



“MEETING NOTICE”

January 29, 2021

**A VIRTUAL/TELEPHONIC SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF
DHA HOUSING SOLUTIONS FOR NORTH TEXAS WILL TAKE PLACE AT:**

11:00 A.M. ON THURSDAY, FEBRUARY 4, 2021

To Join the Meeting:

- Online – click on the following link <https://dhantx.zoom.us/j/99159273353> (Use the “raise hand” feature for permission to speak)
- By Phone: (346) 248-7799, or toll free (888) 788-0099 and then enter Meeting **ID: 991 5927 3353 Passcode: 918054 (Use *9 for permission to speak)
- By Cell Phone: - Click on the One tap mobile number +13462487799, 99159273353#

The Commissioners may conduct a closed meeting pursuant to §551.071 of the Texas Government Code to seek the advice of its attorneys about a pending or contemplated litigation or about a settlement offer; or to consult with its attorney on a matter in which the duty of its attorney under the Texas Disciplinary Rules or Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act and/or pursuant to §551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the Authority in negotiations with a third person and/or pursuant to §551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or charge against any officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

THE AGENDA OF THE MEETING IS LIMITED TO:

1. Meeting Called to Order.
2. Roll Call
3. Recognition of Individuals Wishing to Address the Board.
4. Approval of the December 16, 2020 Special Meeting Minutes.

DISCUSSION ITEMS:

5. A Resolution to Approve Architectural/Engineering Services to Design and Develop Plans and Specifications for the Expansion of the DHA Services HQ Facility. **#5065**

6. A Resolution to Approve Entering Into a Walker Section 8 Project-Based Voucher Program Agreement with Cypress Creek Arapaho, LP/Cypress Creek Forest Lane, LP. **#5066**
7. A Resolution Authorizing the Expenditure of Funds Necessary for DHA Operations. **#5067**
8. Recognition of Individuals Wishing to Address the Board.

“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”

“De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta.”

“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.”

“De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista.”

DHA will provide services or devices that allow persons with sensory, manual, or speaking handicaps or disabilities to have an equal opportunity to participate in its programs or activities. If such services or devices are needed, DHA must be notified five (5) working days prior to the particular meeting, program or activity so that provision for such can be made. Please call the Section 504 Coordinator at the telephone number (214) 951-8348 or TTY 1-800-735-2989.

DHA will not discriminate on the basis of race, color, national origin, religion, sex, disability, familial status, age, sexual orientation, gender identity or marital status.

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF DHA HOUSING SOLUTIONS FOR NORTH TEXAS

A Virtual/Telephonic meeting of the Board of Commissioners of DHA Housing Solutions for North Texas met in Special Session on Wednesday, December 16, 2020 at 12:00 p.m. at 3939 North Hampton Road, Dallas, Texas 75212

Attendees: Chairman Jorge Baldor, Vice Chairman Jim Garner, Commissioner Betty Culbreath, Commissioner Sabrina Steward and Commissioner Michael Pegues

Absent: None

Following roll-call, a quorum was declared and the December 16, 2020, Board of Commissioners meeting began at 12:02 pm.

President Broussard announced the opening of the Public Hearing regarding DHA's 2021 PHA Plan and 2021-2025 Five-Year Capital Fund Program Five Year Action Plan.

Director Capital Technical Programs, Debbie Quitugua provided an overview of the PHA Plan, 45-day public comment period, Resident Advisory Board meetings conducted relative to this subject, and provided a summary of Plan revisions. Following this overview, the public hearing was opened for questions and comments. Hearing no public comments, the public hearing was declared closed at 12:10 pm.

President Broussard introduced the next item on the agenda, the adoption of the September and October Board of Commissioner meeting minutes. The September 14, 2020 Special Meeting Minutes and the October 7, 2020 Special Business Review Meeting Minutes, were unanimously approved as written.

President Broussard introduced agenda items # 7 and # 8, A Resolution Approving the 2021 PHA Plan and Authorizing Submission of the PHA Plan to the U.S. Department of Housing and Urban Development - #5051 and A Resolution Approving the 2021 – 2025 Five-Year Capital Fund Program Action Plan and Authorizing Submission of the Action Plan to the U.S. Department of Housing and Urban Development. - #5052. A motion to approve both Resolution #5051 and #5052 was presented by Commissioner Culbreath, seconded by Commissioner Pegues, and unanimously approved. Resolutions #5051 and #5052 were adopted.

