



HOUSTON HOUSING AUTHORITY

Transforming Lives & Communities

2640 Fountain View Drive ■ Houston, Texas 77057 ■ 713.260.0500 P ■ 713.260.0547 TTY ■ www.housingforhouston.com

MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

TUESDAY, MAY 20, 2025

I. CALL TO ORDER

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, May 20, 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

May 20, 2025, statistics are unavailable due to technical difficulties.

II. ROLL CALL

Present:

- | | |
|--|-----------------------------------|
| • Joseph "Jody" Proler, Chairman | • Eric G. Carter, Commissioner |
| • Alton Smith, Vice Chairman | • Kristy Kirkendoll, Commissioner |
| • Cynthia Aceves-Lewis, Commissioner | • Kenneth C. Li, Commissioner |
| • Stephanie A.G. Ballard, Commissioner | • Jamie Bryant, Secretary |

Absent: None

Please note that Chairman Proler has chosen to take items out of order from the Agenda.

III. INTRODUCTION OF THE INTERPRETERS

Chairman Proler offered to provide interpreters to Spanish, Mandarin, and Vietnamese speakers who may need assistance for public comments only.

IV. PUBLIC COMMENTS

Speaker 1: Verdell Ingram, Cuney Homes: Good evening. Everyone, thank you for this opportunity. I would like to address the thing that I want to bring to your attention. When you make a time change to these meetings, remember we have bus riders, and the bus route has changed. So, when you are making the decisions, do not forget your bus riders. I had to walk a block and a half for the bus, where I used to have to walk just across the street. It takes me approximately an hour and a half to two hours to get here, and I'm coming right over here from Cuney, so please keep that in mind when you're making those decisions, that someone who's riding buses, it's not as easy as it is in the car. Thank you for your time.

Chairman Proler and Secretary Bryant: Thank you. Wise words.

Speaker 2: Lacey Lugo, CEO of The Apartment Concierge: We are the premier white-glove leasing service. We specialize in both conventional and Section 8 leasing, and to our knowledge, we are the only housing choice voucher placement service in the nation. We service a high level of Section 8 voucher holders across the state of Texas and are now expanding into additional states.

Commissioner Carter: Please slow down so that we can understand you better.

We service Section 8 voucher placement. We are the only housing choice voucher placement in the country, which means we match voucher holders with inventory that matches their approval amounts. We do all of the processing of the RFTA from start to finish on behalf of the landlord, which typically is a Gray Star or an RPM, any large management group, or ownership group. I'm here to talk a little bit today about what we're implementing in our technology stack. We are currently working with several other housing authorities that have already implemented technology stacks such as digital vouchers, virtual voucher briefings, and things that are making it a little bit easier for Section 8 voucher holders to find inventory and look at the process. So right now, we have actually come up with a way to auto-match voucher holders with inventory with the property management software that the management companies are already using. So, I'm just here today to mention that we are expediting our services, and we would love to talk to housing about how we can consult to increase that. Additionally, I serve with leadership on the Royalty of America office for Single-Family Residential, which also offers not just apartments but single-family residential homes for voucher holders as well, because we all know four-bedroom, five-bedroom apartments are very hard to find. I just wanted to come and introduce myself, or for those of you that already know me, you've seen me several times, and of course, Mr. Bryant, who is new to the staff, I'd like to meet you all and just talk a little bit more about our services. Thank you for your time.

Speaker 3: Lauren Felder: I just wanted to give you guys a little report about the people. I'm talking about my personal case, but I'm also representative of, like the previous lady that was talking about, we both come on the bus and walk, and others who would like to come and talk to you in person, but can't. So, I'm thinking I'm representing thousands of people, 18,000 or 19,000 people on the HCV waitlist.

