



HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING OCTOBER 16, 2025

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



HOUSTON
HOUSING AUTHORITY



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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, OCTOBER 16, 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 September 16, 2025, Houston Housing Authority Board Meeting Minutes
- VI. CEO Operational Updates
- VII. New Business
 - a. **Resolution No. 3924:** Consideration and/or take action to approve a policy governing the remote attendance of Commissioners at Board meetings.
 - b. **Resolution No. 3925:** Consideration and/or take action to approve an Investment Policy consistent with the Texas Public Funds Investment Act and to authorize the President & CEO to appoint an Investment Officer and such other investment staff as is necessary to comply with the Investment Policy.
 - c. **Resolution No. 3926:** Consideration and/or take action to authorize Houston Housing Authority’s gap financing in the amount of \$500,000.00 for the development of Trinity East Senior, to be located at approximately 2620 Live Oak Street, Houston, Texas 77004.
 - d. **Resolution No. 3927:** Consideration and/or take action to authorize the renewal of employee health and welfare benefits for the Houston Housing Authority (“HHA”) effective January 1, 2026, specifically regarding Health and Welfare Renewal Decisions for Medical, Dental, Vision, Life and Accidental Death & Dismemberment (“AD&D”), and Short-Term/Long-Term Disability (“STD/LTD”).

VIII. Convene an Executive Session to discuss:

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

IX. Reconvene Public Session.

X. Adjournment



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, SEPTEMBER 16, 2025

I. CALL TO ORDER

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, September 16, 2025, at the Independence Heights I Apartments, 302 Crosstimbers St., Houston, Texas 77022. The meeting was called to order at 2:00 p.m.

LIVE STREAM STATISTICS

September 16, 2025: ● Live Stream Views 43 ● Average view duration 19:41 ● Peak viewers 16

II. ROLL CALL

Present:

- Joseph "Jody" Proler, Chairman
- Alton Smith, Vice Chairman
- Stephanie A.G. Ballard, Commissioner
- Eric G. Carter, Commissioner
- Kristy Kirkendoll, Commissioner (2:01 arrival)
- Kenneth C. Li, Commissioner (2:09 arrival)
- Jamie Bryant, Secretary

Absent: Cynthia Aceves-Lewis, Commissioner

III. INTRODUCTION OF THE INTERPRETERS

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

PUBLIC HEARING

Public Hearing for the Development of INDEPENDENCE HEIGHTS II APARTMENTS

Chairman Proler states that the Public Hearing is open for public comments. Donna, do we have anyone signed up for Public Comments on Independence Heights II?

Ms. Dixon: No, sir.

Chairman Proler: Hearing no comments, the Public Hearing will close.

IV. PUBLIC COMMENTS

Verlisa Allen: I reside in the 3rd Ward area. My concern is with the Cuney Homes project. My home is in the 3200 block, one of six houses that were designated to be acquired through eminent domain. I received

the notice in October of '23. You all had assigned the Guess Group to represent the Housing Authority on that matter. We were assured that everything is going to be done by December 17th and that we would be given until the end of January '24 to move out. At the same time, I was diagnosed with cancer. I was also in an automobile accident, and I had 4 emergency surgeries during that time. I made the decision to go ahead and physically move my body from the house, and I acquired another property.

So, it's been almost two years now, and nothing has been done. I'm maintaining two homes and I have high property taxes at the other house because the one is not available to homestead. When I decided to move back into my home and (recording unclear), they're not going to do anything, now I'm told that the project is back on. I need to know the status of this plan. Are y'all planning on doing anything? Because I don't want to keep putting money into my home, and neither do I want to keep maintaining the expenses of two homes, while you all, I'm not talking to you personally, no decision is being made, no action is being taken. We, the citizens, are not being told anything. We are getting the run around. We call housing, but housing won't give us any information. We call the Guess Group; they're no longer on the project. They're no longer the middle person between housing and us. I would like to know what's going on. What can I expect as a citizen? If you'll acquire the property by eminent domain, you need to do so in a timely manner. Thank you.

Chairman Proler: What is your address, please?

Ms. Allen: The address is 3235 Alabama St., Houston, TX 77004.

Secretary Bryant: Joel or someone, can we make sure we get Ms. Allen's information, and we can circle back to her? Robin will get your information, and we will follow up with you. Thank you for your comments.

Reverend Ray Mackey: Good afternoon. Welcome to the historic Independent Heights community. We're thrilled to see each one of you here today. So I'm here on behalf of Independent Heights Redevelopment Council, where most of you all know I serve as chair, and also on behalf of Independent Heights Baptist Pastors, and we want to say thank you all, Chairman Proler, to this esteemed board, and just for the unanimity that has been shown in relation to Independent Heights II development. We are so grateful for your leadership in terms of where we started from 7 to 8 months ago and how you all have maintained force and the commitment to this community. So I didn't want it to go without being said how much we appreciate you all seeing this project come to fruition and continuing to do great work for this second phase of the development. I also would like to say as relates to this particular development, that we're in today, I think it's been around 8-9 years since this particular first phase of the project was completed and many people have frowned upon and are thinking about saying, well, we had another affordable development, you know, crime increase and that sort of thing. But to God be the glory, there have been no significant incidents at this property; obviously, there is crime all over Houston. So that comes with minor issues, but I think you ought to be commended for how this property has been managed and maintained for all of these years. So we just look forward to continuing to a great relationship with the new project. Again, thank each of you for your commitment to Independence Heights.

Jamie Allen: I live on the premises, and I am in Building 8. My concern is the security. I've been living here for almost four years now. We have crack heads who presently live in the hallways, they cook in the hallways, they sleep in the trash room, and it is always call the police, call the police. When we ask for security time after time, they constantly break into our cars, and we don't know what to do. We do police reports. We do all of that. Still, nothing has been done. It is a safety issue. They are currently in the garage taking baths with the water outside, stripping down their clothes, and it's always, call the police, call the police. Most go to Booker T. High School and have the gate codes. All of the crackheads have the gate codes. They come in and come to our building, smoke, and then go to school. This is in the morning and evening. They are always in front of my door smoking. It's right there on the camera. I had a couple of incidents when the kids tried to fight me because they want to smoke in front of my door and like I said, it's always call the police, and

nothing is ever done. So, I am speaking on certain occasions in Building Eight, and, as I said, it's time after time after time. A lot of my neighbors could not come, but I did want to make sure we spoke about this because it's not safe. It's not safe at all, at all. We don't know who's breaking into the cars, but it only took me one time, for the safety is in the garage. We asked for the locks to be done, we asked for all kinds of safety, and everybody else is worried about the safety. So like I said, I'm speaking on behalf of my building because a lot of people are not here, but I think it's not fair that everything else is done here. So, like I said, I constantly call and ask if they can change the code or what can be done because the kids are ridiculous, and they come in and eat, and now they're coming 15 20 in and out of our building smoking. So, it's ongoing, and like I said, it's been going on for four years.

Secretary Bryant: Thank you, Ms. Allen, for your comments.

Pastor Nathan Jenkins of Missionary Baptist Church: Good afternoon. I'm encouraged by hearing all of our residents speak. I'm Pastor Jenkins of Missionary Baptist Church, just two streets up. (Recording unclear and Pastor Jenkins speaks softly).

I want to speak on behalf of a member of the Providence church. I came here in 2012, and when this particular project went up, I had a member who was living in the community, and when this project went up, this member was excited about being able to move out of a really difficult situation into something that they felt would be more permanent and new, but they didn't know exactly when to apply. They spoke to their landlords that they were moving out, and once it went up, and they tried to apply, they were not able to, and that caused them to have to move from this location to (unclear) off of 59 into a situation that has been a bad experience. So I am thankful and grateful to see new opportunities about to take place. I hope that those in this community will be aware of how to apply early.

I also want to say that I agree and stand with what Pastor Mackey has said today. We are a united community. We are working together for the betterment of our residents and of our community.

My name is Jill Mercury, xxx Prospect St., just two blocks down the street from this project. I'm here today to say, if you can't do this, you can't do that right, you can't do that right across the street. For eight years, the retention pond, which is too small, has changed during the construction phase, and has never been properly maintained. It has discharged all kinds of things into the city's storm drain. Nobody ever checked that. Nobody's ever had an engineering report or anything like that. In respect of Rev Mackey, but I'll be very short, but you also have a crime factor here. As Ms. Allen said, my friends who live on the other side, get periodically flooded because this area is higher than their yards. You have 32 assaults, in the last year and a half, 4 rapes, and 30 weapons charges, so according to the HPD report for the last year and a half. The problem is, as Ms. Allen said, it sounds like it's only kids now, but it's going to be a problem with weapons. Lots of discharges, assaults, lots of them...4 rapes. What are you going to do? You don't pay taxes. This place doesn't pay taxes. That falls under the burden of people like me who do pay taxes. Now, I'm not going to have anybody here not to go without protection, but we shouldn't have a problem if you had effective management, is that correct? Okay, so I have to say. I'll be back.

Chairman Proler: How many more speakers do we have?

Ms. Dixon: This is the last one.

Nelson Menefee: You might find me rude and loud, but I really don't give a damn. I've been here for six years, I've seen this take place, and after you leave, and management leaves, everything, all hell will break loose. The 8 Building is where I live. I have seen people's cars, even my car, and they just broke into it.