President Broussard introduced agenda item # 9 – A Resolution Authorizing the Write-Off of Uncollectable Accounts from Vacated / Evicted Tenants for the Period Ending November 30, 2020. A motion to approve Resolution #5053 was presented by Commissioner Culbreath, seconded by Commissioner Garner, and unanimously approved. Resolution #5053 was adopted.

President Broussard introduced agenda item # 10 and # 11, A Resolution Authorizing DHA to Contract for the Replacement of Water Heaters at Frazier Fellowship, Frazier Mill City and Frazier Wahoo properties - #5054 and A Resolution Authorizing DHA to Contract for the Roof Replacement of 50-Single Family Homes at Lakeview Village - #5055. A motion to approve both Resolution #5054 and #5055 was presented by Commissioner Pegues, seconded by Commissioner Steward, and unanimously approved. Resolution #5056 and #5057 were adopted.

President Broussard introduced agenda item # 12 and # 13, A Resolution Authorizing DHA to Enter into a Memorandum of Understanding with Fairfield Residential Company, LLC for the Acquisition and Development of Real Property Located at the Approximate North West Corner of Manderville Lane and Walnut Hill Road, Dallas, Texas 75231 and A Resolution Authorizing DHA to Create NTHP Manderville, Inc., a Public Facility Corporation, and Any Other Actions Necessary or Convenient to Carry Out this Resolution. A motion to approve Resolution #5056 and #5057 was moved by Commissioner Culbreath, seconded by Commissioner Pegues, and unanimously approved.

At this time in the meeting an additional opportunity was presented to the audience for public comments. Comments were received from:

Ms. Jasmine Graham – Housing Hills Apartment Homes, an applicant for rental housing assistance inquired about housing opportunities. President Broussard responded.

With no other persons requesting to offer a public comment, President Broussard resumed next item of business.

President Broussard introduced agenda item # 14, A Resolution Authorizing the Acquisition of Insurance Services. A motion to approve Resolution #5058 was moved by Commissioner Pegues, seconded by Commissioner Garner and unanimously approved. Resolution #5058 was adopted.

President Broussard introduced agenda item # 15, A Resolution to Adopt the Amended DHA Housing Choice Voucher Program Administrative Plan. A motion to approve Resolution #5059 was moved by Commissioner Pegues, seconded by Commissioner Garner and unanimously approved. Resolution #5059 was adopted.

President Broussard introduced agenda item # 16, A Resolution to Acknowledge DHA's Progress in Utilizing the Project-Based Voucher Program. A motion to approve Resolution #5060 and its report on Project-Based Voucher units was presented by Commissioner Culbreath, seconded by Commissioner Garner, and unanimously approved. Resolution #5060 was adopted.

President Broussard introduced agenda item # 17 – A Resolution to Ratify and Affirm the prior determination to Expand the DHA Services HQ Facility. A motion to approve Resolution #5061 was moved by Commissioner Culbreath, seconded by Commissioner Pegues, and unanimously approved. Resolution #5061 was adopted.

President Broussard introduced agenda item # 18 – A Resolution of Appreciation to those who have generously donated to the Opportunity Rising Foundation to support DHA's scholars attending University, College or Vocational Training. A motion to approve Resolution #5062 was moved by Commissioner Culbreath, seconded by Commissioner Pegues, and unanimously approved. Resolution #5062 was adopted.

President Broussard introduced agenda item # 19 – A Resolution Authorizing DHA to Apply for HUD's Moving To Work Demonstration Program. A motion to approve Resolution #5063 was moved by Commissioner Pegues, seconded by Commissioner Garner and unanimously approved. Resolution #5063 was adopted.

President Broussard introduced agenda item # 20 – A Resolution to Adopt the 2021 Payment Standards for the DHA Housing Choice Voucher Programs. A motion to approve Resolution #5064 was moved by Commissioner Garner, seconded by Commissioner Steward and unanimously approved. Resolution #5064 was adopted.

President Broussard offered an additional opportunity to the audience for public comments.

Mr. Jason Fields asked Mr. Broussard to contact him after the meeting. Mr. Fields was asked to connect with DHA after the meeting.