Anyway, I am a retired Hospice nurse, and a lot of my patients didn't qualify for Medicaid, just barely missed the cutoff, so they were like medically underserved, low-income, but didn't work enough to get a lot of benefits. So I did a lot of social work for them to get them services. When the waitlist was open in 2016, I was at a caseworker's office with a computer and a printer, and I have the information because several of them weren't mobile. And I put their information in for the application, and then it gave them an ID number and an application ID number. I printed it out. Since then, I've gone through 2 hurricanes, the freeze, and multiple moves. I'm homeless right now. Unstable housing. I've only kept track of two of those actual papers that I printed out, but it should have been in the system. So, before RentCafe posted, I came and I talked to Ms. Dixon, and gave her the information because I had tried repeatedly to get the contact info on two of these four people, updated, and she took that information, and I'm sure she gave it to the appropriate people. It didn't update in the old system, and I was only seeing one of the four. So, when RentCafe posted, then I went in and put everybody's information in by the identifier, date of birth, and Social Security. Once again, only one was posted, which shows that they were originally on that waitlist. One of them, a male, is a veteran, elderly, disabled, and low-income. One was an 82-year-old female; her rent was \$907. Her Social Security was \$1078, and she was elderly, disabled, and low-income. The third was disabled, low-income, and elderly. The fourth was just low income. And I'm telling you that because I don't know if you realize the HUD regulations, when the Housing Authority opens up the wait list, they get the wait list, they have all their people, they're supposed to sort it according to HUD standards of priority. So the highest, like however many you have. So the gentleman who's a veteran, elderly, disabled, low-income, was at the top of the list, and the other three were supposed to be up there.

Secretary Bryant: Thank you, Ms. Felder and Kenny. Do you mind chatting with Ms. Felder, especially regarding the gentleman who's a veteran, about whether there's a way to get in contact with the VA for the VASH program and if there is any way to expedite that?

Chairman Proler: Also, let me just remind everyone that we are on television now. You can live stream our meetings if you go to the Housing Authority website. So, for those who have difficulty coming, there is an option now.

V. APPROVAL OF THE MINUTES

Chairman Proler: I'd like to ask for a motion to approve the April 2025 minutes that you all have reviewed as submitted.

On motion by Commissioner Smith and seconded by Commissioner Ballard, the Board unanimously approved the April 15, 2025, Meeting Minutes.

VI. CEO OPERATIONAL UPDATES

Secretary Bryant: Thank you, board commissioners, for your time today. Thank you to the public and everyone who traveled here. I would like to give a handful of updates on some things that have been going on since the last board meeting. But first and foremost, I'll take this opportunity to remind everybody who's listening about our voucher system. You're Save the Spot is still open.

Thank you to our partners, our staff, and the partners at the news, who have been getting the word out. We have extended that deadline to June 30th, but we need you to come in and give us your information and save your spot and formally go through the process and so whether it's going to the website where the very first thing you'll see is a link to RentCafe or contacting us either in our lobby or on the phone through our customer service team, we can help you through that. We just want to make sure everybody's continually aware, like we said, we've extended that deadline another 30 days to June 30th, so please do that if you want to stay on the list.

Community engagement. We've been working on a handful of things, and so big thanks to Joel North over there, who's been a part of it as we've been getting out in the community and touring with folks and getting boots on the ground. We've not had the opportunity to get everywhere, but we are working our way through the city. Joel's been out to just about everything. I'm kind of trailing behind him, but trying to get out and listen and hear and see where the issues are so we can implement some changes. So I thank everybody for their grace and time on that. I spent some time on Friday with Commissioner Ballard and our residents. So we had about 25 residents from our various councils across the campuses, which was good to speak and spend time with them for a few hours on Friday. And so we also had a Mobility Outreach program about 3 weeks ago that Jordan and our team put on to really try to focus and help the community understand the mobility program, which is in place to help those who are on a voucher, if they seek to move into higher opportunity areas. We have a program here that allows them to do that, which works with landlords and helps with moving costs and deposits. So, please, if you're interested in that, check it out on the website. It's a great program for those who want to take advantage of it.