The staircase is used for, from the 4th floor, peeing all the way down to the first floor. Not only that, sometimes they (recording unclear). The school children from Booker T, in the morning, they're dope smoking. They spit all on the floor. You have to step over and even step into it to enter your apartment. You're taking that into your apartment. Kids after school, hanging out the window smoking dope. Vandalism, the lights are all broken. On my floor, I had to beg the manager to please take the shades out of the window. Because when I drive in, and I look at my floor, there are the shades where they are peeping out, and the shades are all torn apart. There are people sleeping in the hallway. They're so bold, they bring the hot plate and start cooking. Then they come and lay down in the hallway to charge up their phone. The 8 Building should be abolished and torn down. There's no one who gives a damn about the 8 Building. The elderly People can't go out and sit down and enjoy outside because they take the table and stuff and use it. All kinds of dope transfer, all kinds of people coming up. I can't hardly find a parking place because people are coming in and parking. It is pathetic.

V. APPROVAL OF THE MINUTES

a. Board Meeting Minutes: August 19, 2025

On motion by Commissioner Smith and seconded by Commissioner Li, the Board approved the August 19, 2025, Meeting Minutes.

VI. CEO OPERATIONAL UPDATES

Welcome, everybody. Thank you for taking the time to come out today, and thank you for your comments, as well as everyone here who's sharing their thoughts. I am taking notes here, and I promise you that it will be addressed in short order. I wanted to clarify with you, Sir. You were talking about building 8 as well? Is that correct?

Residents: We've all been talking about building 8.

Secretary Bryant: I heard you, Ms. Allen. I just want to make sure that it was the same. Holistically, some of my team is here, and we'll circle back on this ASAP and get back some things that can be done immediately. One of the things that was talked about is something we've been focusing more on as a housing authority, which is our partnerships with law enforcement and with other security folks, and so we will have those discussions as well, because some of these are the first time I've heard some of these comments, and I agree with you, this is not acceptable. So we will work on solutions and how we can, and if we need to put more resources, out here whether that's law enforcement, lighting, cameras, whatever, you have my promise, we will put these resources into place because the comment that was made, "if it's not working now, what's it going look like in two years when the property next door is open?" So, we owe it to the residents here today to get this solved sooner rather than later. We also owe it to the residents who are commenting and continuing to come to this community.

While we can't solve everything, we can do better on the properties we develop, so you have my promise that we will work on that.

Independent Heights II

Thank you, Pastor Mackey, for your comments. Thank you also to the team and the community that have worked very hard over the years to bring us to this point. Actually, my first day on the job 7 months ago, I spent in this community at one of the local churches, meeting with residents and hearing your stories, hearing about what this community is and so, you know, while it is taking a little longer to get to this point, I won't bore you with the drones and stories of how slow the federal government is, I am excited that we are going to be voting on this today and move this project forward. One of our representatives from the

development team is here looking at putting shovels in the ground next door in November. It will be exciting to finally see some momentum building in the community on the site next door.

Pastor Jenkins, I heard your comments, and we will do better about communications, getting websites, getting announcements, getting things out of the community early, especially as we get closer to the ability to start pre-leasing, for example, units, and making sure the community knows how they can participate in that early. So I heard you, and we'll make sure that happens. I spent my first day in the community here with Pastor Mackey, Council Member Castillo, and the late Congressman Turner, who are all strong advocates of this project. So we hear you. We're moving forward on this project. So thank everybody for your patience, but I agree wholeheartedly, we've got to make some efforts in this community, not just on management, but on public safety to make sure not just the property, the property next door, or the neighborhood communities would approve, so we will work with all the parties we can to make that happen.

The other thing I want to make a statement, for those in the room and those watching online as well, is that we at the Housing Authority opened our procurement portal last month. We are accepting applications for 4% tax credit and 4% bond deals to partner with the Housing Authority. For those who may not be aware of what those are, these are tax credit projects. They get tax credit allotments from a state agency, and they have a lottery that happens in October, so we are opening up applications. For developers or partners interested in developing a property using tax credits and the 4% program, please visit our website or procurement portal to apply. If you also have questions, you can reach out to our Real Estate and Investment Development team or our partners and counselors at Coats Rose, and they can answer those questions. But our next board meeting is October 16th, so we will need all those applications and not the 1st of October if we're going to get all of them out before the meeting. We have a couple of projects that are being considered right now, but I just want to make sure the public knows that.

And then my last comment, if the Board would allow me. I just wanted to read something. So I think everybody in this room agrees with me that we're living in times that are, I hate to use the word, unfortunate, scary. I mean, there are so many adjectives that we could use, you know, but last week, unfortunately, was not all that different than a lot of weeks we've had in this country over the last couple of years, where we have seen violence, whether that's in the forms of school shootings or on buses, or college campuses or in other cases that has saddened us and our society to see that, unfortunately people hate and anger to be taken out in such a violent way. Last week, as we were honoring those from 9/11, I sent out a note to our team, and I wanted to reiterate a couple of things, and if you guys would allow me.

What I asked our team to do, I said you can do five things for me today. First, for those of you of faith, pray for our nation, our leaders, each other, and the families suffering from these tragic losses. No one is immune. Everybody has been affected by this. First, please thank the good folks, such as Brian Terry, our constables, and security staff, as well as our service men and women, and everybody who puts themselves in harm's way to protect others. Be vigilant and observant, especially when you see others struggling. Mental illness is a real issue in this country, and it is something we tend to ignore, especially, I know a lot of men tend to ignore and not address, so if you see somebody struggling, don't be afraid to ask or give people help and resources. The important thing I ask is if you exercise your right to own firearms, please do so responsibly and ensure those weapons are always properly secured and not accessible to kids or others. Last thing, remember the grace that has been shown to all of us, and let Grace be the first tool you deploy when dealing with conflict and confrontation. Show grace, listen, empathy. This is the sad world that we live in when violence becomes the readily go-to place for folks when they're not feeling heard and so not speaking on any particular issue, but you know, we could go down to the things that have occurred over the previous months, and unfortunately, it affects all of us. I just wanted to share that, and I wanted to share it publicly. Thank you.

VII. NEW BUSINESS

- a. **Resolution No. 3918: Consideration and/or take action to authorize the President & CEO or designee to execute contracts with Flywheel LLC, Detail2Dots LLC, and Emerald West LLC in an aggregate amount not to exceed \$875,000 for the implementation of the Older Adults Home Modification Program (OAHMP), a HUD grant program. The cost of any individual project shall not exceed \$5,000 without approval from the President & CEO.**

PRESENTED BY: Stedman Esene, REID Senior Project Manager

Good afternoon, Commissioners. I am here to present Resolution No. 3918. The purpose of this resolution is to secure approval to award contracts to Flywheel LLC, Detail2Dots LLC, and Emerald West LLC as contractors for the grant OAHMP, Older Adults Home Modification Program. This program is a HUD-funded grant that was awarded to the HHA to improve safety and accessibility in homes for older adults. It is focused on small modification maintenance-eligible tasks that are important for seniors. The aggregate amount is \$875,000 with a cap of \$5,000 per senior per home. We have interviewed and brought in an In-house occupational therapist who will be our guide in independent assessments of seniors in their homes. The OT is trained to evaluate clients' functional abilities and the home environment. The cost of any individual project shall not exceed \$5,000 per home. Additionally, we have interviewed and brought in the three procured contractors and relayed clear expectations of the program. First, to satisfy program requirements, but also to satisfy the HHA requirements and expectations. No work will be authorized that requires building permits or more invasive work, such as opening the walls to install improvements. It is for maintenance items only. I recommend that the Board approve Resolution No. 3918.

Chairman Proler: Just for the record, this resolution was pulled last month to allow for further vetting to go forward, and I'm pleased that we've accomplished that, and I feel much more comfortable in proceeding. Thank you for your work on this.

Secretary Bryant: Mr. Chairman, before you vote, may I ask a question? Stedman, would you mind letting folks know, if there are seniors who want to participate in the program, how do they find out about the program? How do they apply to be in it? What's the process for seniors?

Mr. Esene: Right now, on the HHA website, there is a tab for the Older Adult Homes Modification Program, going over the requirements and different assessments based on this grant. The senior must be at least 62 years of age and have a low to moderate income. In addition, we are in a semi-partnership with the City of Houston and the Harris County Area Agency on Aging.

Chairman Proler: It is for single-family homes, so anyone living in an apartment is not eligible.

Mr. Esene: It's for single-family homes. No apartments.

Secretary Bryant: Housingforhouston.com, Older Adult Homes Modification Program tab and you'll find the information out there.

Commissioner Li: I think this is a great program. In Southwest Houston, there are a lot of people who do not know about this program. The Chinese community center can host a public meeting and possibly have the housing authority staff provide an educational program on the OAHMP. (Other comments were made, but the recording was not clear.)

Chairman Proler: It is a \$875,000 cap and a \$5,000 maximum per home. Great idea.

Chairman Proler asked for a motion to approve Resolution No. 3918.

On motion by Commissioner Li 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. 3918.

Chairman Proler: Stedman, good luck. Please keep us updated on your progress. It is very important that the Board follow this.

b. Resolution No. 3921: Consideration and/or take action to authorize Houston Housing Authority's refinance of The Sweetwater Point Apartments, located at 7909 S. Sam Houston Pkwy East, Houston, Harris County, Texas 77075

PRESENTED BY: Joel North, Jr., Sr. Vice President of Asset Management & Development

Authorizes the housing authority to refinance the Sweetwater Point Apartments. Sweetwater is a 260-unit apartment complex located at 7909 S. Sam Houston Pkwy East, Houston, Harris County, Texas 77075. We are refinancing an existing loan of \$ 12.5 million. This current loan has come due to maturity so we are putting a new refinancing into place. The new financing amount is not to exceed \$22,000,000. The uses for the loan proceeds after paying off the existing loan include funding lender-required reserves, critical repairs, non-critical repairs, and closing costs. Part of the loan is to pull out some of those proceeds to make those critical repairs.

