the crisis management we've had to go through. I am proud that our President has been invited to be on television and to be interviewed, and I am proud that our President has been invited to be in a feature story in The Chronicle. So I want to thank them publicly for their work, and they have our support.

So with that, I'll call for a vote on the resolution as submitted.

The Board unanimously approved Resolution No. 3907.

VIII. EXECUTIVE SESSION

Chairman Proler suspended the Public Session on Tuesday, June 17, 2025, at 2:51 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.

IX. RECONVENE PUBLIC SESSION

Chairman Proler reconvened the Public Session at 3:59 p.m.

NEW BUSINESS continued

- f. Resolution No. 3908: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority, authorizing the acquisition and rehabilitation of those certain apartments located at approximately 20100 Park Row Blvd., Katy, Texas 77449 and known as the Lancaster Apartments, and the execution of all required documents therefor.**
- g. Resolution No. 3909: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve HHA Fountainview PFC's Issuance, Sale and Delivery of its Multifamily Housing Governmental Note (Lancaster Apartments), Series 2025, and the execution of all required documents therefor.**
- h. Resolution No. 3910: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority, authorizing the acquisition and rehabilitation of those certain apartments located at approximately 11501 West Road, Houston, Texas 77065 and known as the Sugar Creek Apartments, and the execution of all required documents therefor.**
- i. Resolution No. 3911: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve HHA Fountainview PFC's Issuance, Sale and Delivery of its Multifamily Housing Governmental Note (Sugar Creek Apartments), Series 2025, and the execution of all required documents therefor.**

- j. **Resolution No. 3912: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of the site, the construction of the apartment complex to include units “affordable” to low and moderate income families and to be known as Orem Circle located at or about 0 Martin Luther King Blvd., Houston, TX 77048, and the execution of all required documents therefor.**

Chairman Proler asked for a motion to vote on Resolution Nos. 3908, 3909, 3910, 3911, and 3912 in seriatim.

On motion by Commissioner Smith and seconded by Commissioner Ballard.

Chairman Proler asked for a motion to adopt Resolution Nos. 3908, 3909, 3910, 3911, and 3912.

On motion by Commissioner Ballard and seconded by Commissioner Kirkendoll, the Board approved Resolution Nos. 3908, 3909, 3910, 3911, and 3912.

X. ADJOURNMENT

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

On motion by Commissioner Carter and seconded by Commissioner Ballard.

Chairman Proler declared the meeting adjourned at 4:01 p.m.

RESPONSES TO COMMENTS RECEIVED ON TUESDAY, JUNE 17 2025
BOARD OF COMMISSIONERS MEETING

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, June 17, 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

Hello, my name is Brenda Chen. I’m with EPOCHTIMES Public Media. We cover the most national news and the local news, and my role is focusing on local news that is relevant to the Chinese-speaking audience and readers. So, I'm here today to urge the Housing Authority, as a government entity, to increase its visibility in the community, especially for the people who have a language barrier, but we are not aware of your programs, such as those in immigrant communities and Asian communities. According to the US Census in 2023, one-third of Houston residents are foreign-born. Based on my experience, at least in the Chinese community, a majority of people don't know what the Housing Authority is and what services it provides. So to effectively reach eligible citizens, I would suggest that the Housing Authority consider forming a partnership with local community news media, having regular news coverage on meetings, programs, and policies, so as to enhance awareness and education across a broader community. As I said no to my company, EPOCHTIMES Public Media, which has worked for the Asian community for over 20 years, we also have partners in Korean, Vietnamese, and other communities. I hope you will consider my suggestion that, through working together, we can make Houston a beautiful and welcoming city.

Jamel Langley, the Spears Group: Good afternoon Commissioners. I'm the Director of the Spears Group. I've been working in communications for over 16 years, and I've got a master's degree in communications from Georgetown University. The Spears Group has been serving the public and private clients for 17 years. As you know, the Spears Group was awarded the communications contract with the Houston Housing Authority in October 2024. And through a competitive procurement process, we won that work. Since that time, I've been leading our firm's work, and I've been fully committed to delivering high-quality communications, stakeholder engagement, and counsel a lot of HHA's mission and goals. Our firm has had an integral role in helping HHA strengthen its public image and tell the story of this impact. Through our work, we’ve elevated our programs to amplify the resident-focused initiatives and identified gaps that we filled to support residents, staff, and key stakeholders. We acknowledge the leadership for having the opportunity to choose their own partners; that's why the board today is being asked to vote on CEO Bryant’s handpicked firm, Elmore, a fine firm with a greater reputation. Spears Group has enjoyed the opportunity to work collaboratively with Elmore for several months, and we see no reason why that can't continue. Through our work, we take great pride in the thoughtful counsel, compelling narrative development, and resident-focused communications we have made on behalf of HHA. It's really

unfortunate that the circumstances surrounding this recent decision have excluded us from a fair opportunity to continue serving the agency in this capacity. I respectfully request reconsideration of the decision to terminate the Spears Group contract for convenience, making it clear there was no dissatisfaction with the quality of work or service that was delivered. We let the sustainable momentum, trust, and measurable results we built together over the past nine months in partnership with Elmore. Thank you for your time and consideration

Good afternoon, everyone. My name is Veronica Reed. I'm a social worker. First, I want to give thanks to the Board of Commissioners for giving me the opportunity to speak today. I won't be long, and however, there are some issues that truly need to be addressed, and actions are definitely necessary for positive change and outcome for the betterment of HHA. I started with HHA in August of 2023, which would have been two years this August. I initially considered HHA as a second family. Debra Davis was my immediate supervisor. She trained me for two days, then my training started with Cassandra Carter. My goal of helping the people of the Houston community was strong and vibrant with a tremendous amount of passion. However, due to the retaliation, which led to wrongful termination and voluntary resignation of other coworkers under the supervision of Debra Davis. My problem started with the first sexual harassment case involving Cassandra Carter, which caused her to resign. Due to no actions being taken after it was brought to the attention of her immediate supervisor, Debra Davis, the verbal sexual harassment by Bishop Outerbridge continued towards me as I was placed in Ms. Carter's position and was faced with the same sexual harassment from Mr. Outerbridge. Mr. Outerbridge was not only a Bishop at that time, but also the President of the resident council board at the Lyerly Senior facility. There's a tremendous amount of misuse and abuse of power and authority, and a lack of professionalism, accountability of leadership, full knowledge of sexual harassment, with no action. There are several Presidents who started before me who have already resigned. I did the protocol and I reported the sexual harassment to Debra Davis and was advised to just not be in the room alone with the Bishop. This was impossible. He was the only member of the board. No actions were taken, so I followed the protocol and went to HR. There was still no action taken. After I went to HR, retaliation began. I would still like to continue with my passion and work for HHA in a different department, which will allow me to continue my service work for the community. Ms. Shona and Mr. Ricardo, we're completely aware of all this and has been mentioned again. Again, what can be done to prevent such actions towards others? Thank you for the opportunity, and I'm looking forward to a timely response.

