HOUSTON HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING

May 17, 2022

3:15 P.M.

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

HOUSTON
HOUSING AUTHORITY

HOUSTON
HOUSING AUTHORITY
Transforming Lives & Communities
2640 Fountain View Drive, Houston, Texas 77057 | Phone 713.260.0500 | **David A. Northern, Sr.**, *President & CEO*
Board of Commissioners: LaRence Snowden, *Chair* | **Kristy Kirkendoll** | **Dr. Max A. Miller, Jr.** | **Guillermo "Will" Hernandez** | **Stephanie A.G. Ballard** | **Andrea Hilliard Cooksey** | **Kris Thomas**

BOARD OF COMMISSIONERS MEETING
Tuesday, MAY 17, 2022
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BOARD OF COMMISSIONERS MEETING
TUESDAY, MAY 17, 2022
3:15 PM
Houston Housing Authority Central Office
2640 Fountain View Drive, Houston, TX 77057

AGENDA

I. Call to Order

II. Roll Call

III. Introduction of a Spanish interpreter.

IV. Approval of the April 19, 2022 Houston Housing Authority Board Meeting Minutes

V. President's Report

VI. 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)

VII. "PUBLIC HEARING FOR DEVELOPMENT OF BIRCHWAY PERRY ROAD APARTMENTS" (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)

VIII. "PUBLIC HEARING FOR DEVELOPMENT OF BARKER OAKS APARTMENTS" (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)

IX. "PUBLIC HEARING FOR ACQUISITION, LEASE, AND OPERATION OF THE AVENUE R APARTMENTS" (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)

X. "PUBLIC HEARING FOR ACQUISITION, LEASE, AND OPERATION OF THE ALMAFI AT HERMANN PARK APARTMENTS" (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)

XI. "PUBLIC HEARING FOR ACQUISITION, LEASE, AND OPERATION OF THE ESPLANADE AT HERMANN PARK APARTMENTS" (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)

XII. New Business

Resolution No. 3441: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments.

Resolution No. 3442: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with McKenna Contracting, Inc., to remove existing and furnish/install new playground equipment at Irvinton Village and Kelly Village apartments.

Resolution No. 3443: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Praxis Consulting Group, LLC., to provide development finance consulting services for but not limited to tax credit projects and Rental Assistance Demonstration (RAD) transactions, at several properties across the Houston Housing Authority's portfolio.

Resolution No. 3444: Consideration and/or take actions to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the conversion of 26 public housing units within the Sweetwater Point Apartments to units receiving project-based vouchers through HUD's Rental Assistance Demonstration program and the execution of all required documents therefor.

XIII. Convene an Executive Session to discuss:

a. Personnel matters in accordance with Section 551.074 of the Texas Government Code
b. Legal issues in accordance with Section 551.071 of the Texas Government Code
c. Real estate matters in accordance with Section 551.072 of the Texas Government Code

Resolution No. 3445: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at 2250 Barker Oaks Dr., Houston, Texas 77077, the construction and development of the 280-unit Barker Oaks Apartments thereupon, and the execution of all required documents therefor.

Resolution No. 3446: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within the Amalfi at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, and the execution of all required documents therefor.

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Resolution No. 3448: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at or about 13611 Perry Road, Houston, Texas 77070, the construction and development of the 462-unit Birchway Perry Road thereupon, and the execution of all required documents therefor.

Resolution No. 3449: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within the Esplanade at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, and the execution of all required documents therefor.

XIV. Reconvene Public Session to take action on Executive Session agenda items.

XV. Adjournment

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MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

Tuesday, April 19, 2022

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, April 19, 2022, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:00 p.m. Secretary Northern called the roll and declared a quorum present. Chair Snowden offered the use of an interpreter to be available to Spanish speakers who may be need assistance for public comments only. Ms. Elizabeth Paris was asked to introduce herself in Spanish and let the attendees know of her service.

Present: LaRence Snowden, Chair
Kristy Kirkendoll, Vice Chair
Kris Thomas, Commissioner
Andrea Hilliard Cooksey, Commissioner
Stephanie A.G. Ballard, Commissioner
David A. Northern, Sr., Secretary

Absent: Dr. Max A. Miller, Jr., Commissioner
Guillermo "Will" Hernandez, Commissioner

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the March 29, 2022, Board of Commissioners meeting minutes. He asked for a motion to adopt the March 29, 2022 meeting minutes.

Commissioner Thomas moved to adopt the March 29, 2022, Board of Commissioners meeting minutes. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to the March 29, 2022 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

Chair Snowden stated the Board has had an opportunity to review the April 4, 2022, Special Board of Commissioners meeting minutes. He asked for a motion to adopt the April 4, 2022 meeting minutes.

Commissioner Cooksey moved to adopt the April 4, 2022, Board of Commissioners meeting minutes. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to the April 4, 2022 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

PRESIDENT'S REPORT

Secretary Northern stated we have a lot of items on the agenda so I will not take up any of that time. I want to mention that we received the new administrative fee rates for the HCV Program.

PUBLIC COMMENTS

No Public Comments were made.

PUBLIC HEARINGS

THE 3800 MAIN APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE 3800 MAIN APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE WESTCHASE FOREST APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE WESTCHASE FOREST APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE GRAMERCY PARK APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE GRAMERCY PARK APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE DACOMA APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE DACOMA APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE OLYMPUS AT KATY RANCH APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE OLYMPUS AT KATY RANCH APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE COMMONS AT HOLLYHOCK APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE COMMONS AT HOLLYHOCK APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE OASIS AT PINEY POINT APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE OASIS AT PINEY POINT APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE AVENUE R APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE AVENUE R APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE HIGH POINT UPTOWN APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE HIGH POINT UPTOWN APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

THE HAVEN AT MAIN APARTMENTS PUBLIC HEARING
Chair Snowden stated the Public Hearing for THE HAVEN AT MAIN APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made.