Chairman Proler: Thank you. Any questions?

Chairman Proler asked for a motion to approve Resolution No. 3921.

On motion by Commissioner Smith and seconded by Commissioner Li.

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

The Board approved Resolution No. 3921.

VIII. EXECUTIVE SESSION

Chairman Proler suspended the Public Session on Tuesday, September 16, 2025, at 2:34 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 3:20 p.m. to take action on Executive Session agenda items.

ROLL CALL: *Commissioner Li participated in Executive Session but did not return to the meeting.*

NEW BUSINESS continued

- c. Resolution No. 3922: Consideration and/or take action to authorize Houston Housing Authority's development of those certain apartments located at 222 Crosstimbers Street, Houston, Texas 77018 and known as Independence Heights II Apartments, and the execution of all required documents therefor.**

Chairman Proler asked for a motion to adopt Resolution No. 3922.

On motion by Commissioner Ballard and seconded by Commissioner Kirkendoll, the Board approved Resolution No. 3922.

- d. Resolution No. 3923: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to approve Victory Street Public Facility Corporation's Issuance, Sale and Delivery of (1) its Multifamily Housing Revenue Bonds (Independence Heights II), Series 2025, and (2) a superseding Multifamily Housing Governmental note (Independence Heights II), and the execution of all required documents therefor.**

Chairman Proler asked for a motion to adopt Resolution No. 3923.

On motion by Commissioner Ballard and seconded by Commissioner Kirkendoll, the Board approved Resolution No. 3923.

X. ADJOURNMENT

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

On motion by Commissioner Smith and seconded by Commissioner Kirkendoll.

Chairman Proler declared the meeting adjourned at 3:23 p.m.

**RESPONSES TO COMMENTS RECEIVED AT THE TUESDAY, SEPTEMBER 16, 2025
BOARD OF COMMISSIONERS MEETING**

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, September 16, 2025, at the Independence Heights I Apartments, 302 Crosstimbers St., Houston, Texas 77022.

The Board received comments during the public comment period; HHA’s responses to each comment are detailed below:

PUBLIC COMMENTS

Verlisa Allen: I reside in the 3rd Ward area. My concern is with the Cuney Homes project. My home is in the 3200 block, one of six houses that were designated to be acquired through eminent domain. I received the notice in October of ‘23. You all had assigned the Guess Group to represent the Housing Authority on that matter. We were assured that everything is going to be done by December 17th and that we would be given until the end of January ‘24 to move out. At the same time, I was diagnosed with cancer. I was also in an automobile accident, and I had 4 emergency surgeries during that time. I made the decision to go ahead and physically move my body from the house, and I acquired another property.

So, it's been almost two years now, and nothing has been done. I'm maintaining two homes and I have high property taxes at the other house because the one is not available to homestead. When I decided to move back into my home and (recording unclear), they're not going to do anything, now I'm told that the project is back on. I need to know the status of this plan. Are y'all planning on doing anything? Because I don't want to keep putting money into my home, and neither do I want to keep maintaining the expenses of two homes, while you all, I'm not talking to you personally, no decision is being made, no action is being taken. We, the citizens, are not being told anything. We are getting the run around. We call housing, but housing won't give us any information. We call the Guess Group; they're no longer on the project. They're no longer the middle person between housing and us. I would like to know what's going on. What can I expect as a citizen? If you'll acquire the property by eminent domain, you need to do so in a timely manner. Thank you.

Chairman Proler: What is your address, please?

Ms. Allen: The address is 3235 Alabama St., Houston, TX 77004.

Secretary Bryant: Joel or someone, can we make sure we get Ms. Allen’s information, and we can circle back to her? Robin will get your information, and we will follow up with you. Thank you for your comments.

Reverend Ray Mackey: Good afternoon. Welcome to the historic Independent Heights community. We're thrilled to see each one of you here today. So I'm here on behalf of Independent Heights Redevelopment Council, where most of you all know I serve as chair, and also on behalf of Independent

Heights Baptist Pastors, and we want to say thank you all, Chairman Proler, to this esteemed board, and just for the unanimity that has been shown in relation to Independent Heights II development. We are so grateful for your leadership in terms of where we started from 7 to 8 months ago and how you all have maintained force and the commitment to this community. So I didn't want it to go without being said how much we appreciate you all seeing this project come to fruition and continuing to do great work for this second phase of the development. I also would like to say as relates to this particular development, that we're in today, I think it's been around 8-9 years since this particular first phase of the project was completed and many people have frowned upon and are thinking about saying, well, we had another affordable development, you know, crime increase and that sort of thing. But to God be the glory, there have been no significant incidents at this property; obviously, there is crime all over Houston. So that comes with minor issues, but I think you ought to be commended for how this property has been managed and maintained for all of these years. So we just look forward to continuing to a great relationship with the new project. Again, thank each of you for your commitment to Independence Heights.

Jamie Allen: I live on the premises, and I am in Building 8. My concern is the security. I've been living here for almost four years now. We have crack heads who presently live in the hallways, they cook in the hallways, they sleep in the trash room, and it is always call the police, call the police. When we ask for security time after time, they constantly break into our cars, and we don't know what to do. We do police reports. We do all of that. Still, nothing has been done. It is a safety issue. They are currently in the garage taking baths with the water outside, stripping down their clothes, and it's always, call the police, call the police. Most go to Booker T. High School and have the gate codes. All of the crackheads have the gate codes. They come in and come to our building, smoke, and then go to school. This is in the morning and evening. They are always in front of my door smoking. It's right there on the camera. I had a couple of incidents when the kids tried to fight me because they wanted to smoke in front of my door, and like I said, it's always call the police, and nothing is ever done. So, I am speaking on certain occasions in Building Eight, and, as I said, it's time after time after time. A lot of my neighbors could not come, but I did want to make sure we spoke about this because it's not safe. It's not safe at all, at all. We don't know who's breaking into the cars, but it only took me one time, for the safety is in the garage. We asked for the locks to be done, we asked for all kinds of safety, and everybody else is worried about the safety. So, like I said, I'm speaking on behalf of my building because a lot of people are not here, but I think it's not fair that everything else is done here. So, like I said, I constantly call and ask if they can change the code or what can be done because the kids are ridiculous, and they come in and eat, and now they're coming 15 20 in and out of our building smoking. So, it's ongoing, and like I said, it's been going on for four years.

Secretary Bryant: Thank you, Ms. Allen, for your comments.

Pastor Nathan Jenkins of Missionary Baptist Church: Good afternoon. I'm encouraged by hearing all of our residents speak. I'm Pastor Jenkins of Missionary Baptist Church, just two streets up. (Recording unclear and Pastor Jenkins speaks softly).

I want to speak on behalf of a member of the Providence church. I came here in 2012, and when this particular project went up, I had a member who was living in the community, and when this project went up, this member was excited about being able to move out of a really difficult situation into something that they felt would be more permanent and new, but they didn't know exactly when to apply. They spoke to their landlords that they were moving out, and once it went up, and they tried to apply, they were not able to, and that caused them to have to move from this location to (unclear) off of 59 into a situation that has been a bad experience. So I am thankful and grateful to see new opportunities about to take place. I hope that those in this community will be aware of how to apply early. I also want to say

that I agree and stand with what Pastor Mackey has said today. We are a united community. We are working together for the betterment of our residents and of our community.

Jill Mercury: I live at xxx Prospect St., just two blocks down the street from this project. I'm here today to say, if you can't do this, you can't do that right, you can't do that right across the street. For eight years, the retention pond, which is too small, has changed during the construction phase and has never been properly maintained. It has discharged all kinds of things into the city's storm drain. Nobody ever checked that. Nobody's ever had an engineering report or anything like that. In respect of Rev Mackey, I'll be very short, but you also have a crime factor here. As Ms. Allen said, my friends who live on the other side get periodically flooded because this area is higher than their yards. You have 32 assaults, in the last year and a half, four rapes, and 30 weapons charges, so according to the HPD report for the last year and a half. The problem is, as Ms. Allen said, it sounds like it's only kids now, but it's going to be a problem with weapons. Lots of discharges, assaults, lots of them...4 rapes. What are you going to do? You don't pay taxes. This place doesn't pay taxes. That falls under the burden of people like me who do pay taxes. Now, I'm not going to have anybody here not to go without protection, but we shouldn't have a problem if you had effective management, is that correct? Okay, so I have to say. I'll be back.

Nelson Menefee: You might find me rude and loud, but I really don't give a damn. I've been here for six years, I've seen this take place, and after you leave, and management leaves, everything, all hell will break loose. The 8 Building is where I live. I have seen people's cars, even my car, and they just broke into it.