Ms. Verdell Ingram: I'm tired of coming out here. What I would like to address today is, please get on it when we turn employees in. At Cuney, we're having problems with Ms Davis too. Not returning paper. We turn our event planning in, we turn the tenant funding in, and there's a challenge. It seems like it's a power struggle. You all control the money. I am the treasurer at Cuney until today, but when I turn the paperwork in, it's not going through. You're allowing them to write the MOU at 14 days. Why should it take a multi-million dollar company 14 days to sign off for \$70 or less? We ask questions as to you get \$25 per unit if it's filled \$10, \$15 for us to do activities, where is the \$10 going? Nobody can tell us. We need to know the answers. We need the people that's working to work on our behalf and not treat us like we are employees. We're not the employees. So it shouldn't be held up with a power struggle when we turn something in and we're trying to get their employees to another level, not just feed them. I pushed for their brain, take them on trips where they could see Simone Biles, we went on a field trip that changed their life. She's the greatest in the nation. That's all I'm saying. Opportunity. When you bring in contracts, please ask what you are doing for the residents? Contracts are coming in and money going out. We got to pay rent, we've got to go somewhere else, and you got contracts coming in from everywhere. And now I want to put 5%, so they're putting people in and sending out money. What money is for the residents? What money is coming in for the residents? Think outside the box. If you need some help, I would love to be a consultant. I got a big idea right there.

Ms Felder: I'd like to welcome Mr. Rackleff. Residents of Houston who need services from the Houston Housing Authority have no idea how lucky we are to have him serving. Thank you, sir, for the work that you've done and the work that I know you're going to do here.

Ms. Felder: Following up on what I was talking to you all about last month, which is the priority of the housing choice vouchers residents waiting list. I didn't do all of my research, and I thought that it was a HUD directive that the vulnerable populations were prioritized. I spoke with Mr. Coles, who corrected me and I went back and did my research and HUD it gives that choice to the local Housing Authority.

So I'm a retired Hospice nurse that works with medically underserved populations, a lot of those people weren't low-income enough to qualify for full benefits, Medicaid, whatever. But they, you know, barely missed the cutoff. So I did a lot of social work with them to get them services. I placed four or five of them on the wait list, put them in the lottery, printed out the papers, and I thought that they were on the wait list. Mr. Coles corrected me that there was a lottery done for everyone who registered in 2016, and apparently, only two of my people made it through. Two of them have died, so it's irrelevant, but there was no priority at that time. The priority by HUD is elderly, over 62, disabled, emergency, which includes domestic violence, stalking, sexual assault, human trafficking, veterans, and homelessness. You know, Harris County just got a lot of money. Mayor Whitmire is doing a great job on trying to work with the homeless. So I think, you know, the Housing Authority is I'm sure is working with the city as well, but coming off of probation with HUD and getting access to the voucher money that was held up and now it's going to be awarded and everybody's getting the people who are still, you know, on the wait list or transferred over to Rent Cafe. I don't know if you guys are aware of this priority, the choice that you can have to prioritize these populations...

Three minutes had ended, but she was told that she could finish her thought.

Ms. Felder: One more thing, just from a medical standpoint, it's as if you had, in a hospital, an unlimited amount of critical-care beds, right? If you have this population that is in the hospital inpatients, and they need these critical care beds, then you would put them all into a lottery to choose who gets the critical care bed. That's not right. It doesn't work, right? So it's the same concept, right? Because there are working families that yes, they're paying 80% of their income towards rent and yes, they need help and yes, they need affordable housing, but that's not the same as elderly over 62, people fleeing domestic violence, disabled veterans, and homeless. So, one thing on the agenda. The resolution 3904. To take the action to submit for approval to the updated final draft of the HHA administrative plan for the housing choice voucher.

Jonathan Brush: Chairman Proler, I recommend that the board end the comments.

Chairman Proler: Ma'am, it's time.

Ms. Felder: Yeah, I know. It wasn't available to be read so, if there is a choice..

Chairman Proler: Thank you. Appreciate it.

Ms. Felder: ...after it's passed, right,

Chairman Proler: Thank you.

Ms. Felder: so like, we couldn't read it and if there was something we had a question about, make a comment.

Chairman Proler: Ma'am, thank you. I'd like to remind everyone that you are limited to 3 minutes.



Transforming Lives & Communities

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

Consideration and/or take action to authorize Houston Housing Authority's refinance of The Henry at Deerbrook, located at 9494 Humble Westfield Rd., Humble, Harris County, Texas 77338.

2. Date of Board Meeting: July 24, 2025**3. Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to refinance The Henry at Deerbrook pursuant to the memorandum from Jay Mason, Director of REID, dated July 9, 2025, to Jamie Bryant, President & CEO.

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

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

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

Signature Jamie Bryant Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: JAMIE BRYANT, PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE HOUSTON HOUSING AUTHORITY'S REFINANCE OF THE HENRY AT DEERBROOK, LOCATED AT 9494 HUMBLE WESTFIELD RD., HOUSTON, HARRIS COUNTY, TEXAS 77338.
DATE: JULY 9, 2025

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to refinance The Henry at Deerbrook.

BACKGROUND:

The Authority owns the land on which the Project is constructed and entered into that certain Ground Lease dated December 30, 2024 (the "**Ground Lease**") granting site control of the land to Momentum Deerbrook DE LLC, a Delaware limited liability company ("the **Company**").

The initial closing for the Project occurred on December 30, 2024. The Project is a 392/workforce housing project. The Project contains 360 units and the unit mix is as follows:

	60% AMI	80% AMI	Market	Totals
1 Bedroom	45	45	90	180
2 Bedrooms	45	45	90	180
Totals	90	90	180	360
Percentages	25%	25%	50%	100.00%

At the time of closing, a refinance of the existing loan was anticipated. The Company now desires to refinance with a loan from Berkadia Commercial Mortgage LLC, a Delaware limited liability company (the "**HUD Lender**") to be insured by the U.S. Department of Housing and Urban Development ("**HUD**") under the Section 223(f) program. The HUD Lender has issued an Executive Summary outlining the refinance, which includes the following loan structure:

- Unpaid Principal on Existing Loan: \$49,490,000.00 (amount is inclusive of existing debt and prepayment penalty)
- Loan Term: 35 years
- Interest Rate: 5.05% (fixed)
- The uses for the loan proceeds after pay-off of the existing loan include funding of lender required reserves, critical repairs, non-critical repairs and closing costs.
- No cash out; cash will be due from the Company in the approximate amount of \$1,349,038

The terms provided above are subject to change based on continued payments on the existing loan, the market, and underwriting.

RECOMMENDATION

Accordingly, I recommend that the Board consider Resolution No. 3913.