We also opened a new real estate project that was our first partnership with New Hope Housing. We have done quite a bit of work with New Hope over the years, supporting their permanent supportive housing through our voucher program, but this is our first actual partnership with them. New Hope Housing Berry is in the North Line area. It's 180 units, family 100% affordable, all at 60% AMI or less, and it's a beautiful project. We had the ribbon cutting on Friday. Those folks are starting to move in there. It's also a great add-on to what's already happening in that community. Across the street, we have Oxford Place, which is one of our properties that we've owned and operated for a long time, but also there's a big push for education in

that area. So next door to Oxford and to New Hope is a kid academy, K through 12. We actually have an adult opportunity Center where we do job training out of Oxford. Just down the street, Houston Community College has a campus, but the great thing about New Hope is that the Bezos Foundation donated the money to allow us to create the Bezos Academy, which is a free preschool for the residents there. Awesome and great partnership and just definitely on mission and excited to see how that's gonna help that community and move forward.

Also, we got notice a couple of weeks ago that while we while we the board mentioned a couple months ago that we were out of shortfall from the voucher standpoint, we also got off of HUD's hot list for them keeping track of us and kudos to Kenny Coles and Jennine Hovell-Cox and the team who have been working over the last several months to get us and get us back in compliance, to get our systems in place. Our HUD representative, who just actually retired, was very pleased, as Chairman Proler knows, that our team was able to get this accomplished, and she felt really good about where the Housing Authority is and is going forward, as she is now retired from her position. So, thank you again to the team for your work on that.

I want to give one operation update from the last board meeting that the commissioners had asked for. Mike Rogers had brought forth an item about the insurance for the rest of our portfolio, and we had asked him to speak on that. Mike came to me yesterday and gave me the updated numbers. Finally, some good news on the insurance front. We actually, for the first time, have seen some significant settling and decreases in our insurance prices to the extent that we're about \$500,000 under budget on where all the procurement and the insurance prices actually came in on the competitive bids. We have not seen these numbers since 2021-2022 levels. And so finally some good news on that front, and thank you, Mike, and to our consultants and team on that. Thank you, Mike. That's a huge win for us this year, as several of these properties are very tight on cash flow.

Last but not least, I want to introduce a new team member. Over to my right is the Honorable Neal Rackleff. Yes, I'm giving him a hard time about the honorable part, but he was a Senate-confirmed assistant secretary to HUD under Ben Carson in the first Trump administration. However, prior to that, he served for five or six years, was appointed by Anise Parker to be our Director of Housing and Community Development with the City of Houston. He's had a law practice and been involved in affordable housing on multiple levels for the last three decades but a little known fact about Neal, he actually served as general counsel of the Houston Housing Authority over 20 years ago for a short period of time and so Neal has agreed to join us as our Chief Operating Officer and Executive Vice President and help us out the team to strengthen everything from policy to legal and to just about anything and everything where we can lean in on these expertise. So, thank you, Neal, for saying yes.

Neal Rackleff: My pleasure.

Commissioner Smith: Chairman, is there any way we can add comments?

Jonathan Brush: You can have very limited comments. The board can't deliberate on any issue.

Commissioner Smith: Oh, well, the only thing I want to mention is that a few months ago, we were getting a lot of public issues and people were mad at us about various things etc., a negative amount, in my opinion and I don't like that, but recently, there have been lots of positive reports about the housing department and I just want to tell you guys, all of you who were involved with helping correct our image, thank you, and I like I always say when I compliment people, do what you can to maintain that momentum. So let's keep up the good work. Thank you.

Jamie Bryant: Thank you, sir.

Commissioner Carter: Do we have a veteran's outreach program?

Jamie Bryant: I'm not sure. Well, actually, I know we do because I know we bring folks in from the VASH system and help with training on that. A lot of those referrals have to go through the VA because the VA has to verify their status as a veteran.

Commissioner Carter: Do we have someone here who works on that?

Secretary Bryant: We do. But I would be remiss to tell you. Kenny, can you speak to who runs and coordinates with the VASH program here?

Kenny Coles: We do.

Secretary Bryant: Your department does?

Mr. Coles: Yes.