NEW BUSINESS

Resolution No. 3414: Consideration and/or take action to authorize the President & CEO or designee to Write off vacant tenant accounts for January 1, 2022, to March 31, 2022.

Secretary Northern stated that Resolution No. 3414 will be presented by George Griffin III, Vice President, Housing Operations.

Mr. Griffin stated Resolution No. 3414 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to write off vacated tenant accounts, designated as uncollectible, in the amount of $94,871.82 pursuant to the memorandum from Rhonda Foster, Director of Asset Management, dated April 5, 2022, to David A. Northern, Sr., President & CEO. Staff recommends the Board adopt Resolution No. 3414.

Chair Snowden stated the Board has heard the resolution presented by Mr. Griffin and asked for a motion to adopt Resolution No. 3414.

Commissioner Cooksey moved to approve Resolution No. 3414. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3414. Having none, Resolution No. 3414 is adopted.

Chair Snowden stated at this time, the Board will move into Executive Session.

Resolution No. 3415: Consideration and/or take action to authorize the President & CEO or designee to enter into a contract for Mobile phones, laptop data, and MiFi with Cello Partnership d/b/a Verizon Wireless.

Secretary Northern stated that Resolution No. 3415 will be presented by Mr. Roy Spivey, Director of IT.

Mr. Spivey stated Resolution No. 3415 requests that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to enter into a four-year contract with Cellco Partnership d/b/a Verizon Wireless for the purchase of cellular services of mobile phones, laptops, data and MiFi devices in an amount not to exceed $424,508.16 pursuant to the memorandum dated April 6, 2022, from Roy Spivey, Director of Information Technology to David A. Northern, Sr., President & CEO. Staff recommends the Board adopt Resolution No. 3415.

Chair Snowden stated the Board has heard the resolution presented by Mr. Spivey and asked for a motion to adopt Resolution No. 3415.

Commissioner Thomas moved to approve Resolution No. 3415. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3415. Having none, Resolution No. 3415 is adopted.

Resolution No. 3416: Consideration and/or take action to authorize the President & CEO or designee to increase the contract amount with Overland, Pacific & Cutler, LLC, Housing Opportunities Unlimited, and CVR Associates, Inc. for relocation services.

Secretary Northern stated that Resolution No. 3416 will be presented by Donna Dixon, Director of Community Affairs & Communications.

Ms. Dixon stated in the July 16, 2019, board meeting, Resolution No. 3065 was passed, granting relocation contracts to Overland, Pacific & Cutler, LLC (OPC), Housing Opportunities Unlimited (HOU), and CVR Associates Inc. (CVR) for relocation services for five years in an amount not to exceed $700,000.

HHA has several ongoing and proposed redevelopment projects that require tenants to relocate. It was predicted that 900 residents would have to relocate over five years; however, additional moves have become necessary due to unforeseen circumstances. An additional $700,000 is being requested to ensure enough funds will be available to complete moves for ongoing projects. Accordingly, staff recommends the Board adopt Resolution No. 3416.

Chair Snowden stated the Board has heard the resolution presented by Ms. Dixon and asked for a motion to adopt Resolution No. 3416.

Commissioner Ballard moved to approve Resolution No. 3416. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3416. Having none, Resolution No. 3416 is adopted.

Resolution No. 3417: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with AAA Plumbers to perform pneumatic gas testing and associated gas line repairs at Kelly Village Apartments.

Secretary Northern stated that Resolution No. 3417 will be presented by Jay Mason, Interim Director of REID.

Mr. Mason stated Resolution No. 3417 requests that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with AAA Plumbers to perform pneumatic gas testing and associated gas line repairs at Kelly Village Apartments in an amount not to exceed $130,540.00 pursuant to the memorandum from Jay Mason, Interim Director of REID dated April 5, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3417.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to adopt Resolution No. 3417.

Commissioner Cooksey moved to approve Resolution No. 3417. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3417. Chair Snowden's question was, why was there only one vendor considered for the job.

Austin Crotts, Interim Procurement Manager stated the position has been posted since January 2022 and no other vendors submitted a bid.

Mr. Mason stated our engineers confirmed that the additional cost was in the allowable range.

Chair Snowden said the questions have been answered and called for a vote. All voted in favor therefore Resolution No. 3417 is adopted.

Resolution No. 3418: Consideration and/or take action to authorize the President & CEO or designee to submit the Fiscal Year 2022 Moving to Work (MTW) Supplement to the Annual PHA Plan to the US Department of Housing and Urban Development.

Secretary Northern stated that Resolution No. 3418 will be presented by Ms. Robin Walls, Vice President of HCVP.

Ms. Walls stated Resolution No. 3418 requests that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to submit to HUD the Fiscal Year 2022 Moving to Work (MTW) Supplement to the Annual PHA Plan ("The MTW Supplement"), with all attached certifications, HUD forms, all necessary attachments and other documentation required for the receipt of capital funds and other program funds, and to make any technical corrections, and to make the following certifications: Accompanied is a list of the certifications in the Resolution.

A Public Hearing was held with respect to the MTW Annual Plan on Friday, April 15. Sarah Rashid and myself covered all of HHA's MTW supplements, The MTW Alternative Rent Policy Evaluation, reviewed the hardship policy and any planned activities. Accordingly, staff recommends the Board adopt Resolution No. 3418.