Tonya Martin asked when will DHA select applicants from the waitlist. President Broussard responded.

With no other business to conduct, the special Board of Commissioners meeting was declared adjourned at 2:03 pm.

Memorandum

TO: DHA Board of Commissioners

FROM: Troy Broussard, President & CEO

SUBJECT: Authorization to Enter into a Contract for Architectural and Engineering Services for the Expansion of the DHA Services HQ Facility

DATE: February 4, 2021

I. Statement of Issue

Request Board of Commissioners authorization to enter into a contract for architectural and engineering services for the expansion of the DHA Services HQ Facility.

II. Background and History

In March 2020, due to the impact of COVID-19 and in compliance with declarations of a national, state and local emergency, for the protection of its employees and the clients we serve DHA implemented its Business Continuity plan authorizing employees to work remotely from home.

Due to its innovative use of technology and the dedication of its staff DHA was able to quickly adapt to working remotely from home and other modifications to service delivery to our clients. Our experiences during COVID-19 have demonstrated that DHA is able to continue to deliver quality customer services in a reduced office footprint. As a result, DHA has determined that it is appropriate to dispose of its Lonestar office facility and modify and expand its HQ facility.

The U.S. Department of Housing and Urban Development (HUD) has provided public housing agencies with supplemental resources during COVID-19 and authorized public housing agencies to utilize these supplemental resources for specific purposes including physical improvements to office space including expansion of office space.

III. Prior Board Action

In December 2020 the Board of Commissioners approved Matthews Southwest as developer of the new facility. Since that time, however, DHA has received legal counsel that selection of a developer partner in the manner used may only be used for the development of mixed-income housing.

IV. Status of Current Actions

DHA has identified a general scope of work to expand Services HQ. The general scope of work includes the addition of approximately 20,000 square feet in a two story building which will be located to the west of the existing facility. The expansion will include a 4,800 square foot multi-

purpose meeting space with capacity for 350 persons. This space is intended for all staff meetings, staff training, large group meetings, DHA staff functions and Opportunity Rising Foundation functions. The remaining space in the facility will be utilized to office members of the DHA workforce. DHA has identified \$8M in available resources for the expansion of the DHA Services HQ facility

A Request for Qualifications (RFQ) was prepared and published for this work in accordance with State law and invitations sent to qualified firms on DHA's bid list. Eleven (11) firms responded to the Invitation. A selection committee evaluated the qualifications. Procurement requirements have been met and approved. The review committee recommends Brown Reynolds Waterford Architects (BRW) be selected to perform this work for an amount to be negotiated as reasonable.

V. Recommendation

DHA recommends approval of the subject resolution.

RESOLUTION NO. 5065

**RESOLUTION TO APPROVE ARCHITECTURAL/ENGINEERING SERVICES
TO DESIGN AND DEVELOP PLANS AND SPECIFICATIONS FOR
THE EXPANSION OF THE DHA SERVICES HQ FACILITY**

WHEREAS, DHA's mission is to provide affordable quality housing and access to supportive resources across north Texas; and

WHEREAS, DHA is responsible to deliver quality housing services utilizing its resources prudently and effectively; and

WHEREAS, DHA has determined that it is necessary and appropriate to consolidate its operations into its Services HQ facility and to expand the Services HQ facility to accommodate its workforce; and

WHEREAS, DHA intends to utilize a portion of its resources to expand its Services HQ facility; and

WHEREAS, DHA has determined it appropriate and necessary to secure the services of qualified and experienced architectural and engineering professionals to expand the DHA Services HQ Facility; and

WHEREAS, after public advertising, Qualifications Statements from architectural/engineering teams were received and graded; and

WHEREAS, DHA has identified Brown Reynolds Waterford Architects (BRW) to develop plans and specifications the expansion of DHA Services HQ.

NOW, THEREFORE, BE IT RESOLVED that:

1) The DHA Board of Commissioners hereby authorizes the President and CEO or his designee to negotiate and execute a contract and all other documents reasonably related thereto with BRW Architects for Architectural/Engineering Services to Design and Develop Plans and Specifications for the expansion of the DHA Services HQ facility; and

2) The President & CEO is authorized to serve as the Contracting Officer for the Authority in the administration of the above said contract or to designate a person to serve in his/her stead.

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

PASSED this 4th day of February, 2021.