RESOLUTION NO. 3913

RESOLUTION AUTHORIZING THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO REFINANCE THE HENRY AT DEERBROOK (THE "PROJECT")

WHEREAS, the Authority owns the land on which the Project is constructed and entered into that certain Ground Lease dated December 30, 2024 (the "**Ground Lease**") granting site control of the land to Momentum Deerbrook DE LLC, a Delaware limited liability company (the "**Company**");

WHEREAS, the Company desires to refinance the existing financing for the Project (the "**Existing Loan**") by obtaining a new loan from Berkadia Commercial Mortgage LLC, a Delaware limited liability company (the "**HUD Lender**") in an aggregate principal amount not to exceed \$52,000,000 (the "**FHA Loan**") to be insured by the U.S. Department of Housing and Urban Development ("**HUD**") under the Section 223(f) program pursuant to a commitment for insurance of advances issued to the HUD Lender, as amended, to pay off the Existing Loan and release the associated documents securing the Existing Loan and in connection therewith, the HUD Lender may require the Authority to join in the execution of documents evidencing and/or securing the FHA Loan (collectively, the "**Loan Documents**");

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

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his/her designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings (collectively the "**Agreements**") the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

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

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

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

[Remainder of page intentionally left blank for signature]

PASSED this 24th day of July, 2025.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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

Consideration and/or take action to authorize Houston Housing Authority's refinance of The Henry at Jones Road, located at 11925 Jones Rd., Houston, Harris County, Texas 77070.

2. Date of Board Meeting: July 24, 2025**3. Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to refinance The Henry at Jones Road pursuant to the memorandum from Jay Mason, Director of REID, dated July 9, 2025 to Jamie Bryant, President & CEO.

4. Department Head Approval Signature Jay Mason Jay Mason (Jul 18, 2025 06:13 GMT+2) Date: _____**5. Statement regarding availability of funds by VP of Fiscal Operations**

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

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

Signature Jamie Bryant Jamie Bryant (Jul 17, 2025 19:52 ADT) Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: JAMIE BRYANT, PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE HOUSTON HOUSING AUTHORITY'S REFINANCE OF THE HENRY AT JONES ROAD, LOCATED AT 11925 JONES RD., HOUSTON, HARRIS COUNTY, TEXAS 77070.
DATE: JULY 9, 2025

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to refinance The Henry at Jones Road.

BACKGROUND:

The Authority owns the land on which the Project is constructed and entered into that certain Ground Lease dated April 4, 2025 (the "**Ground Lease**") granting site control of the land to Momentum Jones Road Borrower DE LLC, a Delaware limited liability company ("the **Company**").

The initial closing for the Project occurred on April 4, 2025. The Project is a 392/workforce housing project. The Project contains 114 units, and the unit mix is as follows:

	60% AMI	80% AMI	Market	Totals
1 Bedroom	17	17	32	66
2 Bedrooms	12	12	24	92
Totals	29	29	56	114
Percentages	25.44%	25.44%	49.12%	100.00%

At the time of closing, a refinance of the existing loan was anticipated. The Company now desires to refinance with a loan from Berkadia Commercial Mortgage LLC, a Delaware limited liability company (the "**HUD Lender**") to be insured by the U.S. Department of Housing and Urban Development ("**HUD**") under

the Section 223(f) program. The HUD Lender has issued an Executive Summary outlining the refinance which includes the following loan structure:

- Unpaid Principal on Existing Loan: \$12,300,000.00
- Loan Term: 35 years
- Interest Rate: 5.05% (fixed)
- The uses for the loan proceeds after pay-off of the existing loan include funding of lender required reserves, critical repairs, non-critical repairs and closing costs.
- Cash out in the amount of \$575,676, of which \$287,838 held back for non-critical repairs, net cash out in the amount of \$287,838.

The terms provided above are subject to change based on continued payments on the existing loan, the market and underwriting.

RECOMMENDATION

Accordingly, I recommend that the Board consider Resolution No. 3914.

RESOLUTION NO. 3914

RESOLUTION AUTHORIZING THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO REFINANCE THE HENRY AT JONES ROAD (THE "PROJECT")

WHEREAS, the Authority owns the land on which the Project is constructed and entered into that certain Ground Lease dated April 4, 2025 (the "**Ground Lease**") granting site control of the land to Momentum Jones Road Borrower DE LLC, a Delaware limited liability company (the "**Company**");

WHEREAS, the Company desires to refinance the existing financing for the Project (the "**Existing Loan**") by obtaining a new loan from Berkadia Commercial Mortgage LLC, a Delaware limited liability company (the "**HUD Lender**") in an aggregate principal amount not to exceed \$15,000,000 (the "**FHA Loan**") to be insured by the U.S. Department of Housing and Urban Development ("**HUD**") under the Section 223(f) program pursuant to a commitment for insurance of advances issued to the HUD Lender, as amended, to pay off the Existing Loan and release the associated documents securing the Existing Loan and in connection therewith, the HUD Lender may require the Authority to join in the execution of documents evidencing and/or securing the FHA Loan (collectively, the "**Loan Documents**");

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

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his/her designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings (collectively the "**Agreements**") the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

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

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

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

[Remainder of page intentionally left blank for signature]

PASSED this 24th day of July, 2025.

ATTEST:

CHAIR

Secretary



HOUSTON

HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize Houston Housing Authority's refinance of The Henry at Woodland Hills, located at 14807 Woodland Hills Dr., Humble, Harris County, Texas 77396.

2. Date of Board Meeting: July 24, 2025

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to refinance The Henry at Woodland Hills pursuant to the memorandum from Jay Mason, Director of REID, dated July 9, 2025, to Jamie Bryant, President and CEO.

4. Department Head Approval

Signature Jay Mason
[Jay Mason \(Jul 18, 2025 06:13 GMT+2\)](#) Date: _____

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

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

VP of FO Approval Signature Jamie Bryant
[Jamie Bryant \(Jul 17, 2025 19:52 ADT\)](#) Date: _____

6. Approval of President & CEO

Signature _____ Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: JAMIE BRYANT, PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE HOUSTON HOUSING AUTHORITY'S REFINANCE OF THE HENRY AT WOODLAND HILLS, LOCATED AT 14807 WOODLAND HILLS DR., HUMBLE, HARRIS COUNTY, TEXAS 77396.
DATE: JULY 9, 2025

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to refinance The Henry at Woodland Hills.

BACKGROUND:

The Authority owns the land on which the Project is constructed and entered into that certain Ground Lease dated April 3, 2025 (the "**Ground Lease**") granting site control of the land to Momentum Generation Park Owner DE LLC, a Delaware limited liability company ("the **Company**").