Chair Snowden stated the Board has heard the resolution presented by Ms. Walls and asked for a motion to adopt Resolution No. 3418.

Commissioner Cooksey moved to approve Resolution No. 3418. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3418. Having none, Resolution No. 3418 is adopted.

Chair Snowden stated at this time, the Board will move into Executive Session.

EXECUTIVE SESSION

Chair Snowden suspended the Public Session on Tuesday, April 19, 2022 at 3:23 p.m. to convene into 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.

PUBLIC SESSION RECONVENED

Chair Snowden reconvened Public Session at 5:15 p.m.

Secretary Northern called the roll and declared a quorum present.

NEW BUSINESS continued…

Chair Snowden asked for a motion to take the resolutions out of order.

Commissioner Cooksey motioned and Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to taking the resolutions out of order. Having none, the Chairman called for a vote. All voted in favor.

Resolution No. 3428: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Trammel Crow for the development of Allora Brittmoore, an apartment community that will be located at or about 1717 Brittmoore Rd, Houston, Texas 77043.

Resolution No. 3438: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, the High Point Uptown Apartments located at 5455 Richmond Avenue, Houston, Texas 77056, and the execution of all required documents therefor.

Chair Snowden asked for a motion to TABLE Resolution No. 3428 and Resolution No. 3438.

Commissioner Cooksey moved to TABLE Resolution No. 3428 and Resolution No. 3438. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to TABLING Resolution No. 3428 and Resolution No. 3438. Having none, the Chairman called for a vote. All voted in favor to TABLE Resolution No. 3428 and Resolution No. 3438.

Resolution No. 3419: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Cesar Chavez Foundation for the acquisition of Bellfort Pines, an apartment community located at or about 8300 Canyon St., Houston, Texas, 77051.

Resolution No. 3420: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group for the acquisition of Sunrise by the Park, an apartment community located at or about 155 Birdsall St, Houston, TX 77007.

Resolution No. 3421: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lovett Commercial for the acquisition of The Lawndale, an apartment community located at or about 8225 Lawndale, Houston, Texas 77012 .

Resolution No. 3422: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Smart Living Almeda Genoa, Ltd., for the acquisition of Almeda Genoa, an apartment community located at or about 10100 Almeda Genoa Rd, Houston, TX, 77025.

Resolution No. 3423: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with AMCAL Equities, LLC for the development of Barker Oaks Apartments, an apartment community that will be located at or about 2250 Barker Oaks Dr, Houston, TX 77077.

Resolution No. 3424: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within, Commons at Hollyhock located at 5751 Greenhouse Road, Katy, Texas 77449, and the execution of all required documents therefor.

Resolution No. 3425: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group for the development of 14521 Old Katy Rd, an apartment community that will be located at or about 14521 Old Katy Rd, Houston, TX 77079.

Resolution No. 3426: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Paces Foundation and Soho Housing Partners for the development of North Street Apartments, an apartment community that will be located at or about 4463 North Drive, Channelview, TX, 77530.

Resolution No. 3427: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Paces Foundation and Soho Housing Partners for the development of Intercontinental Apartments, an apartment community that will be located at or about North Sam Houston Pkwy E & Intercontinental Place, Houston, Texas 77032.

Resolution No. 3429: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Civicap Partners Investments, LLC for the development of Smart Living/The Antoine at Spring Branch, an apartment community that will be located at or about 2102 Antoine Dr, Houston, TX 77055.

Resolution No. 3430: Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at 7110 New Forest Parkway, Houston, Texas 77049, the construction and development of the 378-unit Allora New Forest thereupon, and the execution of all required documents therefor.

Resolution No. 3431: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within, The Dacoma located at 3900 Dacoma Street, Houston, Texas 77092, and the execution of all required documents therefor.

Resolution No. 3432: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within, Oasis at Piney Point located at 9100 Westheimer Road, Houston, Texas 77063, and the execution of all required documents therefor.

Resolution No. 3433: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within 3800 Main Apartments located at 3800 Main Street, Houston, Texas 77002, and the execution of all required documents therefor.

Resolution No. 3434: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within Olympus Katy Ranch located at 24929 Katy Ranch Road, Katy, Texas 77494, and the execution of all required documents therefor.

Resolution No. 3435: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within Westchase Forest located at 11355 Richmond Avenue, Houston, Texas 77082, and the execution of all required documents therefor.

Resolution No. 3436: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within Gramercy Park Apartments located at 3225 Woodland Park Drive, Houston, Texas 77082, and the execution of all required documents therefor.

Resolution No. 3437: Consideration and/or take action to authorize the President & CEO or designee to facilitate the disposition of certain public housing units located at Historic Oaks of Allen Parkway Village and Allen Parkway Village and the preparation and submission of a Section 18 disposition application to the US Department of Housing and Urban Development ("HUD"), and the execution of all required documents therefor.

Resolution No. 3439: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, the High Point Uptown Apartments located at 807 S. Post Oak Lane, Houston, Texas 77056, and the execution of all required documents therefor.

Resolution No. 3440: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, the Haven at Main Apartments located at 8700 South Main, Houston, Texas 77025, and the execution of all required documents therefor.

Chair Snowden stated, at this time I would like to entertain a motion to adopt the following resolutions as a group: Resolution Nos. 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3439, and 3440.

Director Thomas moved to approve Resolution Nos. 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3439, and 3440. Commissioner Kirkendoll seconded the motion.

President Snowden asked if there is any discussion or objection to the approval of Resolutions 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3439, and 3440 as a group.

Having none, Resolution Nos. 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3439, and 3440 have been approved.