Jorge Baldor, Chairman

ATTEST:

Troy Broussard, President & CEO & Secretary



Memorandum

TO: DHA Board of Commissioners

FROM: Troy Broussard, President & CEO

SUBJECT: A Resolution to Approve Entering Into a Walker Section 8 Project-Based Voucher (PBV) Program Agreement with Cypress Creek Arapaho, LP/Cypress Creek Forest Lane, LP

DATE: February 4, 2021

I. Background/History

The Housing Choice Voucher Program is the federal government's major program for assisting very low income families, the elderly and disabled to afford decent, safe and sanitary housing in the private rental market. The Housing Choice Voucher program is DHA's largest housing program, assisting 16,000 households. In the Housing Choice Voucher program, the participant is free to choose any housing that meets the requirements of the program. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent the unit to the family with assistance from the program. Rent is paid in two parts; the tenant pays a share of the rent based on their household income and DHA pays the balance of the rent.

To maintain an adequate supply of rental units entering the program and for maximum local flexibility, HUD allows a public housing agency to assign some of its housing vouchers to specific projects. This is the Project-based voucher program. In this application, some of the agencies housing vouchers can be assigned to a project. HUD requires agencies to award Project-based vouchers through a fair and open competition. HUD also restricts agencies to awarding up to 20% of their housing voucher resources in the form of Project-Based vouchers. The amount can be increased by an additional 10% for projects that exclusively serve special populations; the homeless, veterans, persons with disabilities and in areas of low poverty.

Project-Based Vouchers can be awarded to new construction or rehabilitation projects where the owner agrees to set aside a portion of the units in the project as affordable housing utilizing project-based vouchers.

DHA has complied with all applicable HUD regulations, engaged in open and fair competition by soliciting proposals through the request for proposal process and fairly evaluated all proposals received.

DHA’s program goals are to expand the affordability of rental housing in partnership with property owners/developers and is a means of bringing quality landlords into the voucher program. The PBV program differs from the tenant-based program, in that the assistance is tied to the unit, rather than the program participant.

II. Status of Current Action

DHA is seeking approval to enter into an Agreement to Enter into Housing Assistance Payment (AHAP) Contract, upon HUD approval of a Subsidy Lawyering Review (SLR), with Cypress Creek Arapaho LP for 50 units and Cypress Creek Forest Lane, LP for an additional 50 units; totaling 100 Walker PBV units.

Cypress Creek at Arapaho is a new construction development, located at 701 East Arapaho Road with plans to create 200 class “A” units, which will include 120 affordable units. This new development is located in an area of opportunity and will increase the number of units made available to DHA’s Walker Settlement Class members, as well as other low-income families in the market place. *Exhibit 1 includes project description and site plans.*

Cypress Creek at Forest Lane is also a new construction development, located at 11520 North Central Expressway with plans to create 200 class “A” units, which will include 120 affordable units. This new development is located in an area of opportunity and will increase the number of units made available to DHA’s Walker Settlement Class members, as well as other low-income families in the market place. *Exhibit 1 includes project description and site plans.*

HCV/PBV Capacity:

DHA Project-Based Vouchers	Resource Capacity	Utilization
DHA’s HCV Budget Authority	\$ 182,291,614	99%
Project-Based Voucher capacity (20% of HCV allocation)	\$36,458,322	41%
Project-Based Voucher capacity – Special Population Exception (10% of HCV allocation)	\$ 18,229,161	22%

Resolution No. 5066

A RESOLUTION TO APPROVE ENTERING INTO A WALKER SECTION 8 PROJECT-BASED VOUCHER (PBV) PROGRAM AGREEMENT WITH CYPRESS CREEK ARAPAHO, LP/CYPRESS CREEK FOREST LANE, LP

WHEREAS, DHA's mission is to provide affordable quality housing and access to supportive resources across North Texas; and

WHEREAS, the Project-Based Voucher program was enacted in 1998 under the Quality Housing and Work Responsibility Act of 1998; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD"), in 24 CFR 983, authorize public housing agencies to allocate a limited percentage of the total funding in the Housing Choice Voucher Program's Annual Contributions Contract (ACC) for project-based vouchers; and

WHEREAS, in full compliance with HUD regulations, DHA has engaged in fair and open solicitation of Requests for Proposals, has fairly evaluated proposals received, and has responsibly awarded Project-Based Vouchers to qualified projects; and

WHEREAS, Cypress Creek Arapaho LP and Cypress Creek Forest Lane, LP have submitted proposals seeking 50 project based housing vouchers, respectively; totaling 100 Walker PBV units, and DHA has determined these proposals to qualify for approval.