The staircase is used for, from the 4th floor, peeing all the way down to the first floor. Not only that, sometimes they (recording unclear). The school children from Booker T, in the morning, they're dope smoking. They spit all on the floor. You have to step over and even step into it to enter your apartment. You're taking that into your apartment. Kids after school, hanging out the window smoking dope. Vandalism, the lights are all broken. On my floor, I had to beg the manager to please take the shades out of the window. Because when I drive in, and I look at my floor, there are the shades where they are peeping out, and the shades are all torn apart. There are people sleeping in the hallway. They're so bold, they bring the hot plate and start cooking. Then they come and lay down in the hallway to charge up their phone. The 8 Building should be abolished and torn down. There's no one who gives a damn about the 8 Building. The elderly People can't go out and sit down and enjoy outside because they take the table and stuff and use it. All kinds of dope transfer, all kinds of people coming up. I can't hardly find a parking place because people are coming in and parking. It is pathetic.



Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to approve a resolution adopting a policy governing the remote attendance of Commissioners at Board meetings

2. Date of Board Meeting: October 16, 2025

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners adopt a policy governing the remote attendance of Commissioners at Board meetings, in accordance with the Texas Open Meetings Act.

RESOLUTION NO. 3924

RESOLUTION ADOPTING A POLICY GOVERNING THE REMOTE ATTENDANCE OF COMMISSIONERS AT BOARD MEETINGS, IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT.

WHEREAS, the Houston Housing Authority Board of Commissioners recognizes that personal interaction and face-to-face communications are invaluable to the success of the Board and its meetings, but also acknowledges that occasional remote or virtual attendance by a Board member may be necessary;

WHEREAS, remote or virtual participation in a meeting is contingent upon exigent circumstances approved by the Board Chairman and is permitted only if a quorum will attend the meeting in person. Examples of exigent circumstances include, but are not limited to, personal illness or disability, and family emergencies;

WHEREAS, when virtual attendance is necessary and approved by the Board Chairman, a Board member may participate remotely by videoconference call or another suitable electronic communication system, provided that the system allows all members real-time live audio and video concurrent communication in accordance with the Texas Open Meetings Act;

WHEREAS, remote participation is not to be used solely for a Board member's convenience or to avoid attending a particular meeting in person. A Board member participating in a meeting remotely shall use his or her best efforts to be prepared for and participate in the entirety of the meeting, or as much of the meeting as circumstances permit, and not merely for the closed session portion of the meeting or select agenda items;

WHEREAS, a Board member participating remotely shall ensure a secure environment and uphold all confidentiality requirements when participating in a closed session, and shall comply with all provisions of the Texas Open Meetings Act applicable to remote attendance and closed sessions;

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

BE IT RESOLVED, that the Houston Housing Authority Board of Commissioners hereby adopts the policy described herein governing the remote or virtual attendance of Commissioners at Board meetings, in accordance with the Texas Open Meetings Act.

RESOLVED, that this resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED this 16th day of October, 2025.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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

Consideration and/or take action to approve an Investment Policy consistent with the Texas Public Funds Investment Act and to authorize the President & CEO to appoint an Investment Officer and such other investment staff as is necessary to comply with the Investment Policy.

2. Date of Board Meeting: October 16, 2025**3. Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners adopts its Investment Policy pursuant to the memorandum from Neal J. Rackleff, Executive VP and COO, dated October 3, 2025, to Jamie Bryant, President & CEO.

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

Funds Budgeted and Available ☐ Yes ☐ No Source _____

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

Signature Jamie Bryant
Jamie Bryant (Oct 10, 2025 11:34:24 CDT) Date: _____



Transforming Lives & Communities

MEMORANDUM

TO: JAMIE BRYANT, PRESIDENT & CEO
FROM: NEAL J. RACKLEFF, EXECUTIVE VP AND COO
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO APPROVE AN INVESTMENT POLICY CONSISTENT WITH THE TEXAS PUBLIC FUNDS INVESTMENT ACT AND TO AUTHORIZE THE PRESIDENT & CEO TO APPOINT AN INVESTMENT OFFICER AND SUCH OTHER INVESTMENT STAFF AS IS NECESSARY TO COMPLY WITH THE INVESTMENT POLICY
DATE: OCTOBER 3, 2025

This memorandum recommends that the Houston Housing Authority Board of Commissioners adopt the Investment Policy that accompanies this memorandum and authorize the President & CEO to appoint an investment officer and such other investment staff as is necessary to comply with the investment policy.

BACKGROUND:

To ensure legal compliance and proper financial controls are in place with respect to the Houston Housing Authority's (HHA) investments, it is recommended that the Board establish an investment policy that ensures that public funds are invested in a manner that will provide the highest reasonable investment return with maximum security while ensuring sufficient liquidity to meet the daily cash flow needs of the HHA. All investments will comply with applicable federal regulations, state laws, including the Texas Public Funds Investment Act (Texas Government Code, Chapter 2256) and the Housing Authorities Law (Texas Local Government Code, Chapter 392), and any covenants with respect to bond proceeds or other funds. The Investment Policy sets out standards and controls to ensure that HHA's investments are managed prudently and, in a manner consistent with Texas law.

Investments shall be made with judgment and care, under prevailing circumstances, which persons of prudence, discretion, and intelligence would use in managing their own affairs; not for speculation, but for investment, considering the probable safety and liquidity of capital as well as the probable income to be derived. The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio.

To implement the Investment Policy, the Board of Commissioners should delegate investment responsibility to the President and CEO, who may further delegate day-to-day functions to a designated Investment Officer and such other investment staff as is necessary to implement the Investment Policy.

RECOMMENDATION

Accordingly, I recommend that the Board consider Resolution No. 3295.

RESOLUTION NO. 3925

RESOLUTION ADOPTING THE HOUSTON HOUSING AUTHORITY'S INVESTMENT POLICY AND AUTHORIZING THE PRESIDENT & CEO TO APPOINT AN INVESTMENT OFFICER AND SUCH OTHER INVESTMENT STAFF AS ARE NECESSARY TO IMPLEMENT AND COMPLY WITH THE INVESTMENT POLICY.

WHEREAS, the Houston Housing Authority ("HHA") recognizes the need for an Investment Policy to establish clear guidelines that ensure legal compliance, safeguard public funds, and promote sound financial management and control of HHA's investment activities;

WHEREAS, the Investment Policy outlines how public funds are to be invested in a manner that provides the highest reasonable investment return with maximum security, while ensuring sufficient liquidity to meet HHA's daily cash flow needs;

WHEREAS, the Investment Policy requires that investments be made by a qualified investment officer who possesses the appropriate expertise and exercises judgment and care under the prudent person standard;

WHEREAS, the Investment Policy establishes standards and internal controls to ensure that HHA's investments are managed in a manner consistent with applicable laws and regulations, including compliance with federal requirements, the Texas Public Funds Investment Act (Texas Government Code, Chapter 2256), the Housing Authorities Law (Texas Local Government Code, Chapter 392), and any covenants governing bond proceeds or other funds;

WHEREAS, to implement the Investment Policy, the Board of Commissioners delegates investment responsibility to the President & CEO, who may further delegate day-to-day functions to a designated Investment Officer and such other investment staff as are necessary to carry out and comply with the Investment Policy;

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

BE IT RESOLVED, that the Houston Housing Authority Board of Commissioners hereby adopts the Investment Policy (attached hereto as Exhibit "A"), and the President & CEO, or designee, is hereby authorized to appoint an Investment Officer and such other investment staff as is necessary to comply with the investment policy.

RESOLVED, that this resolution shall be in full force and effect from and upon its adoption.

Exhibit A
Houston Housing Authority
2025 Investment Policy
Resolution No. 3925

I. Policy Statement

It is the policy of the Houston Housing Authority (HHA) to invest public funds in a manner that will provide the highest reasonable investment return with maximum security while ensuring sufficient liquidity to meet the daily cash flow needs of the HHA. All investments will comply with applicable federal regulations, state laws, including the Texas Public Funds Investment Act (Texas Government Code, Chapter 2256) and the Housing Authorities Law (Texas Local Government Code, Chapter 392), and any covenants with respect to bond proceeds or other funds.

II. Scope

This policy applies to the investment of all funds held by HHA and related entities. These funds are accounted for in the HHA Annual Audit Report and include:

- Operating reserves of all programs
- Development reserves
- Any newly acquired special funds

III. Objective

Investments by HHA will be made in accordance with the following priorities in order of importance:

1. Understanding the suitability of the investment to the financial requirements of the HHA;
2. Preservation and safety of principal: Investment decisions of the HHA shall be undertaken in a manner that seeks to ensure the preservation and safety of capital in the overall portfolio. Investment decisions shall reflect a deliberate effort to minimize credit risk and interest rate risk. Credit risk will be mitigated through proper due diligence, credit ratings, and diversification. Interest rate risk will be managed through duration and maturity structuring.
3. Liquidity: The investment portfolio must be structured in such a way that sufficient liquidity is maintained to meet anticipated cash flow obligations, both short- and long-term. This includes ensuring a portion of the portfolio is held in instruments that can be quickly converted to cash without significant loss of value.
4. Marketability: Marketable securities with active secondary markets will be favored to ensure flexibility in the event of an unforeseen need to liquidate a position prior to maturity.

5. Diversification: To reduce risk associated with market fluctuations and issuer default, investments shall be diversified by type, issuer, and maturity. Concentration limits shall be established and reviewed periodically.
6. Yield: Within the constraints of the above objectives, HHA will strive to attain a market rate of return. Return on investment is secondary to the preservation of capital and adequate liquidity.

Funds of HHA will be invested in accordance with federal and state law and this investment policy.

IV. Standard of Care

Investments shall be made with judgment and care, under prevailing circumstances, which persons of prudence, discretion, and intelligence would use in managing their own affairs; not for speculation, but for investment, considering the probable safety and liquidity of capital as well as the probable income to be derived.