VII. NEW BUSINESS

Chairman Proler: We will now move into New Business and we are going to discuss the first resolution, which is not 3894, but Resolution No. 3902. I have some prepared comments I'd like to read to go into the record. It revolves around a subject matter that has been, well, certainly has kept me up for many nights over the last months, but also, it goes with, all the other board members, so, as commissioners, we are entrusted with the responsibility of governing the Housing Authority and with that comes the duty to ensure that public funds are used properly, efficiently, and in the best interest of our constituents. We take our roles seriously, and we know the public expects nothing less. When concerns were brought to our attention regarding the Housing Authority's contracting and payment approval processes, we listened. We hired an independent investigator to get a clear picture of what was happening. We were not the board that approved or oversaw either of these projects. We wanted to ensure that our actions, and the actions of the new leadership team, were not based on speculation but on facts. That investigation is now complete. We believe that transparency is essential to maintaining the public trust. That's why we intend, today, to release an executive summary of that report. Doing so will allow us to share important information with the public while preserving the confidentiality necessary to ensure the Housing Authority can continue operating effectively. This has been a very constructive process. The investigation has proven extremely helpful to our new President and his new leadership team, who have embraced the opportunity to strengthen our internal processes. This investigation and the actions flowing from it are about continual improvement and commitment to the Housing Authority's mission. With that, I'd like to propose Resolution No. 3902. I'll read the resolution as it is so stated.

- i. Resolution No. 3902: Consideration and/or take action to (1) authorize the President & CEO or designee to release to the public an executive summary of an investigative report prepared following Resolution No. 3828; and (2) waive the attorney-client privilege only to the extent necessary to release the executive summary.**

Chairman Proler: With that, I'll entertain a motion to approve Resolution No. 3902 as submitted.

Commissioner Carter: So moved.

Chairman Proler: May I have a second?

Commissioner Li: Second.

Chairman Proler: All in favor say aye.

Commissioner Aceves-Lewis: Discussion?

Chairman Proler: No, there's no discussion on this resolution.

Jonathan Brush: There can be limited discussion, but no discussion should reveal any of the contents of the executive summary until the Board's vote, because the summary itself is privileged, but any discussion would be limited essentially to rely, to release the executive summary.

Chairman: So, if your question is why, that's not a question we can answer.

Commissioner Aceves-Lewis: Well, we have a motion on the table, we can discuss.

Chairman Proler: You just heard what he said.

Mr. Brush: You can't reveal the contents of the summary.

Commissioner Aceves-Lewis: But we can discuss it. So, I guess, I wanted to ask the Chair, I was under the assumption that there would be some discussion in executive session, so I wanted to ask if we could have executive session to discuss it before we voted on the resolution.

Chairman Proler: So I consulted with our legal counsel, with other board members, and they all indicated that it was OK to go forward because there's really nothing to discuss. We're prepared to release the summary. We're not going to edit the summary, and we're not going to deliberate over what the summary says or what it doesn't say, so to discuss it in executive session doesn't make any sense.

Commissioner Aceves-Lewis: So you discussed it with other board members?

Chairman Proler: I discussed it with our President and Chief Executive Officer, our Chief Operating Officer, and our Board Counsel.

Commissioner Kirkendoll: You said you mentioned it to other board members.

Chairman Proler: Yes, I mentioned it to our Vice Chair.

Commissioner Aceves-Lewis: Yeah, I guess I was just under the impression. So, you're saying you don't want to discuss this in the executive session, correct?

Chairman Proler: It's not on the agenda to discuss in executive session. Executive session is for personnel matters, real estate matters, and litigation.

Mr. Brush: It is listed under closed session items but the Board does not have to convene on a closed session item. The only thing that could be discussed would be legal advice related to this motion.

Chairman Proler: Thank you, Jonathan. Any other questions?

Commissioner Aceves-Lewis: OK, so no, you do not want to discuss it in executive session?

Chairman Proler: That's correct.

Commissioner Aceves-Lewis: We can, but you prefer not to. Okay, so we can still discuss it after we vote on it. Correct, Jonathan?

Mr. Brush: Once it's been voted on, then the summary will be released. Whether or not there'll be discussion, it wouldn't be germane to a motion, and that would be in the judgment of the presiding officer.

Commissioner Aceves-Lewis: OK, sorry, I was just under a different assumption. So I guess my only comment, and I think it's great that this will be released, I would love to see, and maybe this is already going to happen, just a response by HHA breaking down where controls faltered and remedies of what you're doing differently so that this doesn't happen again.