NOW, THEREFORE BE IT RESOLVED that

The DHA Board of Commissioners hereby authorizes DHA's President and CEO, or his designee, to execute an Agreement to Enter into a Housing Assistance Payments Contract, following a HUD approved subsidy-layering review, with Cypress Creek Arapaho LP and Cypress Creek Forest Lane, LP.

PASSED this 4th day of February, 2021.

ATTEST

Jorge Baldor, Chair

Troy Broussard, Secretary



EXHIBIT 1

CYPRESS CREEK AT ARAPAHO



2.3 Project Description



CYPRESS CREEK AT ARAPAHO



Concept Site Plan | Arapaho Road



EXHIBIT 2

CYPRESS CREEK AT FOREST LANE



2.3 Project Description



CYPRESS CREEK AT FOREST LANE



2.3 Project Description



DHA
Executive Summary

To: DHA Board of Commissioners
From: Troy Broussard, President & CEO
Subject: **RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS
NECESSARY FOR DHA HOUSING OPERATIONS**
Date: February 4, 2021

I. Description of Action to be Taken

Approval to expend funds in excess of \$100,000 for various property maintenance services at DHA owned properties and acquisition of replacement vehicles needed in the administration and operation of DHA's Housing programs.

II. Background/History

In accordance with existing policy, DHA is required to seek Board of Commissioners approval for expenditures over \$100,000.

DHA utilizes the services of third party vendors with expertise and experience in delivering specialized services needed in the maintenance and repair of DHA owned housing developments.

In recent past, DHA has leased vehicles for use by housing inspectors responsible for performing inspections of dwelling units selected by program participants in DHA's Housing Choice Voucher program. DHA has determined it beneficial and cost effective to purchase vehicles rather than continue its past practice of leasing vehicles. DHA has historically purchased vehicles in the operation and maintenance of its public housing program.

III. Status of Current Action

Consistent with HUD procurement requirements and DHA procurement policy, DHA has procured the following services.

Further, based on its financial analysis, DHA has determined it most effective and cost efficient to retire its lease, acquire some of its previously leased vehicles evaluated to be in good operating condition, and acquire a sufficient supply of replacement vehicles to ensure that housing voucher inspections and other department staff have the necessary vehicles to perform HUD required housing inspections and related services.

The following summary presented for board consideration:

CO-OP CONTRACTS WITH EXPENDITURES OVER \$100K

	VENDOR	SERVICE	CO-OP	Amount
1	ElstonAire	HVAC	TXMAS	\$1,500,000
2	HD Supply	Make-Ready	U.S. Communities	\$1,024,615
3	Waste Management	Trash Removal	Choice Partners	\$520,960
4	Glass Doctor	Glass Replacement	Buy Board	\$123,500
5	TBD	Hybrid Vehicles	TBD	\$168,000

NON-CO-OP CONTRACTS WITH EXPENDITURES OVER \$100K

	VENDOR	SERVICE	Amount
6	Concept	Plumbing	\$450,000
7	Richmond Landscaping	Landscape Services	\$1,000,000
8	Oracle Elevator	Elevator Repair	\$133,320
9	Orkin	Pest Control	\$225,000
10	Oriental Building Services	Janitorial Services	\$170,000
11	Congregational Security	Security Services- Armed & Security Guards	\$1,539,965
12	Gilson Software Solutions	Answering Services	\$158,000

IV. Recommendation

It is recommended the Board approve the attached resolution authorizing DHA to acquire necessary services and vehicles for the delivery of critical and essential business transportation and other services where expenditures are anticipated to exceed \$100,000.