The standard of prudence to be used by investment officials shall be the “prudent person” standard and shall be applied in the context of managing an overall portfolio. An investment officer acting in accordance with the investment policy and written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security’s credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

V. Delegation of Authority

The Board of Commissioners delegates investment responsibility to the President and CEO, who may further delegate day-to-day functions to a designated Investment Officer. The Investment Officer shall establish and follow internal controls and written procedures consistent with this policy. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Investment Officer. The Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials.

VI. Ethics and Conflicts of Interest

Investment officers shall refrain from personal business activity that could conflict with the proper execution of investment duties. Any officer with a personal business relationship, as defined in section 2256.005(i) of the Texas Government Code, with a business entity seeking to transact with HHA must disclose such relationship to the Texas Ethics Commission and the Board of Commissioners.

Employees and investment officials shall disclose to the President and CEO, any material financial interests in financial institutions that conduct business with HHA. They shall further disclose any large personal financial investment positions that could be related to the time of purchase and sale of investments.

VII. Training

The Investment Officer and any designated investment staff must complete training as required by section 2256.008 of the Texas Government Code, including:

- Initial training within 12 months of designation
- Ongoing training not less than once every two years

Training must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with the Public Funds Investment Act.

VIII. Authorized Investments

HHa may only invest in instruments authorized under sections 2256.009 and 2256.010 of the Texas Government Code. Authorized investments include, but are not limited to:

- **Obligations of the United States or its agencies and instrumentalities.**
- **Direct obligations of the State of Texas or its agencies and instrumentalities.**
- **Obligations of other states, agencies, counties, cities, and other political subdivisions rated not less than ‘A’ or its equivalent.**
- **Fully collateralized repurchase agreements** secured by United States government obligations and held in a third-party safekeeping account.
- **Certificates of deposit (CDs)** issued by a depository institution with its main office or branch in Texas and secured in accordance with Texas Government Code Chapter 2257.
- **Securities lending programs** that meet the conditions in Texas Government Code section 2256.0115.
- **Banker’s acceptances** with a stated maturity of 270 days or less, eligible for Federal Reserve discount, and issued by a U.S. bank with a short-term rating not less than A-1 or P-1.
- **Commercial paper** rated not less than A-1 or P-1 and with a maturity not to exceed 270 days.
- **SEC-registered no-load money market mutual funds** regulated by the SEC under Rule 2a-7.
- **Local government investment pools (LGIPs)** that are rated no lower than AAA or equivalent by a nationally recognized rating agency and meet the requirements of Texas Government Code section 2256.016.

All investments must be approved and regularly reviewed for continued eligibility. The use of derivatives, including inverse floaters, interest-only or principal-only mortgage-backed securities, or obligations with embedded options that could affect principal or interest payments, is strictly prohibited.

IX. Diversification and Maturity

Investments will be diversified by:

- Type of investment
- Institution
- Maturity date

Maximum maturities shall be:

- No more than five years for any single investment
- Weighted average maturity of portfolio not to exceed two years

Funds shall be invested based on cash flow requirements and the maturity of investments shall not exceed the expected cash flow needs.

X. Safekeeping and Custody

Securities shall be held by a third-party custodian designated by HHA and evidenced by safekeeping receipts. All transactions shall be executed on a delivery-versus-payment basis.

HHA shall maintain a list of authorized financial dealers and institutions. A written copy of the investment policy shall be presented to any person offering to engage in an investment transaction with HHA.

XI. Collateralization

All demand and time deposits shall be secured as required by law with approved collateral at a minimum of 102% of market value. Acceptable collateral types must conform with Texas Government Code Chapter 2257.

Collateral shall be reviewed monthly to assure that the market value equals or exceeds the related deposit or investment balance.

XII. Performance and Reporting

The Investment Officer shall submit quarterly reports to the Board of Commissioners in compliance with section 2256.023 of the Texas Government Code. Reports shall include:

- Description of investments
- Market value and book value
- Maturity dates
- Compliance with the policy
- Signature of each investment officer as required section 2256.023(b) of the Texas Government Code

XIII. Internal Controls

Internal controls shall be established to prevent loss of public funds arising from fraud, employee error, or imprudent actions. No person may engage in investment transactions except as provided under this policy.

Controls shall include separation of transaction authority from accounting and recordkeeping, custodial safekeeping, clear delegation of authority, written confirmation of transactions, and documentation of trades and reconciliations.

XIV. Annual Review

The Board of Commissioners shall review this investment policy and its strategies not less than annually, as required by Section 2256.005(e) of the Texas Government Code, and shall adopt a written instrument by resolution stating the policy has been reviewed and any changes made.

XV. Policy Adoption

This policy shall become effective upon adoption by the Board of Commissioners and shall remain in effect until modified or replaced by subsequent action of the Board of Commissioners.

The Board of Commissioners affirms that it has reviewed this investment policy and investment strategy and has recorded any changes made in the adopting instrument.

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PASSED this 16th day of October, 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 gap financing in the amount of \$500,000.00 for the development of Trinity East Senior, to be located at approximately 2620 Live Oak Street, Houston, Texas 77004.

2. Date of Board Meeting: October 16, 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 provide financing for Trinity East Senior, pursuant to the memorandum from Lynn Henson, Choice Neighborhood Director, dated September 29, 2025, to Jamie Bryant, President & CEO.

4. Department Head Approval Signature _____ 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 (Oct 10, 2025 11:34:24 CDT) Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: JAMIE BRYANT, PRESIDENT & CEO
FROM: LYNN HENSON, CHOICE NEIGHBORHOOD DIRECTOR
SUBJECT: CONSIDERATION **AND/OR** TAKE ACTION TO AUTHORIZE HOUSTON HOUSING AUTHORITY'S GAP FINANCING FOR THE DEVELOPMENT OF TRINITY EAST SENIOR, TO BE LOCATED AT APPROXIMATELY 2620 LIVE OAK STREET, HOUSTON, TEXAS 77004.
DATE: SEPTEMBER 29, 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 provide financing in the amount of \$500,000.00 for Trinity East Senior.

BACKGROUND:

The Authority entered into a Memorandum of Understanding (the "MOU") on or about October 15, 2024 with NHP Foundation, Trinity East Village Community Development Corporation and TE Affordable Developer, LLC for the development of Trinity East Senior (the "Project"), a multifamily affordable apartment complex which will consist of approximately 90 units to be developed on a parcel of land located at approximately 2620 Live Oak Street, Houston, Texas 77004.

The Project is a Low Income Housing Tax Credit ("LIHTC") housing project. The Project will contain 90 units, and the unit mix is as follows:

Unit Type	Total Units	CNI Replacement Units
1 Bedroom (30%)/PBV*	49	49
1 Bedroom (50%)/PBV*	32	11
1 Bedroom (60%)	5	
1 Bedroom (80%)	4	
Total	90	60

The Housing Tax Credit Commitment from the Texas Department of Housing and Community Affairs for the award of 9% housing tax credits requires evidence of formal approval from the Authority of the \$500,000 loan from the Authority shown in the tax credit application.

RECOMMENDATION

Accordingly, I recommend that the Board consider Resolution No. 3926.

RESOLUTION NO. 3926

RESOLUTION AUTHORIZING THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO PROVIDE FINANCING IN THE AMOUNT OF \$500,000.00 TO TRINITY EAST 9% AFFORDABLE SENIOR, LP, A TEXAS LIMITED PARTNERSHIP (THE "PARTNERSHIP") AND TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE DEVELOPMENT OF TRINITY EAST SENIOR (THE "PROJECT")

WHEREAS, the Authority entered into that certain Memorandum of Understanding (the "MOU") on or about October 15, 2024 with NHP Foundation, Trinity East Village Community Development Corporation and TE Affordable Developer, LLC for the development of the Project, a multifamily affordable apartment complex which will consist of approximately 90 units to be developed on a parcel of land located at approximately 2620 Live Oak Street, Houston, Texas 77004;

WHEREAS, the Partnership submitted a 9% housing tax credit application to the Texas Department of Community Affairs and the Project was awarded 9% housing tax credits;

WHEREAS, pursuant to the MOU, the Authority will provide gap financing to the Partnership;

WHEREAS, the Authority, or its designated affiliate, will provide gap financing to the Partnership in the form of a loan from the Authority, or its designated affiliate, to the Partnership in the amount of \$500,000.00, for a term of forty (40) years, and earning a three percent (3%) interest rate (the "**HHA Loan**"), such terms subject to the approval of the tax credit investor and Project lenders;

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, instruments, deeds 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 necessary to close the HHA Loan;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior to the date hereof by the President and Chief Executive Officer of the Authority or his/her designee, in furtherance of the HHA Loan and 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(s) in the consummation of the HHA Loan and 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 16th day of October, 2025.

CHAIR

ATTEST:

Secretary



Transforming Lives & Communities

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

Consideration and/or take action to authorize the renewal of employee health and welfare benefits for the Houston Housing Authority ("HHA") effective January 1, 2026, specifically regarding Health and Welfare Renewal Decisions for Medical, Dental, Vision, Life and Accidental Death & Dismemberment ("AD&D"), and Short-Term/Long-Term Disability ("STD/LTD").