ADJOURNMENT

Chair Snowden remarked this concludes the items on today's agenda and declared the meeting adjourned at 5:19 p.m.

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

RESPONSES TO COMMENTS RECEIVED AT THE TUESDAY, APRIL 19, 2022 BOARD OF COMMISSIONER MEETING

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, April 19, 2022, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057. The Board received comments during the public comment period; HHA's responses to each comment are detailed below:

C = Comments Received
R= HHA Response

PUBLIC COMMENTS

The Board received no comments during the public comment period.

A Fair Housing and Equal Employment Opportunity Agency. For assistance: Individuals with disabilities may contact the 504/ADA Administrator at 713-260-0353, TTY 713-260-0547 or 504ADA@housingforhouston.com

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Resolution No. 3441

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to execute a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments.

2. Date of Board Meeting: May 17, 2022

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute, and make necessary changes and corrections to a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments in an amount not to exceed $394,232.48 pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 3, 2022, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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

Funds Budgeted and Available [X] Yes [ ] No Source Capital Funds Grant

VP of FO Approval Signature DocuSigned by: Mike Rogers 3FC87AD4710742D... Date: 5/11/2022

6. Approval of President & CEO

DocuSigned by: David A. Northern Sr. 9E0B1D8C1AF04AA... Signature 5/11/2022 Date:

DocuSign Envelope ID: EB31B788-65B3-49E5-BC14-60DC51EBE6F5

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TO TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH RTC RESTORATION & GLASS, INC. TO REPAIR EXTERIOR WALLS AT BELLERIVE SENIOR LIVING APARTMENTS

DATE: MAY 3, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments in an amount not to exceed $394,232.48.

BACKGROUND:

Water intrusion issues have been reported at the Bellerive Senior Living Apartments. Upon further investigation, it was determined that water was entering the building through exterior walls, primarily through windows and cracks in the exterior facade. The scope of work for repairs includes the following;

- Replacement of missing/deteriorated sealant at joints between adjacent brick veneer; perimeter of fifty-six (56) windows and seven (7) doors; and at all pipe penetrations
- Repair cracks in brick veneer and replace cracked/damaged brick units
- Installation of weeps at the base of the entire building at 1’-6” on center

The repair of exterior walls is a necessary capital improvement project covered by HUD’s Capital Funds Program (CFP). The Scope of Work (SOW) and Independent Cost Estimate (ICE) was developed by the REID Department in conjunction with our Building Envelope Consultant, Price Consulting, Inc.

The original ICE for this project was between $415,000.00 and $545,000.00, so the lowest responsible bid is within budget.

EVALUATION PROCESS:

In February and March of 2022, a legal notice was posted in IFB 22-10 Exterior Repairs of Bellerive Senior Living Apartments (“IFB 22-10”) in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting “IFB 22-10” on its website, HHA’s Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder’s List; to the City of Houston Office of Business Opportunity (“OBO”); and to the Houston Minority Supplier Development Council (“HMSDC”).

DocuSign Envelope ID: EB31B788-65B3-49E5-BC14-60DC51EBE6F5

Interested parties were also able to access "IFB 22-10" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

Interested parties were invited to attend a non-mandatory "virtual" pre-bid conference to ask questions about "IFB 22-10" and were allowed to attend multiple site visits and ask follow-up questions.

On April 20, 2022, HHA's Procurement Department opened the following sealed bids in response to "IFB 22-10":

Rank	Firm/Company	M/WBE	Bid Price
1	**RTC Restoration & Glass, Inc.**	**N/A**	**$394,232.48**
2	Restoration Services, Inc.	N/A	$421,846.00
3	Texas Liqua Tech Services, Inc.	HUB/WBE	$493,961.53
4	L.S. Decker, Inc.	N/A	$650,000.00
5	Structural Concrete Systems, LLC.	D/S/WBE	$794,602.00

RTC Restoration & Glass, Inc. is not a Small Business and plans to self-perform all work.

RTC Restoration & Glass, Inc. will hire Section 3 participants to fill employment opportunities listed in the solicitation (waterproofer and caulker positions).

References have been checked and returned positive. There are no conflicts of interest, and RTC Restoration & Glass, Inc. is not on the HUD Debarment List.

RECOMMENDATION

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

> **Resolution**: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute, and make necessary changes and corrections to a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments in an amount not to exceed $394,232.48 pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 3, 2022, to David A. Northern, Sr., President & CEO.

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Resolution No. 3442

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to execute a contract with McKenna Contracting, Inc., to remove existing and furnish/install new playground equipment at Irvinton Village and Kelly Village apartments.

2. Date of Board Meeting: May 17, 2022

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute, and make necessary changes and corrections to a contract with McKenna Contracting, Inc., to remove existing and furnish/install new playground equipment at Irvinton Village and Kelly Village apartments in an amount not to exceed $332,777.00 pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 3, 2022, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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 DocuSigned by: David A. Northern Sr. 9E9B1D8G1AE04AA... 5/11/2022

Signature _____ Date: _____

DocuSign Envelope ID: 06F948D3-BBE9-49EC-BAFC-0EFA9D870033

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TO TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH MCKENNA CONTRACTING, INC., TO REMOVE EXISTING AND FURNISH/INSTALL NEW PLAYGROUND EQUIPMENT AT IRVINTON VILLAGE AND KELLY VILLAGE APARTMENTS

DATE: MAY 3, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with McKenna Contracting, Inc. to remove existing and furnish/install new playground equipment at Irvinton Village and Kelly Village apartments in an amount not to exceed $332,777.00.