The initial closing for the Project occurred April 3, 2025. The Project is a 392/workforce housing project. The Project contains 257 units and the unit mix is as follows:

	60% AMI	80% AMI	Market	Totals
1 Bedroom	37	37	73	147
2 Bedrooms	24	24	44	92
3 Bedrooms	4	4	10	18
Totals	65	65	127	257
Percentages	25.3%	25.3%	49.40	100.00%

At the time of closing, a refinance of the existing loan was anticipated. The Company now desires to refinance with a loan from Berkadia Commercial Mortgage LLC, a Delaware limited liability company (the "**HUD Lender**") to be insured by the U.S. Department of Housing and Urban Development ("**HUD**") under

the Section 223(f) program. The HUD Lender has issued an Executive Summary outlining the refinance which includes the following loan structure:

- Unpaid Principal on Existing Loan: \$34,902,522.00
- Loan Term: 35 years
- Interest Rate: 5.05% (fixed)
- The uses for the loan proceeds after pay-off of the existing loan include funding of lender required reserves, critical repairs, non-critical repairs and closing costs.
- No cash out; cash will be due from the Company in the approximate amount of \$1,369,734

The terms provided above are subject to change based on continued payments on the existing loan, the market and underwriting.

RECOMMENDATION

Accordingly, I recommend that the Board consider Resolution No. 3915:

RESOLUTION NO. 3915

RESOLUTION AUTHORIZING THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO REFINANCE THE HENRY AT WOODLAND HILLS (THE "PROJECT")

WHEREAS, the Authority owns the land on which the Project is constructed and entered into that certain Ground Lease dated April 3, 2025 (the "**Ground Lease**") granting site control of the land to Momentum Generation Park Owner DE LLC, a Delaware limited liability company (the "**Company**");

WHEREAS, the Company desires to refinance the existing financing for the Project (the "**Existing Loan**") by obtaining a new loan from Berkadia Commercial Mortgage LLC, a Delaware limited liability company (the "**HUD Lender**") in an aggregate principal amount not to exceed \$36,500,000 (the "**FHA Loan**") to be insured by the U.S. Department of Housing and Urban Development ("**HUD**") under the Section 223(f) program pursuant to a commitment for insurance of advances issued to the HUD Lender, as amended, to pay off the Existing Loan and release the associated documents securing the Existing Loan and in connection therewith, the HUD Lender may require the Authority to join in the execution of documents evidencing and/or securing the FHA Loan (collectively, the "**Loan Documents**");

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

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his/her designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings (collectively the "**Agreements**") the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

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

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

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

[Remainder of page intentionally left blank for signature]

PASSED this 24th day of July, 2025.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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

Consideration and/or take action to authorize the Houston Housing Authority's facilitation of the (i) transfer of the Post Real Estate Group's leasehold interest in the Gramercy Park Apartments located at 3225 Woodland Park Drive, Houston, Texas 77082, and (ii) the future financing of the leasehold interest in the Gramercy Park Apartments located at 3225 Woodland Park Drive, Houston, Texas 77082, and the execution of all required documents therefor.

2. Date of Board Meeting: July 24, 2025**3. Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners, authorizes the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the (i) transfer of the Post Real Estate Group's Leasehold Interest in Gramercy Park Apartments located at 3225 Woodland Park Drive, Houston, Texas 77082 (the "**Project**") and (ii) the future financing of the Leasehold Interest in the Project using a loan not to exceed \$37,000,0000 from the Agency Lender, pursuant to the memorandum from Jay Mason, Director of REID, dated July 11, 2025 to Jamie Bryant, President & CEO.

4. Department Head Approval Signature *Jay Mason* Jay Mason (Jul 18, 2025 06:13 GMT+2) Date: _____

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

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

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

Signature *Jamie Bryant* Jamie Bryant (Jul 17, 2025 19:52 ADT) Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: JAMIE BRYANT, PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/TAKE ACTION TO AUTHORIZE THE HOUSTON HOUSING AUTHORITY'S FACILITATION OF THE (I) TRANSFER OF THE POST REAL ESTATE GROUP'S LEASEHOLD INTEREST IN THE GRAMERCY PARK APARTMENTS LOCATED AT 3225 WOODLAND PARK DRIVE, HOUSTON, TEXAS 77082, AND (II) THE FUTURE FINANCING OF THE LEASEHOLD INTEREST IN THE GRAMERCY PARK APARTMENTS LOCATED AT 3225 WOODLAND PARK DRIVE, HOUSTON, TEXAS 77082, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR
DATE: JULY 11 2025

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate (i) transfer of the Post Real Estate Group's leasehold interest in the Gramercy Park Apartments located at 3225 Woodland Park Drive, Houston, Texas 77082, (ii) the future financing of the leasehold interest in the Gramercy Park Apartments located at 3225 Woodland Park Drive, Houston, Texas 77082, and the execution of all required documents therefor.

BACKGROUND:

Lakeside Place PFC (the "**PFC**") is the current owner of the fee interest in the Project. The PFC and Post Gramercy, LLC, a Delaware limited liability company (the "**Owner**") entered into that certain lease agreement dated May 17, 2022 (the "**Lease Agreement**") granting site control of the Project to the Owner.

Pursuant to the terms of the Lease Agreement and regulatory agreement recorded against the property upon which the Project is constructed, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Owner obtained a loan in an aggregate principal amount not to exceed \$55,000,000 (the "**Loan**") from Capital One, National Association ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender required PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**").

Owner notified the Authority that it desired to sell its leasehold interest in the Project (the "**Leasehold Interest**") to TMIF III Acquisition LLC or its affiliate (the "**Leasehold Purchaser**") and subsequently executed a term sheet with TMIF III Acquisition LLC or its affiliate ("**Leasehold Purchaser**"), pursuant to which Owner intends to sell its leasehold interest in the Project to Leasehold Purchaser.

In connection with the transfer of the Leasehold Interest to the Leasehold Purchaser, the Authority and/or its affiliates will be required to negotiate and execute certain documents, including without limitation a Memorandum of Understanding with the Leasehold Purchaser, an Assignment of the Lease, an

amendment to the operating agreement of the tenant or its affiliates under the Lease Agreement, releases of the Loan Documents, and such other and further documents, instruments, resolutions, and other writings that may be necessary to document the purchase of the Leasehold Interest by the Leasehold Purchaser (collectively, the **“Leasehold Transfer Documents”**).

The Leasehold Purchaser intends to purchase the Leasehold Interest using cash; but, within the first six (6) months of its ownership of the Leasehold Interest, desires to leverage the Project with a loan sourced from or ultimately to be purchased by Federal Home Loan Mortgage Corporation or Federal National Mortgage Association. Such loan will not exceed \$37,000,000, will be originated within the first six (6) months of Leasehold Purchaser’s ownership of the Leasehold Interest and reimburse its acquisition costs and will be originated by Capital One, National Association, Citibank, N.A., or other Domestic Systemically Important Bank (as determined by the United States Federal Reserve) or Global Systemically Important Bank (as determined by the Financial Stability Board) as approved by the President and CEO of the Authority (collectively and as assigned, the **“Agency Lender”**).

RECOMMENDATION

Accordingly, I recommend that the Board consider Resolution No. 3916.