Resolution No. 5067

**RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS NECESSARY FOR
DHA HOUSING OPERATIONS**

WHEREAS, DHA's mission is to provide affordable quality housing, DHA has determined it necessary and appropriate to utilize the services of a third-party vendor to acquire replacement vehicles to effectively and efficiently perform its housing inspection responsibilities in the DHA Housing Choice Voucher program and for Compliance and Human Resources department; and

WHEREAS, DHA manages, operates and maintains 27 multifamily developments and scattered site public housing properties comprised on 3,566 rental housing units and administers housing vouchers assisting over 16,000 families in privately owned rental units within its jurisdiction; and

WHEREAS, DHA, utilizing HUD authorized purchasing procedures, has identified the following vendors as approved vendors with the demonstrated capacity and experience to deliver required goods and services at a competitive price.

NOW, THEREFORE, BE IT RESOLVED THAT:

The DHA Board of Commissioners hereby authorize the President and CEO to expend such funds anticipated to be in excess of \$100,000, identified herein in Exhibit A, for the effective delivery of essential property maintenance services for DHA owned properties and the acquisition of replacement vehicles required for the management and operation of DHA housing programs.

This Resolution shall be in full force and effect from and upon adoption by the DHA Board of Commissioners

PASSED this 4th day of February, 2021.

Jorge Baldor, Chair

ATTEST:

Troy Broussard, President, CEO and Secretary



EXHIBIT A

CO-OP CONTRACTS WITH EXPENDITURES OVER \$100K

	VENDOR	SERVICE	CO-OP	Amount
1	ElstonAire	HVAC	TXMAS	\$917,271
2	HD Supply	Make-Ready	U.S. Communities	\$1,024,615
3	Waste Management	Trash Removal	Choice Partners	\$520,960
4	Glass Doctor	Glass Replacement	Buy Board	\$123,500
5	TBD	Hybrid Vehicles		\$168,000

NON-CO-OP CONTRACTS WITH EXPENDITURES OVER \$100K

	VENDOR	SERVICE	Amount
6	Concept	Plumbing	\$262,000
7	Richmond Landscaping	Landscape Services	\$672,810
8	Oracle Elevator	Elevator Repair	\$133,320
9	Orkin	Pest Control	\$177,824
10	Oriental Building Services	Janitorial Services	\$100,904
11	Congregational Security	Security Services- Armed & Security Guards	\$1,539,965



MEMORANDUM

To: DHA Board of Commissioners
From: Troy Broussard, President and CEO
Date: February 1, 2021
Subject: Resident Council Activity Update

This is to update the DHA Board of Commissioners regarding DHA's activities to encourage residents to form and participate in a Resident Council.

The DHA properties with existing Resident Councils are unable to meet and host activities due to COVID-19. However, the Resident Services Coordinators arranged for socially distanced COVID-19 testing at several DHA properties. The department is currently aiding our seniors interested in registering for the COVID-19 vaccine.

Ms. Watts, resident services director, has continued to serve as DHA's representative participating in weekly Zoom meetings with UNT Dallas College of Law and Frazier Revitalization, Inc. to continue in our efforts to re-envision the Resident Councils, and to develop a youth council in our developments. On December 10, 2020, Ms. Watts and one UNT-D law student virtually met with the City of Dallas' Office of Community Care Director, Jessica Galleshaw, to discuss the creation of a resident leadership training program that would help DHA residents gain a better understanding of how local government functions. This eight-week program initiative will be launched at Frazier Homes. The City will also provide on-site financial education for the Frazier Homes residents. The next steps will be to determine which City departments it would be the most beneficial for the residents to learn about so to develop a program curriculum outline and structure.

As it relates to the youth council, the group hired three high school students as leaders of the youth council initiative. These youth, called Teen Youth Influencers, started on November 5, 2020. They are paid \$10 per hour to work 5 hours per week for at least 6 months with the goal of recruiting other youth in the development to participate in the Youth Council. UNT Dallas College of Law secured a donation for the payment of the Youth Influencers' wages. The 3 young ladies who were chosen to fill these positions met with Ms. Watts, UNT Dallas College of Law, and Frazier Revitalization staff on November 7, 2020, for an orientation to outline performance expectations

and to further clarify the purpose of the position. The Teen Youth Influencers met as a group on 11/14/2020 & 11/28/2020 to plan future endeavors. They also participated in the community town hall meetings regarding the allocation of the HUD grant funds received by the City of Dallas.

To celebrate the Thanksgiving holiday, the Youth Influencers decided to poll the Frazier youth by asking, “what does Thanksgiving mean to you?” They took their answers and turned it into word art (see attached). This was then placed on the door of all of the residents along with a message introducing themselves.