2. Date of Board Meeting: October 16, 2025**3. Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take all necessary actions to approve the renewal of Medical and Ancillary Benefits (dental, vision, basic life AD&D and STD/LTD) at a 15% or less rate increase, provided by HHA to all active full-time employees with an effective date of January 1, 2026, pursuant to the October 8, 2025, memorandum from Rizvan Quadri, Director of Human Resources, Training & Development to Jamie Bryant, President & CEO.

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

Funds Budgeted and Available ☐ Yes ☐ No Source _____

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

Signature Jamie Bryant
 Signature Jamie Bryant (Oct 10, 2025 11:34:24 CDT) Date: _____



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: JAMIE BRYANT, PRESIDENT & CEO
FROM: RIZVAN QUADRI, DIRECTOR OF HUMAN RESOURCES, TRAINING & DEVELOPMENT
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE RENEWAL OF EMPLOYEE HEALTH AND WELFARE BENEFITS EFFECTIVE JANUARY 1, 2026, SPECIFICALLY REGARDING HEALTH AND WELFARE RENEWAL DECISIONS FOR MEDICAL, DENTAL, VISION, AND LIFE AD&D, STD/LTD.
DATE: OCTOBER 8, 2025

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to take all necessary actions to approve the renewal for Medical and Ancillary Benefits (dental, vision, basic life AD&D and STD/LTD) of 15% or less rate increase, provided by HHA to all active full-time employees with an effective date of January 1, 2026.

BACKGROUND:

The proposed resolution authorizes renewal of the HHA's employee health and welfare benefit programs — including medical, dental, vision, life & AD&D, and short-/long-term disability — with no interruption in coverage starting January 1, 2026. For the past three years, HHA has benefited from mostly flat rate changes (0-1% increases). However, rising health care costs, more expensive prescription drugs, and greater use of high-cost treatments drove a proposed medical rate increase of 37.6%.

EVALUATION PROCESS:

On behalf of the Houston Housing Authority, Gallagher Benefit Services (HHA's health insurance broker) issued Request-for-Proposals for Medical, Dental, Vision, and Basic/Voluntary Life AD&D and STD/LTD. Through negotiation, we secured a much lower increase of less than 15%. The negotiated renewal is based on competitive proposals received from various benefit vendors, reflects projected costs and claims experience, includes negotiated premium rates and plan design terms favorable to both employees and the Authority, and ensures continuity of benefits (medical and ancillary) and access to care. Upon review, a determination was made to continue with current services as to ensure a smooth transition into the 2026 year.

RECOMMENDATION

Accordingly, I recommend that the Board consider Resolution No. 3927.

RESOLUTION NO. 3927

RESOLUTION AUTHORIZING THE PRESIDENT & CEO TO TAKE ALL NECESSARY ACTIONS TO APPROVE THE RENEWAL OF THE HOUSTON HOUSING AUTHORITY'S EMPLOYEE MEDICAL AND ANCILLARY BENEFITS (MEDICAL, DENTAL, VISION, BASIC LIFE, ACCIDENTAL DEATH AND DISMEMBERMENT (AD&D), AND SHORT- AND LONG-TERM DISABILITY (STD/LTD)) AT A 15% OR LESS RATE INCREASE, EFFECTIVE JANUARY 1, 2026, FOR ALL ACTIVE FULL-TIME EMPLOYEES.

WHEREAS, the Authority's current benefit plan terms, premiums, and vendor contracts expire December 31, 2025, and renewal terms negotiated by the Director of Human Resources, Training & Development are necessary to maintain continuity of coverage without interruption;

WHEREAS, the Human Resources department has reviewed proposals, employee utilization and claims experience, cost forecasts, and market options, and has recommended renewal of the existing programs on terms acceptable to the Authority and consistent with budgeted resources;

WHEREAS, without timely approval of renewal, employees could face a lapse or reduction in benefit coverage, increased out-of-pocket costs, or loss of plan options, which could hinder employee satisfaction, productivity, and recruitment/retention efforts;

WHEREAS, as a result, the Authority seeks to authorize the President & CEO to execute and administer the necessary contracts and related documentation to effectuate continuous and effective health and welfare benefit coverage for employees, beginning January 1, 2026.

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

BE IT RESOLVED, that the President & CEO is hereby authorized to renew employee health and welfare benefits, pursuant to the memorandum from Rizvan Quadri, Director of Human Resources, Training & Development, dated October 8, 2025, to Jamie Bryant, President & CEO.

RESOLVED, that this resolution shall be in full force and effect from and upon its adoption.

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PASSED this 16th day of October 2025.

CHAIR

ATTEST:

Secretary

PRESIDENT AND CEO REPORT FOR THE MONTH ENDING SEPTEMBER 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 5.5% on September 30, 2025. As of October 1, 2025, rent collection for September was 90.8% of rents billed on an adjusted cash accounting basis.

There are currently 22,885 active applications for the Public Housing Waiting List, which represents a decrease of 0.1% from last month.

Low-Income Public Housing						
	July		August		September	
Vacancy Rate	4.8%		5.5%		5.5%	
Rent Collection	81.5%		78.7%		90.8%	
Unit Turnaround Time (Days)	84		86		82	
Avg. Non-Emergency Work Order Days	2.75		3.77		4.38	
Waiting Lists	Duplicated	Unduplicated	Duplicated	Unduplicated	Duplicated	Unduplicated
	23,470	9,919	22,915	9,693	22,885	9,665

VOUCHER PROGRAM OPERATIONS

During September 2025 the VPO staff completed 1,131 annual re-examinations. The VPO department also completed 284 interims, 172 change of units (moves), 35 New Admissions and 3 portability move-in transactions.

As of September 30, 2025, 394 families are enrolled in the Family Self-Sufficiency (FSS) program; 173 of the 394 (44%) 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 September 30, 2025, was 91%.

The total of 1,599 listed HCV waitlist applicants reflects the results of the purge from the 2016 waitlist.

Voucher Program Operations			
	July 2025	August 2025	September 2025
Households	19,123	19,149	19,152
ABA Utilization/Unit Utilization	89.8%/93.3%	89.1%/92.5%	88.4%/91.8%
Reporting Rate	93%	92%	91%
Annual Reexaminations Completed	757	709	1,131
HQS Inspections	1638	2,118	1,698
Waitlist	1,599	1,599	1,599

PROPERTY MANAGEMENT SUMMARY

PMC	Vacancy						Unit Turnaround Time (YTD)					
	July		August		September		July		August		September	
	%	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	2.5	B	3.1	C	3.3	C	67.7	F	64.0	F	54.6	F
J. Allen	1.5	A	2.2	B	1.2	A	78.1	F	77.1	F	69.9	F
Dorchester	3.6	C	4.4	D	3.8	C	56.8	F	61.9	F	65.8	F
Tarantino	5.1	E	6.5	F	7.2	F	137.8	F	138.6	F	134.5	F

PMC	Emergency Work Orders (Completed within 24 hours)						Routine Work Orders					
	July		August		September		July		August		September	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	100	A	100	A	100	A	0	A	0	A	0	A
Lynd	100	A	100	A	100	A	5.5	A	3.7	A	2.8	A
J. Allen	100	A	100	A	100	A	5.2	A	11.6	A	8.6	A
Dorchester	100	A	100	A	100	A	2.4	A	3.1	A	8.7	A
Tarantino	100	A	100	A	100	A	1.5	A	2.0	A	5.1	A

PMC	Rent Collection					
	July		August		September	
	%	Grade	%	Grade	%	Grade
Orion	39.0	F	38.8	F	81.0	F
Lynd	81.6	F	78.0	F	94.8	C
J. Allen	89.0	F	89.0	F	93.7	D
Dorchester	77.3	F	80.0	F	85.8	F
Tarantino	76.2	F	65.6	F	90.0	E

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 5.5%	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 90.8%	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 4.38 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 74.9%	A 100 B 97 to 99 C 95 to 96.9 D 93 to 94.9 E 90 to 92.9 F ≥89.9*

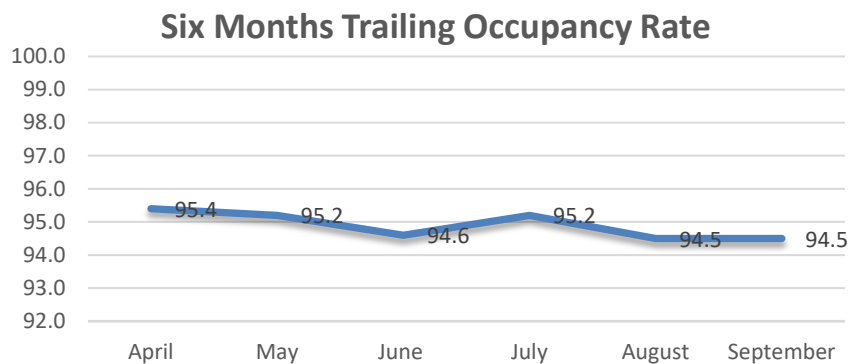
VACANCY RATE AND TURNAROUND DAYS

Low-Income Public Housing Development	PMC	ACC Units	Approv ed Units Offline	Total Available ACC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turned YTD	Avg. Total Turnarou nd Days YTD	Grade
Bellerive	J. Allen	210	0	210	208	2	99.0%	A	731	17	43	E
Cuney Homes	Lynd	553	0	553	490	63	88.6%	F	431	5	86	F
Ewing	Lynd	40	0	40	40	0	100.0%	A	0	0	0	A
Irvinton Village	Tarantino	308	0	308	290	18	94.2%	E	2,759	19	145	F
Kelly Village	Dorcheste r	270	0	270	252	18	93.3%	F	1,594	23	69	F
Kennedy Place	Dorcheste r	108	0	108	107	1	99.1%	A	379	7	54	F
Lyerly	J. Allen	199	0	199	198	1	99.5%	A	2,256	30	75	F
Mixed-Income Developments												
Fulton Village	Lynd	9	0	108	106	2	98.1%	A	341	7	49	E
Heatherbrook	Lynd	53	0	53	53	0	100.0%	A	211	6	35	D
Independence Heights	Orion	36	0	36	36	0	100.0%	A	33	1	33	D
Lincoln Park	Tarantino	200	0	200	183	17	91.5%	F	1,409	12	117	F
Oxford Place	J. Allen	230	0	230	225	5	97.8%	B	717	6	120	F
Totals		2,315	0	2,315	2,188	127	94.5%	E	10,861	133	82	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 Turnarou nd Days YTD	Grade
Long Drive	Tarantino	100	0	100	99	0	99.0%	A	38	1	38	D
Totals		100	0	100	99	0	99.0%	A	38	1	38	D