Secretary Bryant: Absolutely, Commissioner. So this investigation is attorney-client privilege to the board, not me or my staff. While I've had a preview of it, we have not had a chance to actually sit down with staff and divulge it, which is why, yesterday, we could not talk about it. And so once this is released, the next step is myself and our COO, we will be going through this with legal and our staff and procurement, and real estate and talk about the breakdown, the new procedures going forward and how we're going to solve that and can report back at the board next month if you'd like, on that follow up.

Commissioner Aceves-Lewis: Great. Thank you.

Chairman Proler: Any other comments or questions? Anybody else?

Chairman Proler: Thank you. All in favor say aye.

Board: Aye.

Chairman Proler: Any opposed?

None.

Chairman Proler: Thank you. Resolution number 3902 passes.

Chairman Proler: Now we'll move back to the new business and resolution number 3894. Mr. Bryant, I'm going to ask you to present this, please.

- a. Resolution No. 3894: Consideration and/or to take action to authorize the Chairperson, at their discretion, to delegate some or all authority, powers, and duties of presiding over Houston Housing Authority Board Meetings to the Secretary/CEO, Jamie Bryant.**

Secretary Bryant: The purpose of this is to give flexibility to the chairperson. If at the chairperson's discretion, wants to delegate some or all of the administrative duties, such as roll call, taking notes, or reading the resolutions. Again, it's not a statement that it will absolutely happen; it just provides the flexibility. Our current bylaws don't give the chairperson that flexibility. So, if the chairperson wants me to handle some of the administrative duties, going forward, that would be at the chairperson's discretion, but it does not change roles. This is only related to the administrative duties at this meeting.

Commissioner Carter: Question about agendas. Does that include the creation and determination of what goes on the agendas, or does the Chairman retain that?

Chairman Proler: I think, as I understand it, it's my responsibility to retain that right, which is what I exercised today.

Secretary Bryant: Think about it more as Secretarial. If you've watched City Council, the secretary, a lot of times, we'll read the resolutions, but the Mayor will call for votes. It just allows me to take some of the burden off the chairperson if they so desire.

Commissioner Aceves-Lewis: Can we expect that will be at every meeting? Or will we be notified when that is happening?

Secretary Bryant: I think Chairman Proler and I just need to decide how he'd like to proceed going forward. I think the whole idea behind this would be consistency, so it wouldn't be different every meeting. It's just, he and I haven't had a chance to sit down yet and talk about how we divide and conquer this.

Chairman Proler: Thank you. I'll entertain a motion to approve resolution 3894 as submitted.

On motion by Commissioner Carter and seconded by Commissioner Smith, Resolution No. 3894 is approved.

b. Resolution No. 3895: Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Dahill Office Technology Corporation, dba Xerox Business Solutions Southwest, for the Leasing of Copiers.

Resolution Nos. 3895 and 3896 are presented by Roy Spivey, Director of IT.

Mr. Spivey: Good afternoon. As you may know, our leasing contract for our copiers is coming to a close so we went out and resolicited with an RFP to have a new contract. This contract will be a three-year contract with having two additional option years, in one-year increments, not to exceed the value of \$713,573 for all five years. After the resolution, we also did a deeper dive into how we can better be responsible for the spending of federal money, and we found that we could reduce this cost by eliminating four copiers at the headquarters and reducing the color copies of \$250,000 per month to \$220,000 per month and this would give us a savings of about \$77,214.00. So that would bring the contract down to \$636,359. We also did an estimate of the cost of copiers for the last five years, and in the last five years, we spent \$638,375.77. So this would keep our copiers at the same expense with no increase, and it will also give us additional color copiers at the properties to help produce flyers and pamphlets and support our residents.

Secretary Bryant: I want to add one comment to it, and thank you, Roy, for your work on this, and for getting this, and to get a better system, and to be below what we've been spending would be great. One of the things I've been pressing on our team across the board, and you'll continue to see, is that we're working to continue to use technology to reduce our use of paper, ink, and printing at this agency. We should continue the efforts on that part as we as we work to reduce how much waste we have here and the cost associated with. Thank you, Roy, for your work on this.