During the month of November, Ms. Watts, UNT Dallas and Frazier Revitalization met weekly on Tuesday mornings. Beginning in December, in an effort to accommodate the Youth Influencers into the weekly meetings, they were moved to Wednesday afternoons. All meetings are conducted via Zoom.

The Youth Influencers decided that for the month of December 2020, they wanted to celebrate the Kwanzaa holiday (12/26-1/1) by creating an informational pamphlet discussing the holiday, which was later given out to all of the teens at the properties (see attached). For each of the seven principles associated with the holiday, the Youth Influencers created a craft project that the teens could do at home each day. Individual craft kits were created for each principle, then placed in a larger bag, and were delivered to each teen at Frazier. The Influencers also created a video demonstrating how to create each craft and uploaded the videos to their YouTube channel ([Teen Youth Influencers - YouTube](#)). The Influencers also have their own email account: teenyouthinfluencers@gmail.com

Lastly, to celebrate the life and legacy of the late Dr. Martin Luther King, Jr., the Influencers chose a quote from the civil rights leader and created a word art announcement about their plans for Black History month. This announcement was emailed to the Frazier community and the Influencers placed physical copies on the doors of the teen residents. In addition to planning an activity to celebrate Black History Month, our 3 organizations will be working with the Youth Influencers on their goals for the group going forward and recruiting additional teens to participate in the group.



From Our Family to Yours:
HAPPY THANKSGIVING
from the **Teen Youth Influencers**
Keshariya Mcgregor, Karys Jordan, & Antoinette Jones



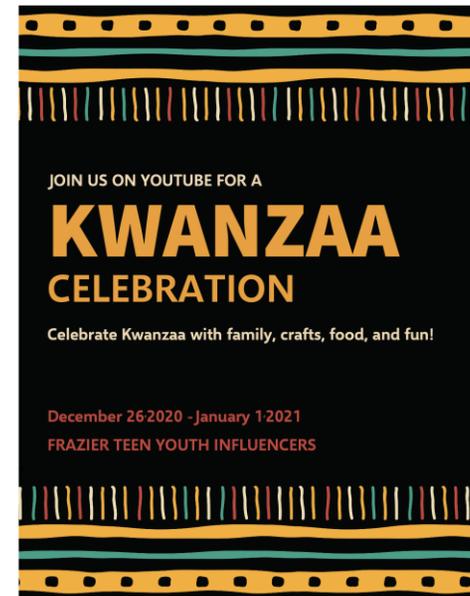
If you have a high school student in your household that would like to get involved with the Teen Youth Influencers, please text the word **POWER** to **55469**

Each day of Kwanzaa has a different meaning, symbol, and craft.

"Habari Gani" is a Swahili greeting meaning "what is the news?"



Each day discuss the Swahili 'word of the day' at dinner or during a designated family time. Greet each other with "Habari Gani" and respond with the 'word of the day.'



We have included everything you should need to complete the daily craft chosen for the days meaning. An instructional video will be posted each day on our  channel to walk you through the steps of creating each craft.

<https://www.youtube.com/channel/UCFJqAvqnlLvbiyzBWGu1SHw>

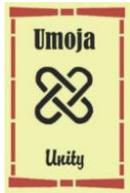


Name	Symbolic Of:
Mazeo (The Crops)	African harvest celebrations and of the rewards of productive and collective labor.
Mkeka (The Mat)	Our tradition and history and therefore, the foundation on which we build.
Kinara (The Candle Holder)	Our roots, our parent people -- continental Africans.
Muhindi (The Corn)	Our children and our future which they embody.
Kikombe cha Umoja (The Unity Cup)	The foundational principle and practice of unity which makes all else possible.
Mishumaa Saba (The Seven Candles)	The Nguzo Saba, the Seven Principles, the matrix and minimum set of values which African people are urged to live by in order to rescue and reconstruct their lives in their own image and according to their own needs.
Zawadi (The Gifts)	The labor and love of parents and the commitments made and kept by the children.

Hi, we are the Teen youth influencers of Frazier and this pamphlet is to inform you about the meaning of the 7 principals of Kwanzaa. We hope you and your family enjoy the craft projects provided. Have fun creating new memories and traditions!