BACKGROUND:

Both properties have needed new playground equipment for several years. Currently, there is no playground equipment at Kelly Village; it was damaged and deemed too dangerous to remain on the property. The playground equipment at Irvinton Village is deteriorated (15+ years old) and was flooded during Hurricane Harvey in 2017. This is a necessary capital improvement covered by HUD's Capital Funds Program (CFP). The Scope of Work (SOW) and Independent Cost Estimate (ICE) was developed by the REID Department.

The original ICE for this project was $320,000.00, so the lowest responsible bid is 4% ($12,777.00) above the estimated budget. However, the ICE calculations did not include the following;

1. Costs associated with perimeter fencing (approximately 200LF) at Kelly Village, which is necessary to prevent children from running outside of the playground area and into busy streets, and
2. Cost increases are associated with COVID-related labor and material shortages.

EVALUATION PROCESS:

In February and March of 2022, a legal notice advertising IFB 22-08 Playground Equipment at Irvinton Village and Kelly Village apartments ("IFB 22-08") was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 22-08" on its website, HHA's Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder's List; to the City of Houston Office of Business Opportunity ("OBO"); and to the Houston Minority Supplier Development Council ("HMSDC").

DocuSign Envelope ID: 06F948D3-BBE9-49EC-BAFC-0EFA9D870033

Interested parties were also able to access "IFB 22-08" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

Interested parties were invited to attend a non-mandatory "virtual" pre-bid conference to ask questions about "IFB 22-08" and were allowed to attend multiple site visits and ask follow-up questions.

On April 5, 2022, HHA's Procurement Department opened the following sealed bids in response to "IFB 22-08":

Rank	Firm/Company	M/WBE	Bid Price
1	Playwell Group	M/WBE	*$255,655.79
2	McKenna Contracting, Inc.	S/WBE	$332,777.00
3	EMA Sports Solutions, Inc.	SBE	$415,373.60

McKenna Contracting, Inc. will make a cash contribution (3% of total contract value) to the Section 3 Self-Sufficiency Compliance Fund to support economic self-sufficiency opportunities and/or job training opportunities. The cash contribution will be made to HHA quarterly.

References have been checked and returned positive.
There are no conflicts of interest, and McKenna Contracting, Inc. is not on the HUD Debarment List.

McKenna Contracting, Inc. is a City of Houston Certified Woman-Owned Business.

* Playwell Group's bid was deemed non-responsive because their bid was not sealed and did not include the required Bid Bond. HHA's Procurement Policy requires all bids to be sealed and, if required, a Bid Bond to be submitted for construction contracts exceeding $100,000, and per Sections 1 and 9 of HUD Form 5369 (included in "IFB 22-08"), a bid shall be rejected if it is not sealed or does not contain a bid guarantee. See Exhibit A.

RECOMMENDATION

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

> **Resolution**: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute, and make necessary changes and corrections to a contract with McKenna Contracting, Inc., to remove existing and furnish/install new playground equipment at Irvinton Village and Kelly Village apartments in an amount not to exceed $332,777.00 pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 3, 2022, to David A. Northern, Sr., President & CEO.

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HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Praxis Consulting Group, LLC., to provide development finance consulting services for but not limited to tax credit projects and Rental Assistance Demonstration (RAD) transactions, at several properties across the Houston Housing Authority's portfolio.

2. Date of Board Meeting: May 17, 2022

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute, and make necessary changes and corrections to a contract with Praxis Consulting Group, LLC., to provide consulting services for development financing related to tax credit projects and Rental Assistance Demonstration, (RAD) transactions at several properties across the Houston Housing Authority's portfolio, for an amount not to exceed $200,000.00 per year, for a period of performance for two (2) year term with a 1-year option to extend pursuant to the memorandum from Jay Mason, Interim Director, REID dated May 2, 2022, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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

Funds Budgeted and Available [X] Yes [ ] No Source Property Funds / Capital Funds / Development Funds depending on task

VP of FO Approval Signature DocuSigned by: Mike Rogers 3FC87AD471074 2D... Date: 5/11/2022

6. Approval of President & CEO DocuSigned by: David A. Northern Sr. 9E0B1D8C1AF04AA... 5/11/2022

Signature _____ Date: _____

DocuSign Envelope ID: F1DCDFAA-A586-4499-B72B-3DE9390E7666

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR, REID

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH PRAXIS CONSULTING GROUP, LLC., TO PROVIDE DEVELOPMENT FINANCE CONSULTING SERVICES FOR BUT NOT LIMITED TO TAX CREDIT PROJECTS AND RENTAL ASSISTANCE DEMONSTRATION (RAD) TRANSACTIONS, AT SEVERAL PROPERTIES ACROSS THE HOUSTON HOUSING AUTHORITY'S PORTFOLIO

DATE: MAY 2, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with Praxis Consulting Group, LLC., to provide development finance consulting services for but not limited to tax credit projects and Rental Assistance Demonstration, (RAD) transactions, at several properties across the Houston Housing Authority's portfolio.

BACKGROUND:

HHA intends to execute a Development Consultant agreement for a two (2) year term and a 1-year option to extend with an experienced Development Consultant (the "Consultant"), to which the Consultant will provide professional oversight for Real Estate Development not limited to:

1. Providing technical assistance, guidance, and structured training to HHA's staff to facilitate project plan development and execution of HHA's New Development/Redevelopment projects.

2. Assisting HHA's staff in submitting funding applications, including but not limited to Low Income Housing Tax Credits (LIHTC), Community Development Block Grant Funds (CDBG/CDBG-DR), HOME, Choice Neighborhood Grant, Capital Fund Financing Program (CFFP), Affordable Housing Fund (AHP), Renewal Energy Tax Credits, and Historic Tax Credits; or any other such projects as may be needed. Assist HHA in preparation of submittal of Mixed-Finance Proposals.