Commissioner Smith: One of the things that I'm impressed by, I'm impressed with all of it, but one in particular is the elimination of copiers that you felt that we don't need. And that's difficult for people to do and accept. So thank you for doing that.

Secretary Bryant: We're also going to start a Wellness program now where we put the copiers at the far end of the floor so people can get more steps.

Laughter.

Commissioner Aceves-Lewis: You did a great job. I was very impressed with the detailed background and evaluation process. Thank you.

Chairman Proler: Thank you, Roy. May I have a motion to approve resolution number 3895 as submitted.

On motion by Commissioner Smith and seconded by Commissioner Carter, Resolution No. 3895 passed unanimously.

c. Resolution No. 3896: Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Azuris Consulting LLC, for turnkey installation of security access and cameras at Irvinton Village.

Mr. Spivey: Last year we received a grant from HUD to provide security equipment at the Irvinton Village location. Our Director of Security, Brian Terry, went out with the PMC and talked about what would be the best use of that spending, and it was determined at that time that the most effective use would be to have an updated camera system. We went out and evaluated to try to get 100% coverage and the cost of that system would be, well the cost of the grant is \$250,000. The bids actually came in little bit higher than that. The winning bid from Azuris, and Azuris is here at the board meeting if you have any questions from them. The winning bid was for \$345,134.73. Since the grant was only for \$250,000, we took a look at the proposal and what we had sent out the RFP and we decided that we would eliminate the badged door access that we were proposing and that we would reevaluate the cameras to reduce it, to bring it down to the price of the grant of \$250,000.

Commissioner Aceves-Lewis: Do you know how many cameras there will be then?

Mr. Spivey: We don't know yet. We will negotiate that as we go out there with Azuris and we'll look for areas where we can get the most coverage for the price that we have to pay but we don't know that count yet. I know they'll assess some options for us and then we'll we'll work with them in negotiations.

Commissioner Aceves-Lewis: Do you know how many cameras there are currently?

Mr. Spivey: There is currently 11 cameras on campus. The new system that we proposed would be 82 cameras. 22 cameras inside and 60 cameras outside. That actually gets 100% coverage of the whole property. To bring it within the cost of the grant, we will reduce that and still having much better system than what we currently have.

Commissioner Aceves-Lewis: Yeah, so I think my thought was if we have a \$250,000 grant and we currently have 11 cameras, would it have been possible, and Mr. Terry you're the expert, you know, could we have had less cameras and maybe a patrol? Just more preventive control.

Brian Terry: That sounds great but the grant would not allow us to pay for police or security. The only thing we can spend it on is equipment, such as cameras, gates, speed bumps and things like that.

Commissioner Aceves-Lewis: And everything else is fine, the gates and speed bumps?

Mr. Terry: Yes. So we wanted to put the money and use it in the best place we could. The camera system is so old and outdated, and the cameras that we have are only on the inside of the two-story building. We have no coverage on the outside. I take that back. We have one camera that looks outside. So most of these cameras we will have are going to go out throughout the property so you can see outside.

Secretary Bryant: Brian, you'll sign off on the revised plan?

Mr. Terry: Yes, we're going to look at it. We took the staff out there and ran it by the committee and the manager who is here. We walked around the whole property, to decide what was the best coverage for her, because she knows the property and the problems she has been having. We knew at some point we probably have to scale back, so we have a plan to determine where we need to scale back and still have a good bit of coverage on the property.

Secretary Bryant: Thank you, Brian, for maximizing the value of the grant.

Chairman Proler: Thank you. OK, may I have a motion to approve Resolution 3897 as submitted?

On motion by Commissioner Carter and seconded by Commissioner Li, the board approved the resolution.

Chairman Proler: Now we move into executive session:

Secretary Bryant: We have one more.

- d. Resolution No. 3897: Consideration and/or to take action to authorize the President & CEO or designee to execute contracts with Terrain Solutions, Roux, and ERC to perform Environmental Services at HHA's properties.**

This resolution is presented by Jay Mason, Director of REID.