Sincerely,
Antoinette Jones, Karys Jordan, & Keshariya McGregor

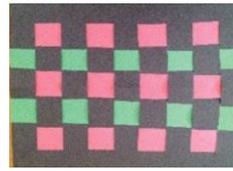




Day 1: December 26th

JOINING TOGETHER AS A FAMILY, COMMUNITY, CANTION, AND RACE.

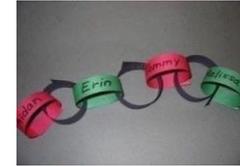
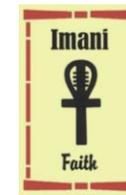
Light the Kinara daily. Make a *Kinara* of your own. Since each candle represents a specific principle, they are lit one day at a time. The black candle is always lit first.



Day 4: December 29th

THE COMMUNITY BUILDING AND PROFITING FROM ITS OWN BUSINESSES.

Decorate your home with the symbols of Kwanzaa. Make a *Mkeka* which is a straw or woven mat that symbolizes the historical foundation of African ancestry.



Day 7: January 1st

HONORING OUR BEST TRADITIONS AS A FAMILY AND COMMUNITY.

Unite in Faith. Link together a unity chain, with names of people and ideas that bring faith to the community.



Day 2: December 27th

TO DEFINE AND NAME OURSELVES, AS WELL AS OTHERS, TO CREATE AND SPEAK FOR OURSELVES.

Decorate the room with a Kwanzaa flag, and posters emphasizing the seven principles. Make the Kwanzaa flag called a *Bendera*.



Day 5: December 30th

THE GOAL OF WORKING TOGETHER AND BUILDING THE COMMUNITY TO FURTHER AFRICAN CULTURE.

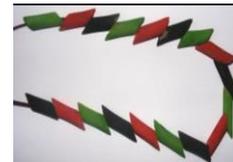
Give out the gifts of Kwanzaa. *Nia* means purpose. Make a beaded bracelet to give to another and share what your purpose is.



Day 3: December 28th

BUILDING THE COMMUNITY TOGETHER AND SOLVING ANY PROBLEM AS A GROUP.

Remember to honor the past, present and future of your community. Think about your role in the community, society, and world.



Day 6: December 31st

USING NEW IDEAS TO CREATE A MORE BEAUTIFUL AND SUCCESSFUL COMMUNITY.

Create something beautiful. Make a necklace to show your beauty and creativity.

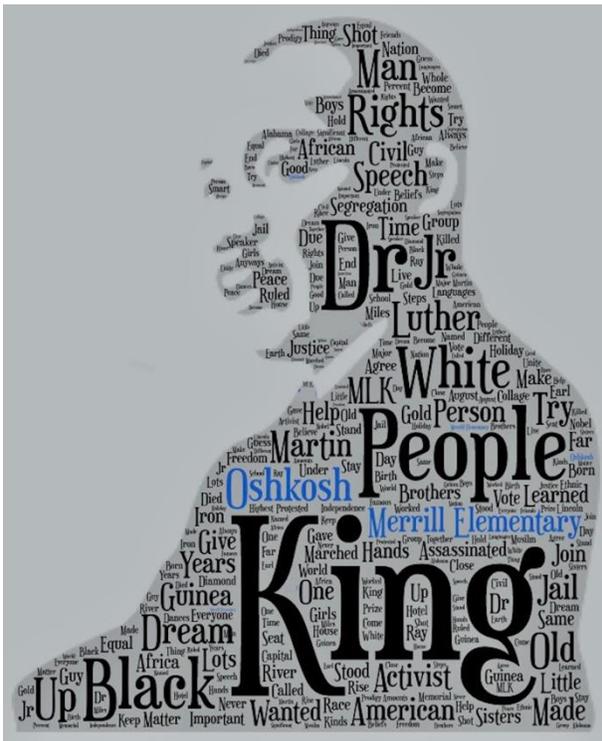
Don't forget to join us on YouTube each day to see how to make the daily craft with the materials we have provided!!!





“We know that to bring justice, love, and friendship, we must build strong communities that foster these things.”

-Dr. Martin Luther King, Jr.



Honoring the life and legacy of Dr. Martin Luther King, Jr. with your Teen Youth influencers. Please look forward to celebrating Black History Month with us in February. Be on the lookout for more details coming soon!

*Antoinette, Karys, & Keshariya
Frazier Teen Influencers*