3. Developing financial projections for each redevelopment scenario; financial projections should include a range of possible financing sources that will maximize the leverage of HHA Funds.

4. Assisting with the:

    4.1 Identification and utilization of a multitude of project financing options; with specific expertise regarding - LIHTC, CFFP, CDBG, bond financing, and other HUD grant opportunities.

    4.2 Determination of HHA's role in the development process.

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4.3 Creation of development partner selection criteria and methodology and advising HHA throughout the development process as needed.

4.4 Solicitation and selection of developer(s), financial partner(s), and other partners including, but not limited to, lenders, equity providers, architects, engineers, and planners. Assist HHA in the procurement of private development partner(s) and in negotiating agreements with them. Provide technical assistance to HHA staff when working with development partner(s), development negotiating developer partner agreements, fees, and expense reimbursements.

5. Assisting HHA with the necessary HUD processes and submittals, including, but not limited to, acquisition and disposition applications to HUD's Special Application Center (SAC), FHA Financing applications, Mixed-Finance application(s), Project-Base Section 8, etc.

6. Preparing and assisting in the maintenance of a timeline for project implementation to include application deadlines and benchmarks with respect to a project and consulting with HHA's authorized representative to update the schedule periodically.

7. Being available throughout the development process to provide advisement and guidance to HHA for the effective completion of the Development projects.

8. Evaluating and providing expert advice to HHA staff regarding the developer's pro forma, operating statements, and adequacy of reserves. Analyze the developer's proposed financing strategy and structure as it relates to public housing and mixed-finance regulations and policies to ensure that there are no statutory and/or regulatory incompatibilities. Provide technical assistance regarding structuring HHA's ownership interests.

9. Obtaining demographic and housing market analysis to the extent necessary to support HHA regarding community and market conditions as it concerns uses and other neighborhood improvements to maximize the highest and best use of Development projects.

10. Providing other support activities for each of the following development phases; Strategic Planning, Predevelopment, Development, Construction, Lease and Operations, Project Completion, and Construction Close-Out.

11. Conduct staff training in:

    11.1 Project development and analysis, including pro forma creation and analysis; LIHTC, other financing tools as appropriate, project management, and development tracking. Provide and produce necessary materials as it relates to each project assignment.

    11.2 Development activities and other related activities that may arise from time to time under the direction of HHA.

ADVERTISEMENT:

In February of 2022, a legal notice advertising RFP 22-02 Financial Advisor for Tax Credit and RAD Conversions was posted in the Houston Chronicle and Forward Times Newspapers and in the Houston Business Journal.

DocuSign Envelope ID: F1DCDFAA-A586-4499-B72B-3DE9390E7666

In addition to posting "RFP 22-02" on its website, HHA's Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder's List; to the City of Houston Office of Business Opportunity ("OBO"); and to the Houston Minority Supplier Development Council ("HMSDC").

Interested parties were also able to access "RFP 22-02" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

EVALUATION PROCESS:

HHA staff, Mike Rogers, Vice President of Finance, Jay Mason, Interim Director of REID, and David Cukierman, Real Estate Consultant, evaluated the two responsive proposals received. The proposals were reviewed individually and evaluated according to the following nine (9) criteria:

Evaluation/Selection Criteria	Maximum Score
Company Profile	10
Organizational Experience (Working with Public Housing Authorities	25
Customer References	10
Personnel Qualifications (Acting as a Municipal Financial Advisor)	15
Project Plan / Methodology	10
Fees	35
Cost Control	25
M/WBE Participation	10
Section 3 Participation	10
Total	**150**

Rank	Firm/Company	M/WBE	Evaluation Rating
1	Praxis Consulting Group		135
2	CSG Advisors		124

References have been checked and returned positive. There are no conflicts of interest, and firm(s) are not on the HUD Debarment List.

RECOMMENDATION

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

> **Resolution**: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute, and make necessary changes and corrections to a contract with Praxis Consulting Group, LLC., to provide consulting services for development financing related to tax credit projects and Rental Assistance Demonstration, (RAD) transactions at several properties across the Houston Housing Authority's portfolio, for an amount not to exceed $200,000.00 per year, for a period of performance for two (2) year term with a 1-year option to extend pursuant to the memorandum from Jay Mason, Interim Director, REID dated May 2, 2022, to David A. Northern, Sr., President & CEO

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Resolution No. 3444

HOUSTON
HOUSING AUTHORITY
Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. **Brief Description of Proposed Item**
Consideration and/or take actions to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the conversion of 26 public housing units within the Sweetwater Point Apartments to units receiving project-based vouchers through HUD's Rental Assistance Demonstration program and the execution of all required documents therefor.

2. **Date of Board Meeting:** May 17, 2022

3. **Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to (a) facilitate the conversion of 26 public housing units at that certain affordable housing development located at 7909 S. Sam Houston Pkwy East, Houston, Texas, known as the Sweetwater Point Apartments to units receiving project-based vouchers through HUD's Rental Assistance Demonstration program; and (b) such other actions necessary or convenient to carry out this resolution, pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 5, 2022, to David A. Northern, Sr., President & CEO.