Jay Mason: As part of our ongoing repositioning of our properties, the REID department has decided to bring on several consultants to assist us with developing scopes of work that would be presented to the Board, eventually, for approval. In this case, this resolution is for the approval of Terrain Solutions, Roux and ERC, also known as Environmental Construction Services, Inc., to provide environmental services for the HHA as we develop those scopes of work related to these projects. Staff recommends approval of this resolution.

On motion by Commissioner Li and seconded by Commissioner Carter, the board approved Resolution No. 3897.

VIII. EXECUTIVE SESSION

Chairman Proler suspended the Public Session on Tuesday, May 20, 2025, at 2:43 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 3:56 p.m.

Roll Call: All present

Chairman Proler: Unfortunately, your chairman made a mistake in asking the board to vote on a resolution number that was not accurate. So we need to correct the mistake and the mistake is it should be Resolution No. 3896, which is: Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Azuris Consulting LLC, for turnkey installation of security access and cameras at Irvinton Village.

So with that, may I have a motion to approve Resolution No. 3896 as submitted?

On motion by Commissioner Carter and seconded by Commissioner Ballard, the board approved Resolution No. 3896.

NEW BUSINESS continued

- e. **Resolution No. 3898: Consideration and/or to take action to authorize the President & CEO or authorized representative of the Houston Housing Authority, authorizing the acquisition and development of Enclave on Louetta located in Spring, Harris County, Texas 77388, and the execution of all required documents therefor.**
- f. **Resolution No. 3899: Consideration and/or to take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve HHA Fountainview PFC's Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (Enclave on Louetta), Series 2025A and Taxable Multifamily Housing Revenue Bonds (Enclave on Louetta) Series 2025B, and the execution of all required documents therefor.**

Chairman Proler: We will now move into Resolution No. 3898.

Secretary Bryant: Jay, would you mind presenting Resolution Nos. 3898 and 3899 together? They are the closing and bond issuing on the same project.

Chairman Proler: If we want to do 3898 and 3899, and tag them together.

Secretary Bryant: They're the same project; we're just doing two different resolutions.

Jay Mason: So resolution number 3898 is for the Board to give the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to take such actions necessary or convenient to facilitate the acquisition and development of Enclave on Louetta pursuant to the memorandum from Jay Mason to Jamie Bryant, President and CEO.

Resolution No. 3899 is to authorize the President & CEO or authorized representative of the Houston Housing Authority to take such actions necessary or convenient in approving the HHA Fountainview PFC's Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (Enclave on Louetta), Series 2025A and Taxable Multifamily Housing Revenue Bonds (Enclave on Louetta) Series 2025B, authorizing the execution, delivery of documents and instruments necessary to carry out the financing of such multi family rental residential developments containing other provisions related to the subject and, execution of all required documents therefore pursuant to the memorandum from Jay Mason to Jamie Bryant, President and CEO.

Chairman Proler: May I have a motion to approve Resolution Nos. 3898 and 3899 as submitted?

On motion by Commissioner Carter and seconded by Commissioner Smith, the board approved Resolution Nos. 3898 and 3899.

- g. **Resolution No. 3900: 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 10600 Southdown Trace Trail, Houston, Texas 77034 and known as the Regency Park Apartments, and the execution of all required documents therefor.**

- h. Resolution No. 3901: Consideration and/or to take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve HHA Fountainview PFC's Issuance, Sale and Delivery of its Multifamily Housing Revenue Bonds (Regency Apartments), Series 2025, and the execution of all required documents therefor.**

Chairman Proler: Do we need to tag 3900 and 3901 together? Are they the same thing?

Secretary Bryant: Yes, because it's the same. These are 4% tax deals. One resolution is the closing, and one is the finance.

Chairman Proler: I'll ask for a motion to approve Resolution Nos. 3900 and 3901 as submitted.

On motion by Commissioner Carter and seconded by Commissioner Kirkendoll, the board approved Resolution Nos. 3900 and 3901.

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 Li.

Chairman Proler declared the meeting adjourned at 4:02 p.m.