RESOLUTION NO. 3916

RESOLUTION AUTHORIZING THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE (I) TRANSFER OF THE POST REAL ESTATE GROUP'S LEASEHOLD INTEREST IN THE GRAMERCY PARK APARTMENTS LOCATED AT 3225 WOODLAND PARK DRIVE, HOUSTON, TEXAS 77082 (THE "PROJECT"), (II) FUTURE FINANCING OF THE LEASEHOLD INTEREST IN THE PROJECT, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, Lakeside Place PFC (the "**PFC**") is the current owner of the fee interest in the Project. The PFC and Post Gramercy, LLC, a Delaware limited liability company (the "**Owner**") entered into that certain lease agreement dated May 17, 2022 (the "**Lease Agreement**") granting site control of the Project to the Owner;

WHEREAS, pursuant to the terms of the Lease Agreement and regulatory agreement recorded against the property upon which the Project is constructed, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income;

WHEREAS, the Owner obtained a loan in an aggregate principal amount not to exceed \$55,000,000 (the "**Loan**") from Capital One, National Association ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender required PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**");

WHEREAS, the Owner will obtain a loan in an aggregate principal amount not to exceed \$55,000,000 (the "**Loan**") from Capital One, National Association ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender will require PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Original Loan Documents**");

WHEREAS, the Owner notified the Authority that it desired to sell its leasehold interest in the Project (the "**Leasehold Interest**") to TMIF III Acquisition LLC or its affiliate and executed a term sheet with TMIF III Acquisition LLC or its affiliate ("**Leasehold Purchaser**"), pursuant to which Owner intends to sell its leasehold interest in the Project to Leasehold Purchaser;

WHEREAS, in connection with the transfer of the Leasehold Interest to the Leasehold Purchaser, the Authority and/or its affiliates will be required to negotiate and execute certain documents, including without limitation a Memorandum of Understanding with the Leasehold Purchaser, an Assignment of the Lease, an amendment to the operating agreement of the sole member of the sole member of the tenant or its affiliates under the Lease Agreement, releases of the Original Loan Documents, and such other and further documents, instruments, resolutions, and other writings that may be necessary to document the purchase of the Leasehold Interest by the Leasehold Purchaser (collectively, the "**Leasehold Transfer Documents**");

WHEREAS, The Leasehold Purchaser intends to purchase the Leasehold Interest using cash; but, within the first six (6) months of its ownership of the Leasehold Interest, desires to reimburse its acquisition costs and leverage the Project with a loan sourced from or ultimately to be purchased by Federal Home Loan Mortgage Corporation or Federal National Mortgage Association.

WHEREAS, such loan will not exceed \$37,000,000, will be originated within the first six (6) months of Leasehold Purchaser's ownership of the Leasehold Interest and reimburse its acquisition costs and will be originated by Capital One, National Association, Citibank, N.A., or other Domestic Systemically Important Bank (as determined by the United States Federal Reserve) or Global Systemically Important Bank (as determined by the Financial Stability Board) as approved by the President and CEO of the Authority (collectively and as assigned, the "**Agency Lender**") and such loan from the Agency Lender, the "**Agency Loan**";

WHEREAS, the Agency Lender may require HHA, PFC, or its affiliates to execute certain documents in connection with the Agency Loan, including without limitation a fee joinder and ground lessor estoppel (collectively, the "**Agency Loan Documents**");

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

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his designee is hereby authorized to review, approve and execute the Leasehold Transfer Documents, Agency Documents, all certificates, affidavits, agreements, documents and other writings necessary and/or related to the foregoing matters the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

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

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

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

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PASSED 24th of July, 2025.

ATTEST:

CHAIR

Secretary

PRESIDENT AND CEO REPORT FOR THE MONTH ENDING JUNE 30, 2025

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EXECUTIVE SUMMARY

LOW-INCOME PUBLIC HOUSING

The Low-Income Public Housing (LIPH) program had an adjusted vacancy rate of 5.4% on June 30, 2025. As of July 1, 2025, rent collection for June was 72.9% of rents billed on an adjusted cash accounting basis.

There are currently 23,669 active applications for the Public Housing Waiting List, which represents a decrease of 3.5% from last month.

Low-Income Public Housing						
	April		May		June	
Vacancy Rate	4.6%		4.8%		5.4%	
Rent Collection	77.8%		95.9%		72.9%	
Unit Turnaround Time (Days)	78		77		73	
Avg. Non-Emergency Work Order Days	6.83		6.59		9.44	
Waiting Lists	Duplicated	Unduplicated	Duplicated	Unduplicated	Duplicated	Unduplicated
	24,532	10,247	24,532	10,247	23,669	9,950

VOUCHER PROGRAM OPERATIONS

During June 2025 the VPO staff completed 692 annual re-examinations. The VPO department also completed 358 interims, 119 change of units (moves), 28 New Admissions and 6 portability move-in transactions.

As of June 30, 2025, 375 families are enrolled in the Family Self-Sufficiency (FSS) program; 172 of the 375 (46%) families are eligible for escrow and currently have an FSS escrow balance.

The PIH Information Center (PIC) reporting rate for the one-month period ending June 30, 2025 was 94%.

Voucher Program Operations			
	April 2025	May 2025	June 2025
Households	19,108	19,120	19,123
ABA Utilization/Unit Utilization	91.7%/94.7%	90.4%/93.9%	89.8%/93.3%
Reporting Rate	96%	94%	94%
Annual Reexaminations Completed	1,030	944	692
HQS Inspections	1,487	1,614	1,794
Waitlist	18,276	18,276	18,276

PROPERTY MANAGEMENT SUMMARY

PMC	Vacancy						Unit Turnaround Time (YTD)					
	April		May		June		April		May		June	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	0.0	A	0.0	A	0.0	A	33.0	D	33.0	D	33.0	D
Lynd	2.6	B	2.4	B	2.4	B	58.7	F	57.9	F	55.8	F
J. Allen	4.4	D	2.6	B	3.2	C	106.1	F	93.4	F	84.5	F
Dorchester	1.5	A	2.3	B	3.6	C	51.3	F	50.5	F	48.6	F
Tarantino	5.4	E	6.8	F	6.2	F	114.0	F	114.0	F	109.9	F

PMC	Emergency Work Orders (Completed within 24 hours)						Routine Work Orders					
	April		May		June		April		May		June	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	100	A	100	A	100	A	8.0	C	0.0	A	0	A
Lynd	100	A	100	A	100	A	4.5	A	3.7	A	7.3	A
J. Allen	100	A	100	A	100	A	11.4	A	13.2	A	11.5	A
Dorchester	100	A	100	A	100	A	1.9	A	2.0	A	3.8	A
Tarantino	100	A	100	A	100	A	1.0	A	2.9	A	1.6	A