4. **Department Head Approval** Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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

Funds Budgeted and Available [X] Yes [ ] No Source Third Party Financing

VP of FO Approval Signature _____ Date: _____

6. **Approval of President & CEO** DocuSigned by: David A. Northern Sr. 9E5BDD8C1AF04AA... 5/11/2022
Signature _____ Date: _____

DocuSign Envelope ID: 87C381C8-7942-45D9-A980-18351EA827AE

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TAKE ACTIONS TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE CONVERSION OF 26 PUBLIC HOUSING UNITS WITHIN THE SWEETWATER POINT APARTMENTS TO UNITS RECEIVING PROJECT-BASED VOUCHERS THROUGH HUD'S RENTAL ASSISTANCE DEMONSTRATION PROGRAM AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR

DATE: MAY 5, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take such actions necessary or convenient to facilitate the conversion of 26 public housing units within the Sweetwater Point Apartments (the "Project") to units receiving project-based vouchers ("PBV") through the United States' Housing and Urban Development ("HUD") Rental Assistance Demonstration ("RAD") program, and the execution of all required documents therefor.

BACKGROUND:

The Houston Housing Authority (the "Authority") owns the site on which the Project is located (the "Land").

The Authority and Sweetwater Point Limited Partnership (the "Partnership"), a Texas limited partnership that of which the general partner is APV GP Sweetwater LLC (the "General Partner") that is wholly owned by APV Redevelopment Corporation ("APV"), a Texas nonprofit corporation and sponsored affiliate of the Authority, have entered into that certain ground lease (the "Ground Lease") dated as of July 19, 2013, granting site control of the Land to the Partnership.

The Authority desires to convert 26 public housing units within the Project to units receiving project-based vouchers ("**PBV**") through the United States Department of Housing and Urban Development ("**HUD**") Rental Assistance Demonstration ("**RAD**") program.

RECOMMENDATION

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

> **Resolution**: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to (a) facilitate the conversion of 26 public housing units at that certain affordable housing development located at 7909 S. Sam Houston Pkwy East, Houston, Texas, known as the Sweetwater Point Apartments to units receiving project-based vouchers through HUD's Rental Assistance Demonstration program; and (b) such other actions necessary or convenient to carry out this resolution, pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 5, 2022, to David A. Northern, Sr., President & CEO.

DocuSign Envelope ID: 87C381C8-7942-45D9-A980-18351EA827AE

RESOLUTION NO. 3444

RESOLUTION AUTHORIZING THE PRESIDENT & CEO TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE CONVERSION OF 26 PUBLIC HOUSING UNITS WITHIN THE SWEETWATER POINT APARTMENTS (THE "PROJECT") TO UNITS RECEIVING PROJECT-BASED VOUCHERS ("PBV") THROUGH THE UNITED STATES' HOUSING AND URBAN DEVELOPMENT ("HUD") RENTAL ASSISTANCE DEMONSTRATION ("RAD") PROGRAM, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, Sweetwater Point Limited Partnership, a Texas limited partnership (the "**Owner**"), and the Authority are planning to convert 26 public housing units at that certain affordable housing development located at 7909 S. Sam Houston Pkwy East, Houston, Texas, owned by the Owner, and known in as the "Sweetwater Point Apartments" (the "**Project**") to units receiving project-based vouchers ("**PBV**") through the United States' Department of Housing and Urban Development ("**HUD**") Rental Assistance Demonstration ("**RAD**") program; and

WHEREAS, the Authority expects HUD to approve the Authority's application to cause the Sweetwater Point Apartments RAD Conversion (the "**RAD Conversion**"): by (a) converting the HUD assistance attributable to 26 units at the Project from public housing subsidy to PBV and, (b) designating 26 units at the Project to receive such PBV assistance (the "**RAD Units**"); and upon receipt of final HUD approval, the Authority desires to finalize the RAD Conversion; and

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

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

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

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

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

[*Remainder of page intentionally left blank for signature*]

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PASSED May 17, 2022.

CHAIR

ATTEST:

Secretary

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HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. **Brief Description of Proposed Item –** Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at 2250 Barker Oaks Dr., Houston, Texas 77077, the construction and development of the 280-unit Barker Oaks Apartments thereupon, and the execution of all required documents therefor.

2. **Date of Board Meeting:** May 17, 2022

3. **Proposed Board Resolution:**

   Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of that certain parcel of land located at 2250 Barker Oaks Dr., Houston, Texas 77077, the construction and development of the 280-unit Barker Oaks Apartments thereupon, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

4. **Department Head Approval** Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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

   Funds Budgeted and Available [X] Yes [ ] No Source Third-Party Funding

   VP of FO Approval Signature _____ Date: _____

6. **Approval of President & CEO** DocuSigned by: David A. Northern Sr. 9E0B1D8C1AF04AA... 5/11/2022

   Signature _____ Date: _____

DocuSign Envelope ID: F2934ABE-AD37-49B8-A8B6-A172CB37432E

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO FACILITATE THE ACQUISITION OF THAT CERTAIN PARCEL OF LAND LOCATED AT 2250 BARKER OAKS DR., HOUSTON, TEXAS 77077, THE CONSTRUCTION AND DEVELOPMENT OF THE 280-UNIT BARKER OAKS APARTMENTS THEREUPON, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

DATE: MAY 10, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of that certain parcel of land located at 2250 Barker Oaks Dr., Houston, Texas 77077, the construction and development of the 280-unit Barker Oaks Apartments (the "**Project**") thereupon, and the execution of all required documents therefor.

BACKGROUND:

The Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project. The Authority desires for the PFC to purchase the Project.

The PFC and Barker Oaks Apartments, LP, a Texas limited partnership (the "**Owner**"), will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner.

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

The Owner will obtain a loan in an aggregate principal amount not to exceed $50,610,000 (the "**Loan**") from Greystone Servicing Company LLC ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender will require PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**").