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

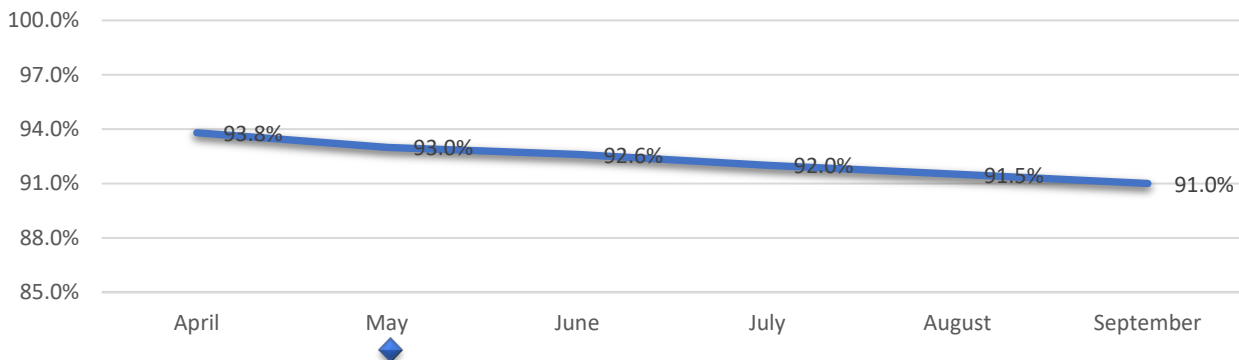
PHAS Score	Occupancy Rate	Avg. Total Turnaround Days
A	98 to 100	1 to 20
B	97 to 97.9	21 to 25
C	96 to 96.9	26 to 30
D	95 to 95.9	31 to 40
E	94 to 94.9	41 to 50
F	≤93.9	≥51



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	57	77.4%
Peninsula Park	Orion	280	0	280	0	15	94.6%
Pinnacle at Wilcrest	Embrey	250	0	250	0	10	96.0%
Uvalde Ranch	Hettig-Kahn	244	0	244	0	50	79.5%
Willow Park	Embrey	260	0	260	0	2	99.2%
Telephone Rd	Tarantino	200	0	200	0	0	100.0%
TOTALS		1,486	0	1,486	0	134	91.0%
RAD-PBV							
Allen Parkway Village	Orion	278	278		0	215	22.7%
Historic Oaks of APV	Orion	222	222		0	222	0.0%
HRI-Victory	Orion	140	140		0	11	92.1%
Sweetwater Point	Lynd	260	260		0	35	86.5%
TOTAL		900	900		0	483	50.3%

6 Month Trailing Occupancy Rate



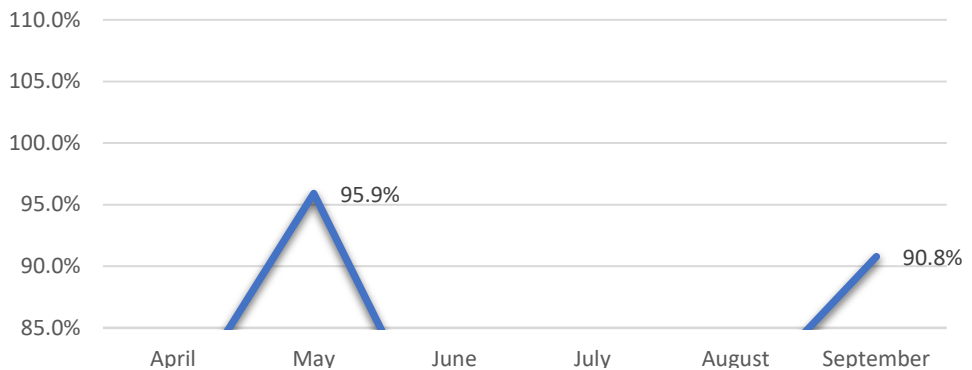
RENT COLLECTION

Low-Income Public Housing Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Bellerive	J. Allen	\$62,576	\$62,547	99.95%	A	\$569,821	\$544,980	95.64%	C
Cuney Homes	Lynd	\$112,212	\$102,304	91.17%	E	\$1,055,251	\$802,849	76.08%	F
Ewing	Lynd	\$9,565	\$9,541	99.75%	A	\$87,244	\$80,514	92.29%	D
Irvinton Village	Tarantino	\$68,907	\$59,966	87.02%	F	\$607,092	\$466,413	76.83%	F
Kelly Village	Dorchester	\$57,865	\$51,685	89.32%	F	\$534,755	\$448,128	83.80%	F
Kennedy Place	Dorchester	\$40,247	\$32,468	80.67%	F	\$332,256	\$276,154	83.11%	F
Lyerly	J. Allen	\$60,436	\$58,963	97.56%	B	\$529,391	\$520,784	98.37%	A
Mixed-Income Housing Development									
Fulton Village	Lynd	\$35,995	\$35,995	100.00%	A	\$331,888	\$296,610	89.37%	F
Heatherbrook	Lynd	\$87,289	\$84,476	96.78%	B	\$250,989	\$234,390	93.39%	D
Independence Heights	Orion	\$92,110	\$74,606	81.00%	F	\$155,944	\$103,731	66.52%	F
Lincoln Park	Tarantino	\$20,292	\$20,292	100.00%	A	\$347,377	\$169,614	48.83%	F
Oxford Place	J. Allen	\$43,776	\$34,698	79.26%	F	\$334,124	\$213,271	63.83%	F
Totals		\$691,271	\$627,540	90.78%	E	\$5,136,132	\$4,157,440	80.94%	F

Section 8 New Construction Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Long Drive	Tarantino	\$21,649	\$19,353	89.39%	F	\$197,495	\$157,580	79.79%	F
Totals		\$21,649	\$19,353	89.39%	F	\$197,495	\$157,580	79.79%	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	11	11	100.0%	A
Cuney Homes	Lynd	8	8	100.0%	A
Ewing	Lynd	0	0	N/A	A
Irvinton Village	Tarantino	93	93	100.0%	A
Kelly Village	Dorchester	12	12	100.0%	A
Kennedy Place	Dorchester	3	3	100.0%	A
Lyerly	J. Allen	14	14	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	5	5	100.0%	A
Oxford Place	J. Allen	11	11	100.0%	A
Totals		157	157	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

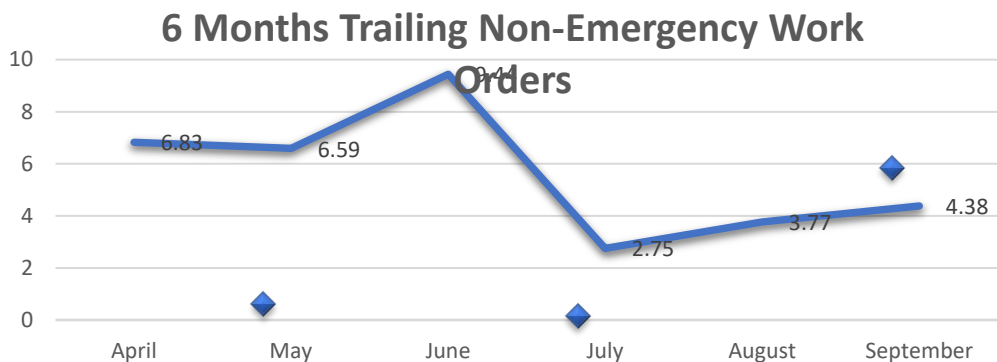
PHAS Score	Avg. W/O Days
A	99 to 100
B	98 to 98.9
C	97 to 97.9
D	96 to 96.9
E	95 to 95.9
F	≤94.9

NON-EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Work Orders Generated	Average Completion Time (Days)	Grade
Bellerive	J. Allen	40	1.00	A
Cuney Homes	Lynd	282	2.68	A
Ewing	Lynd	11	4.55	A
Irvinton Village	Tarantino	186	5.44	A
Kelly Village	Dorchester	188	3.84	A
Kennedy Place	Dorchester	146	15.04	A
Lyerly	J. Allen	257	12.32	A
Mixed-Income Housing Development				
Fulton Village	Lynd	0	0.00	A
Heatherbrook	Lynd	0	0.00	A
Independence Heights	Orion	0	0.00	A
Lincoln Park	Tarantino	15	1.00	A
Oxford Place	J. Allen	329	6.69	A
Totals		1,454	4.38	A