PMC	Rent Collection					
	April		May		June	
	%	Grade	%	Grade	%	Grade
Orion	40.0	F	100	A	100	A
Lynd	85.7	F	96.3	B	78.9	F
J. Allen	82.9	F	99.3	A	80.8	F
Dorchester	79.3	F	100	A	75.6	F
Tarantino	61.1	F	87.2	F	48.5	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

VACANCY RATE This indicator examines the vacancy rate, a PHA's progress in reducing vacancies, and unit turnaround time. Implicit in this indicator is the adequacy of the PHA's system to track the duration of vacancies and unit turnaround, including downtime, make-ready time, and lease-up time.	Goal 2.0% Actual 5.4%	A 0 to 2 B 2.1 to 3 C 3.1 to 4 D 4.1 to 5 E 5.1 to 6 F ≥6.1
RENT COLLECTION (YTD) This report examines the housing authority's ability to collect dwelling rent owed by residents in possession of units during the current fiscal year by measuring the balance of uncollected dwelling rents as a percentage of total dwelling rents to be collected.	Goal 98% Actual 72.9%	A 98 to 100 B 96 to 97.9 C 94 to 95.9 D 92 to 93.9 E 90 to 91.9 F ≤89.9
EMERGENCY WORK ORDERS This indicator examines the average number of days that it takes for an emergency work order to be completed. Emergency work orders are to be completed within 24 hours or less and must be tracked.	Goal 100% Actual 100%	A 99 to 100 B 98 to 98.9 C 97 to 97.9 D 96 to 96.9 E 95 to 95.9 F ≤94.9
NON-EMERGENCY WORK ORDERS This indicator examines the average number of days that it takes for a work order to be completed. Implicit in this indicator is the adequacy of HHA's work order system in terms of how HHA accounts for and controls its work orders and its timeliness in preparing/issuing work orders.	Goal 3 Days Actual 9.44 Days	A ≤24 B 25 to 30 C 31 to 40 D 41 to 50 E 51 to 60 F ≥61
ANNUAL INSPECTIONS This indicator examines the percentage of units that HHA inspects 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 57.2%	A 100 B 97 to 99 C 95 to 96.9 D 93 to 94.9 E 90 to 92.9 F ≥89.9*

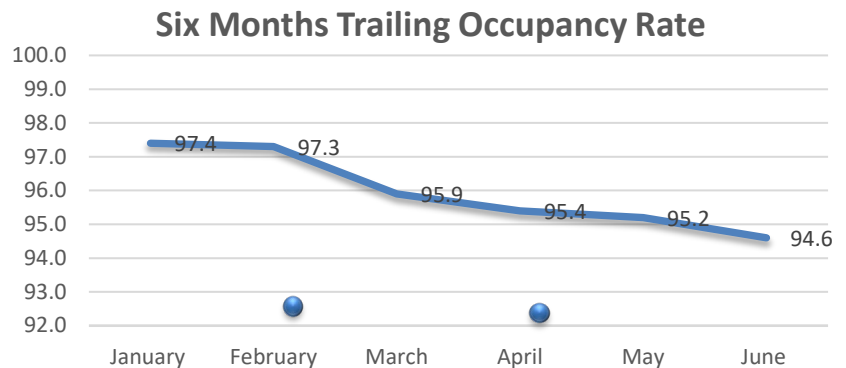
VACANCY RATE AND TURNAROUND DAYS

Low-Income Public Housing Development	PMC	ACC Units	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	208	2	99.0%	A	645	11	59	F
Cuney Homes	Lynd	553	0	553	500	53	90.4%	F	202	3	67	F
Ewing	Lynd	40	0	40	40	0	100.0%	A	0	0	0	A
Irvinton Village	Tarantino	308	0	308	285	23	92.5%	F	340	3	113	F
Kelly Village	Dorchester	270	0	270	253	17	93.7%	F	718	15	48	E
Kennedy Place	Dorchester	108	0	108	107	1	99.1%	A	302	6	50	E
Lyerly	J. Allen	199	0	199	193	6	97.0%	B	2,039	22	93	F
Mixed-Income Developments												
Fulton Village	Lynd	108	0	108	108	0	100.0%	A	320	6	53	F
Heatherbrook	Lynd	53	0	53	53	0	100.0%	A	148	3	49	E
Independence Heights	Orion	36	0	36	36	0	100.0%	A	33	1	33	D
Lincoln Park	Tarantino	200	0	200	190	10	95.0%	D	649	6	108	F
Oxford Place	J. Allen	230	0	230	217	13	94.3%	E	357	3	119	F
Totals		2315	0	2315	2190	125	94.6%	E	5,753	79	73	F

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
Totals		100	0	100	100	0	100.0%	A	38	1	38	D

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

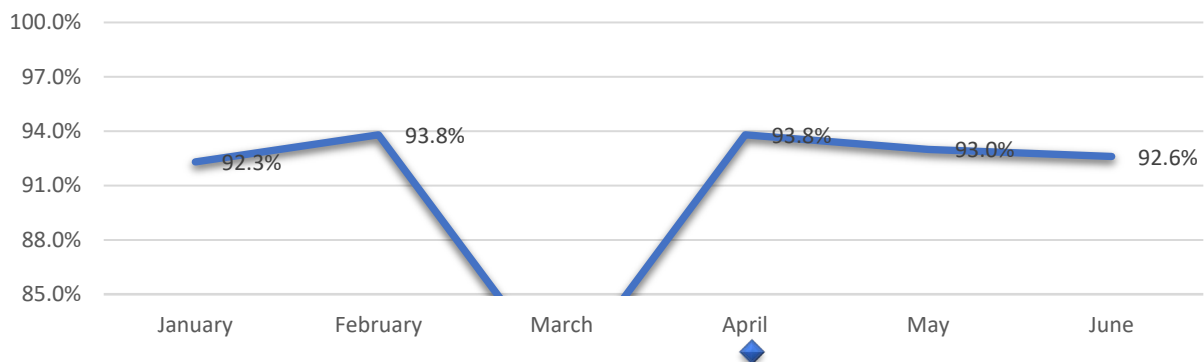
PHAS Score	Occupancy Rate	Avg. Total Turnaround Days
A	98 to 100	1 to 20
B	97 to 97.9	21 to 25
C	96 to 96.9	26 to 30
D	95 to 95.9	31 to 40
E	94 to 94.9	41 to 50
F	≤93.9	≥51



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	*CURRENTLY BEING REDEVELOPED						
Mansions at Turkey Creek	Orion	252	0	252	0	50	80.2%
Peninsula Park	Orion	280	0	280	0	18	93.6%
Pinnacle at Wilcrest	Embrey	250	0	250	0	10	96.0%
Uvalde Ranch	Hettig-Kahn	244	0	244	0	29	88.1%
Willow Park	Embrey	260	0	260	0	3	98.8%
Telephone Rd	Tarantino	200	0	200	0	0	100.0%
TOTALS		1,486	0	1,486	0	110	92.6%
RAD-PBV							
Allen Parkway Village	Orion	278	278		0	214	23.0%
Historic Oaks of APV	Orion	222	222		0	222	0.0%
HRI-Victory	Orion	140	140		0	5	96.4%
Sweetwater Point	Lynd	260	260		0	31	88.1%
TOTAL		900	900		0	472	51.9%