Section 8 New Construction Development		Work Orders Generated	Average Completion Time (Days)	Grade
Long Drive	Tarantino	11	2.27	A
Totals		11	2.27	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	318	57.5%
Ewing	Lynd	40	40	100.0%
Irvinton Village	Tarantino	308	84	27.3%
Kelly Village	Dorchester	270	202	74.8%
Kennedy Place	Dorchester	108	108	100.0%
Lyerly	J. Allen	199	199	100.0%
Mixed-Income Housing Development				
Fulton Village	Lynd	108	98	90.7%
Heatherbrook	Lynd	53	8	15.1%
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	1,733	74.9%

Section 8 New Construction Development	PMC	Inspections Due	Inspections Performed	Percentage Complete
Long Drive	Tarantino	100	100	0.0%
Totals		100	100	0.0%

*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 REEXAMINATIONS REPORTING RATE	Goal 96%	Actual 91%	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 109%	10	≥80
This Indicator shows whether the Agency has enrolled families in the FSS Program as required. To achieve the full points for this Indicator, a housing authority must have 80% or more of its mandatory FSS slots filled. There are currently 361 mandatory slots on the FSS Program; 372 families are currently enrolled.			8	60 to 79
			5	≤59
FSS ESCROW	Goal 30%	Actual 44%	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 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 394 families participating in the FSS program. Out of the 394 families, 173 (44%) of the families are eligible for escrow and currently have an FSS escrow balance.			5	≤29

OCTOBER 2025

RENOVATION PROJECTS

PUBLIC HOUSING DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS

- **Peninsula** – The refinancing closed in September 2025. The first phase of rehabilitation is underway, with 67% of the roof work completed.
- **Mansions at Turkey Creek** – interior renovation scope is being finalized with the goal of stabilizing occupancy
- **HRI** – Due diligence is in progress, and a scope of work is being finalized that will address the previously anticipated siding and exterior Repairs to Historic Homes in Freeman’s Town (4th Ward)
- **Sweetwater** – The due diligence for the refinancing of Sweetwater is ongoing, and the closing of the transaction is expected by the end of Q1 2026. The rehabilitation budget is expected to be \$5 million, which will include exterior envelope, landscaping, and life safety

GRANT PROGRAMS

- **Older Adult Homes Modifications Program (OAHMP)** – due diligence for the onboarding of contractors is ongoing. Home upgrades are expected to start in December 2025
- **Choice Neighborhood Irvinton Village Planning Grant** – The planning team held two working group meetings and will meet quarterly through the end of 2026. The next public engagement meeting is being scheduled for January 2026. Community Ambassadors, residents who serve as volunteers and ombudsmen, started in late September. The HUD-required Resident Assessment will be completed by November 2025. The final Transformation Plan will be submitted to HUD in March 2027. A solicitation for Master Developer will be posted this month.

DEVELOPMENT

- **Independence Heights II** – Due diligence is ongoing for an anticipated closing in November 2025; the scope change allocating FEMA funds to the project has been approved.
- **Cuney Homes – Choice Implementation Grant**

Eminent Domain – Letters are currently being sent to residents in the Third Ward – Cuney Homes area to clarify the status of properties previously identified for potential acquisition under the Cuney Homes Choice Neighborhood Initiative (CNI). These properties, referenced in earlier correspondence from CBRE and The Guess Group, are no longer included in the project’s development plans.

The Houston Housing Authority is issuing formal letters to confirm that these parcels are no longer under consideration and will not be subject to acquisition as part of the CNI project. This update also confirms that the use of eminent domain for these properties is not being pursued.

Cuney Homes Community Engagement Meetings - Updates regarding the Cuney Homes CNI project will be available to residents and community members through various communication methods, including an open-to-the-public community engagement meeting scheduled for October 23, 2025, at 3131 Emancipation Avenue, One Emancipation Center, 2nd Floor, Houston, Texas 77004. The meeting times are 11:30 AM – 1:30 PM or 6:00 PM – 8:00 PM. A resident-focused meeting will be held the day before.

Cuney Homes Redevelopment - Brinshore Development is working on Cuney Homes Phase 1. Brinshore is preparing to submit both a 9% and a 4% tax credit application in the upcoming rounds. Phase 1 includes approximately 290 units at the Cuney Homes site and 80 units of senior homes offsite – Emancipation West. An update on the housing plan, phases of construction, current schedule, construction projects by partners, and supportive services will be provided at the Community Engagement Meetings.

The Carpenter – The Carpenter is one of two projects under construction by partners. Construction is near complete, and first move-ins are scheduled for December 2025.

Trinity East Senior – Trinity East Senior is one of two projects under construction by partners. Construction is scheduled to start in 2026.

ASSET MANAGEMENT

- **Independence Heights - Security** - In response to residents' concerns regarding security and operational deficiencies at Independence Heights, while the agency works to restore the system, security has been added seven (7) days a week.

OPEN SOLICITATION LOG

OCTOBER 2025

HHA'S PROCUREMENT DEPT.

Type	Solicitation #	Status	Department(s)	Description	Advertisement Date	Due Date
RFP	25-19	Open	Legal	Legal Services for Employment-Related Matters	9-25-2025	10-16-2025
RFP	25-20	Open	Legal	Legal Services for Construction Litigation	9-25-2025	10-16-2025
RFP	25-21	Open	Legal	Legal Service for Residential Landlord-Tenant Matters	9-25-2025	10-16-2025
RFP	25-22	Open	Legal	Legal Services for Public Finance and Affordable Housing Development Acquisitions	9-25-2025	10-16-2025
RFP	25-23	Open	Legal	Legal Services for Civil Rights Matters	9-25-2025	10-16-2025
RFP	25-24	Open	Legal	Legal Services for Fair Housing and Public Housing Policy Matters	9-25-2025	10-16-2025
RFP	25-25	Open	Legal	Legal Support Services for the HHA Board of Commissioners	9-25-2025	10-16-2025

RFP	25-26	Open	Legal	Legal Services for Tort Claims	9-25-2025	10-16-2025
RFP	25-27	Open	Legal	Legal Services for Commercial Litigation	9-25-2025	10-16-2025
RFP	25-28	Open	Legal	Legal Services for Texas Public Information Act Matters	9-25-2025	10-16-2025
RFP	25-29	Open	Legal	Legal Services for Commercial Landlord-Tenant Matter	9-25-2025	10-16-2025
QBS	25-30	Open	REID	Land Surveyors	10-6-2025	10-29-2025

DRAFT

OPERATING STATEMENTS: 8 MONTH ENDING AUGUST 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		811,968	6,500,000	6,480,295	(19,705)
Operating Expenses						
Salaries and Benefits	5,487,500		457,413	3,658,333	3,651,247	7,086
Facilities and Other Administrative Expenses	3,870,000		322,354	2,580,000	2,564,983	15,017
Total Central Office Expenses	9,357,500		779,767	6,238,333	6,216,230	22,103
Surplus/(Use) of Business Activities Funds for COCC	392,500		32,201	261,667	264,065	2,398

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		1,352,981	10,896,067	10,821,274	(74,793)
Operating Expenses						
Salaries and Benefits	9,398,269		781,185	6,265,513	6,238,349	27,164
Administrative Expenses	2,186,100		182,930	1,457,400	1,432,176	25,224
COCC-Management Fees	4,618,062		386,366	3,078,708	3,052,485	26,223
Total Operating Costs Expenses	16,202,431		1,350,481	10,801,621	10,723,010	78,611
Cash Flow (Deficit) from Operations	141,669		2,500	94,446	98,264	3,818
Housing Assistance Payments (HAP)						
Housing Assistance Payment Subsidy	245,000,000		20,413,359	163,333,333	163,525,324	191,991
Investment Income on HAP Reserves	0		0	0	0	0
Housing Assistance Payments	245,000,000		20,412,803	163,333,333	163,182,677	150,656
HAP Current Year Excess (Use)	0		556	0	342,647	342,647

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OPERATING STATEMENTS: 8 MONTHS ENDING AUGUST 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		1,252,908	10,025,397	10,029,462	4,065
Tenant Rental Income	12,987,245		1,079,912	8,658,163	8,642,264	(15,899)
Other Income	747,500		61,050	498,333	491,065	(7,268)
Capital Funds / Replacement Reserves	4,575,000		382,326	3,050,000	3,046,271	(3,729)
Total Operating Income	33,347,840		2,776,196	22,231,893	22,209,062	(22,831)
Operating Expenses						
Administrative Expenses	9,284,011		775,048	6,189,341	6,176,274	13,067
Tenant Services	462,474		38,787	308,316	303,129	5,187
Utilities	3,365,337		281,356	2,243,558	2,240,612	2,946
Maintenance	9,204,940		762,387	6,136,627	6,105,074	31,553
Protective Services	2,224,127		185,621	1,482,751	1,477,264	5,487
Insurance Expense	2,145,000		178,961	1,430,000	1,421,655	8,345
Other General Expense	250,000		18,750	166,667	158,371	8,296
Total Routine Operating Expenses	26,935,889		2,240,910	17,957,259	17,882,379	74,880
Net Income from Operations	6,411,951		535,286	4,274,634	4,326,683	52,049
Non-routine Maintenance (Capital Funds)	4,275,000		363,011	2,850,000	2,825,774	24,226
Debt Service, including ESCO	1,905,875		158,228	1,270,583	1,268,075	2,508
Cash Flow (Deficit) from Operations	231,076		14,047	154,051	232,834	25,315