6 Month Trailing Occupancy Rate



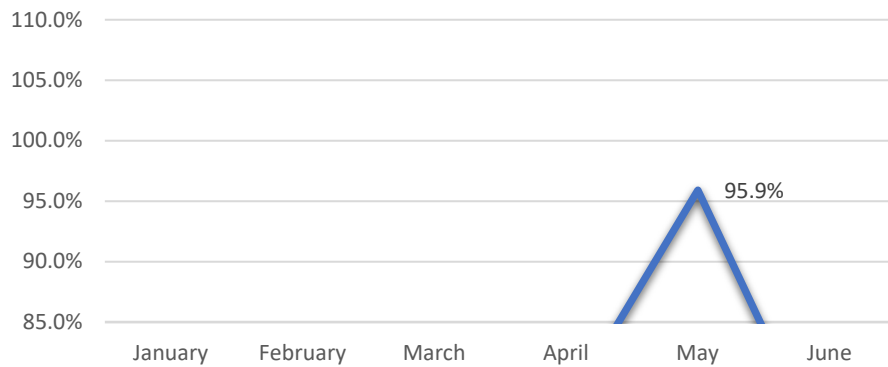
RENT COLLECTION

Low-Income Public Housing Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Bellerive	J. Allen	\$63,567	\$60,885	95.78%	C	\$379,903	\$358,374	94.33%	C
Cuney Homes	Lynd	\$115,497	\$81,354	70.44%	F	\$706,603	\$538,630	76.23%	F
Ewing	Lynd	\$9,708	\$9,290	95.69%	C	\$59,279	\$53,952	91.01%	E
Irvinton Village	Tarantino	\$62,831	\$39,479	62.83%	F	\$409,011	\$322,737	78.91%	F
Kelly Village	Dorchester	\$59,156	\$47,149	79.70%	F	\$359,696	\$309,209	85.96%	F
Kennedy Place	Dorchester	\$40,025	\$27,796	69.45%	F	\$224,627	\$185,875	82.75%	F
Lyerly	J. Allen	\$58,796	\$57,448	97.71%	B	\$348,230	\$343,504	98.64%	A
Mixed-Income Housing Development									
Fulton Village	Lynd	\$28,753	\$28,753	100.00%	A	\$223,466	\$190,332	85.17%	F
Heatherbrook	Lynd	\$13,262	\$12,547	94.61%	C	\$74,905	\$68,214	91.07%	E
Independence Heights	Orion	\$3,614	\$3,614	100.00%	A	\$46,264	\$22,284	48.17%	F
Lincoln Park	Tarantino	\$49,864	\$15,162	30.41%	F	\$275,412	\$105,238	38.21%	F
Oxford Place	J. Allen	\$48,966	\$20,142	41.13%	F	\$218,927	\$136,588	62.39%	F
Totals		\$554,038	\$403,619	72.85%	F	\$3,326,323	\$2,634,936	79.21%	F

Section 8 New Construction Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Long Drive	Tarantino	\$24,952	\$22,243	89.14%	F	\$130,491	\$98,143	75.21%	F
Totals		\$24,952	\$22,243	89.14%	F	\$130,491	\$98,143	75.21%	F

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

6 Months Trailing Rent Collection Rate



EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Bellerive	J. Allen	4	4	100.0%	A
Cuney Homes	Lynd	4	4	100.0%	A
Ewing	Lynd	0	0	N/A	A
Irvinton Village	Tarantino	144	144	100.0%	A
Kelly Village	Dorchester	13	13	100.0%	A
Kennedy Place	Dorchester	2	2	100.0%	A
Lyerly	J. Allen	22	22	100.0%	A
Mixed-Income Housing Development					
Fulton Village	Lynd	0	0	N/A	A
Heatherbrook	Lynd	0	0	N/A	A
Independence Heights	Orion	0	0	N/A	A
Lincoln Park	Tarantino	14	14	100.0%	A
Oxford Place	J. Allen	34	34	100.0%	A
Totals		237	237	100.0%	A

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
Totals		0	0	N/A	A

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

NON-EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Work Orders Generated	Average Completion Time (Days)	Grade
Bellerive	J. Allen	225	2.72	A
Cuney Homes	Lynd	168	6.99	A
Ewing	Lynd	27	5.85	A
Irvinton Village	Tarantino	109	2.35	A
Kelly Village	Dorchester	194	4.15	A
Kennedy Place	Dorchester	51	2.55	A
Lyerly	J. Allen	125	11.70	A
Mixed-Income Housing Development				
Fulton Village	Lynd	2	30.00	B
Heatherbrook	Lynd	2	30.00	B
Independence Heights	Orion	0	0.00	A
Lincoln Park	Tarantino	137	1.00	A
Oxford Place	J. Allen	434	16.01	A
Totals		1,474	9.44	A

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

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



ANNUAL INSPECTIONS

Low-Income Public Housing Development	PMC	YTD Inspections Due	YTD Inspections Performed	Percentage Complete
Bellerive	J. Allen	210	210	100.0%
Cuney Homes	Lynd	553	180	32.5%
Ewing	Lynd	40	31	77.5%
Irvinton Village	Tarantino	308	0	0.0%
Kelly Village	Dorchester	270	130	48.1%
Kennedy Place	Dorchester	108	108	100.0%
Lyerly	J. Allen	199	199	100.0%
Mixed-Income Housing Development				
Fulton Village	Lynd	108	0	0.0%
Heatherbrook	Lynd	53	0	0.0%
Independence Heights	Orion	36	36	100.0%
Lincoln Park	Tarantino	200	200	100.0%
Oxford Place	J. Allen	230	230	100.0%
Totals		2,315	1,324	57.2%

Section 8 New Construction Development	PMC	Inspections Due	Inspections Performed	Percentage Complete
Long Drive	Tarantino	100	77	77.0%
Totals		100	77	77.0%

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

HOUSING CHOICE VOUCHER HUD-GRADED SEMAP INDICATORS

			Score	Performance
ANNUAL REEXAMINATION REPORTING RATE	Goal 96%	Actual 94%	10	≥96
This Indicator shows whether the Agency completes a re-examination for each participating family at least every twelve (12) months.			5	90 to 95
			0	≤89
CORRECT TENANT RENT CALCULATIONS	Goal 98%	Actual 100%	5	98 to 100
This Indicator shows whether the Agency correctly calculates the family's share of rent to owner in the Rental Voucher Program.			0	≤97
PRECONTRACT HQS INSPECTIONS	Goal 100%	Actual 100%	5	98 to 100
This Indicator shows whether newly leased units pass HQS inspection on or before the beginning date of the Assisted Lease and HAP Contract.			0	≤97
FSS ENROLLMENT	Goal 80%	Actual 104%	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; 372 families are currently enrolled.			8	60 to 79
			5	≤59
FSS ESCROW	Goal 30%	Actual 46%	10	≥30
This Indicator shows the extent of the Agency's progress in supporting FSS by measuring the percentage 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 375 families participating in the FSS program. Out of the 375 families, 172 (46%) of the families are eligible for escrow and currently have an FSS escrow balance			5	≤29

REAL ESTATE, INVESTMENT, AND DEVELOPMENT

JULY 2025

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, which will reduce the annual fees charged for each camera.

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 data collection delays, the completion of the final report has been pushed to May 2025. Upon its completion, it will be determined if the flock cameras will be removed.

Update

The Flock camera contract will be up for renewal in August. At this time the HHA is reviewing changing the contract.

- **HRI- Siding and Exterior Repairs to Historic Homes in Freeman's Town (4th Ward)**

Update

An additional PNA was granted to gather costs to include interior repairs. We are currently waiting on the completion of the PNA to review scope.

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 54% complete for APV and 56% complete for HOAPV. Phases A and B construction are running concurrently, with an anticipated completion of units as follows:

- Phase A:
 - APV - Started March of 2025;
 - HOAPV – Starting July 2025;
- Phase B:
 - APV – Starting June 2025;
 - HOAPV - Starting July 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. The Anticipated completion dates are HOAPV in December of 2025 and APV in February of 2026.

Phase A has received substantial completion on six buildings, 201, 203, and 204, 206, 208 and 210. Relocation is working with inspections in order to relocate our remaining tenants from phases C and D back into Phase A. Relocation has begun and 18 families have been relocated to Phase A to date.

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 a deployable system and discussing the logistics of implementing such a system.

Update

The project is currently working toward a groundbreaking in late September 2025.

OPEN SOLICITATION LOG

JULY 2025

HHA'S PROCUREMENT DEPT.

Type	Solicitation #	Status	Department(s)	Description	Advertisement Date	Due Date
NO OPEN SOLICITATIONS AT THIS TIME						

OPERATING STATEMENTS: 5 MONTH ENDING MAY 31, 2025

Central Office	Annual Budget 2025		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income						
Total Operating Income	9,750,000		813,829	4,062,500	4,039,984	(22,516)
Operating Expenses						
Salaries and Benefits	5,487,500		458,562	2,286,458	2,277,124	9,334
Facilities and Other Administrative Expenses	3,870,000		325,194	1,612,500	1,596,348	16,152
Total Central Office Expenses	9,357,500		783,756	3,898,958	3,873,472	25,486
Surplus/(Use) of Business Activities Funds for COCC	392,500		30,073	163,542	166,512	2,970

Housing Choice Voucher Program	Annual Budget 2025		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Administrative Operating Income						
Total Operating Income	16,344,100		1,347,018	6,810,042	6,751,653	(58,389)
Operating Expenses						
Salaries and Benefits	9,398,269		786,936	3,915,945	3,882,614	33,331
Administrative Expenses	2,186,100		181,450	910,875	896,342	14,533
COCC-Management Fees	4,618,062		384,178	1,924,193	1,906,645	17,548
Total Operating Costs Expenses	16,202,431		1,352,564	6,751,013	6,685,601	65,412
Cash Flow (Deficit) from Operations	141,669		(5,546)	59,029	66,052	7,023
Housing Assistance Payments (HAP)						
Housing Assistance Payment Subsidy	245,000,000		20,398,752	102,083,333	102,205,679	122,346
Investment Income on HAP Reserves	0		0	0	0	0
Housing Assistance Payments	245,000,000		20,395,095	102,083,333	101,884,368	198,965
HAP Current Year Excess (Use)	0		3,657	0	321,311	321,311

OPERATING STATEMENTS: 5 MONTH ENDING MAY 31, 2025

Affordable Housing Rental Programs	Annual Budget 2025		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income						
HUD Subsidy - Low Rent Housing2826	15,038,095		1,262,054	6,265,873	6,253,581	(12,292)
Tenant Rental Income	12,987,245		1,080,100	5,411,352	5,401,759	(9,593)
Other Income	747,500		60,054	311,458	309,685	(1,773)
Capital Funds / Replacement Reserves	4,575,000		382,400	1,906,250	1,908,475	2,225
Total Operating Income	33,347,840		2,784,608	13,894,933	13,873,500	(21,433)
Operating Expenses						
Administrative Expenses	9,284,011		771,304	3,868,338	3,847,928	20,410
Tenant Services	462,474		37,260	192,698	189,354	3,344
Utilities	3,365,337		279,569	1,402,224	1,395,241	6,983
Maintenance	9,204,940		761,669	3,835,392	3,813,617	21,775
Protective Services	2,224,127		186,770	926,720	925,445	1,275
Insurance Expense	2,145,000		177,566	893,750	888,237	5,513
Other General Expense	250,000		18,083	104,167	99,756	4,411
Total Routine Operating Expenses	26,935,889		2,232,221	11,223,287	11,159,578	63,709
Net Income from Operations	6,411,951		552,387	2,671,646	2,713,922	42,276
Non-routine Maintenance (Capital Funds)	4,275,000		360,577	1,781,250	1,759,342	21,908
Debt Service, including ESCO	1,905,875		159,002	794,115	791,896	2,219
Cash Flow (Deficit) from Operations	231,076		32,808	96,282	162,684	18,149

July

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 5pm Fulton Village 'Meet the Candidates'	4	5
6	7	8 12:30pm Second Servings @ Fulton Village 2pm Game Day@ Oxford Place 3pm Bellerive Election	9 9am Vacation Bible School@ Oxford Place 5:30pm Lincoln Park Election Day	10 9am Vacation Bible School@ Oxford Place 5pm Kelly Village Election Day	11 9am Vacation Bible School@ Oxford Place 4pm Girl Scouts Meeting @Kelly Village	12 5pm Movie Night@ Oxford Place
13	14	15 5pm Kennedy Place Election Day	16 5:30pm Ewing Election Day	17 5pm Irvinton Village Election Day	18 5pm Oxford Place Election Day	19 1pm Free Day Fun Day @ Oxford Place
20 5pm Fulton Village Election Day	21 1pm Game Day@ Oxford Place 11am Summer Fun Day @Fulton Village	22 11am Foam Play @Kelly Village 5:30pm Cuney Homes Election Day	23 2pm Pool tournament @Oxford Place 3pm Movie Day @Lincoln Park	24 10:30am Bingo @Fulton 11am Foam Play@ Kennedy Place 4pm Girl Scouts Meeting @Kelly Village 5pm Movie Night @Oxford Place	25 2pm Family Day @Oxford Place	26
27 3pm Lyerly Election Day	28	29	30 12pm Grab & Go Books @Oxford Place	31		