APPROVALS

The Board of Commissioners of the Authority (the "**Board**") authorizes the President and Chief Executive Officer of the Authority and/or his designee to review, approve and execute all certificates, affidavits, agreements, documents, and other writings necessary and/or related to the forgoing matters the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated.

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

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

RECOMMENDATION

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

> **Resolution** That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of that certain parcel of land located at 2250 Barker Oaks Dr., Houston, Texas 77077, the construction and development of the 280-unit Barker Oaks Apartments thereupon, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

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RESOLUTION NO. 3445

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF THAT CERTAIN PARCEL OF LAND LOCATED AT 2250 BARKER OAKS DR., HOUSTON, TEXAS 77077, THE CONSTRUCTION AND DEVELOPMENT OF THE 280-UNIT BARKER OAKS APARTMENTS (THE "PROJECT") THEREUPON, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project;

WHEREAS, the Authority desires for the PFC to purchase the Project;

WHEREAS, the PFC and Barker Oaks Apartments, LP, a Texas limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner;

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

WHEREAS, the Owner will obtain a loan in an aggregate principal amount not to exceed $50,610,000 (the "**Loan**") from Greystone Servicing Company LLC ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender will require PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**");

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

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

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

BE IT FURTHER RESOLVED, that the President and Chief Executive Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the President and Chief

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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*]

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PASSED May 17, 2022.

_____
CHAIR

ATTEST:

_____
Secretary

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Resolution No. 3446

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. **Brief Description of Proposed Item –** Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within the Amalfi at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, and the execution of all required documents therefor.

2. **Date of Board Meeting:** May 17, 2022

3. **Proposed Board Resolution:**

   Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within, the Amalfi at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

4. **Department Head Approval** Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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

   Funds Budgeted and Available [X] Yes [ ] No Source Third-Party Funding

   VP of FO Approval Signature _____ Date: _____

6. **Approval of President & CEO** DocuSigned by: David A. Northern Sr. 9FE0B1D8C1AF04AA... 5/11/2022

   Signature _____ Date: _____

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HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO FACILITATE THE ACQUISITION OF, AND THE PLACEMENT OF "AFFORDABLE" UNITS WITHIN, THE AMALFI AT HERMANN PARK APARTMENTS LOCATED AT 3 HERMANN MUSEUM CIRCLE, HOUSTON, TEXAS 77004, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

DATE: MAY 10, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within the Amalfi at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004 (the "**Project**"), and the execution of all required documents therefor.

BACKGROUND:

The Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project. The Authority desires for the PFC to purchase the Project.

The PFC and Amalfi Holdco LP, a Delaware limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner.

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

APPROVALS

The Board of Commissioners of the Authority (the "**Board**") authorizes the President and Chief Executive Officer of the Authority and/or his designee to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated.

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

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

RECOMMENDATION

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

> **Resolution**: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within, the Amalfi at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

DocuSign Envelope ID: AD309D0E-388D-4D30-BCA6-D6197900FD8B

RESOLUTION NO. 3446

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF, AND THE PLACEMENT OF "AFFORDABLE" UNITS WITHIN, THE AMALFI AT HERMANN PARK APARTMENTS LOCATED AT 3 HERMANN MUSEUM CIRCLE, HOUSTON, TEXAS 77004 (THE "PROJECT"), AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project;

WHEREAS, the Authority desires for the PFC to purchase the Project;

WHEREAS, the PFC and Amalfi Holdco LP, a Delaware limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner;

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

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

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

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

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

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

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PASSED 17th of , May 2022.

CHAIR

ATTEST:

Secretary

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Resolution No. 3447

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. **Brief Description of Proposed Item –** Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within the Avenue R Apartments located at 5455 Richmond Avenue, Houston, Texas 77056, and the execution of all required documents therefor.

2. **Date of Board Meeting:** May 17, 2022

3. **Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within, the Avenue R Apartments located at 5455 Richmond Avenue, Houston, Texas 77056, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

4. **Department Head Approval** Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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

Funds Budgeted and Available [X] Yes [ ] No Source Third-Party Funding

VP of FO Approval Signature _____ Date: _____

6. **Approval of President & CEO** DocuSigned by: David A. Northern Sr. 9ED1D861AF04AA... 5/11/2022

Signature _____ Date: _____

DocuSign Envelope ID: F6F07928-FEDE-4A7C-8228-89094FCD633F

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO FACILITATE THE ACQUISITION OF AND THE PLACEMENT OF "AFFORDABLE" UNITS WITHIN THE AVENUE R APARTMENTS LOCATED AT 5455 RICHMOND AVENUE, HOUSTON, TEXAS 77056, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

DATE: MAY 10, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within the Avenue R Apartments located at 5455 Richmond Avenue, Houston, Texas 77056 (the "**Project**"), and the execution of all required documents therefor.

BACKGROUND:

The Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project. The Authority desires for the PFC to purchase the Project.

The PFC and Richmond Uptown Owner, LP, a Delaware limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner.

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

The Owner will obtain a loan in an aggregate principal amount not to exceed $57,000,000 (the "**Loan**") from PNC Bank, National Association ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender will require PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**").

APPROVALS

The Board of Commissioners of the Authority (the "**Board**") authorizes the President and Chief Executive Officer of the Authority and/or his designee to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated.

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

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

RECOMMENDATION

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

> **Resolution**: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within, the Avenue R Apartments located at 5455 Richmond Avenue, Houston, Texas 77056, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

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RESOLUTION NO. 3447

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF, AND THE PLACEMENT OF "AFFORDABLE" UNITS WITHIN, THE AVENUE R APARTMENTS LOCATED AT 5455 RICHMOND AVENUE, HOUSTON, TEXAS 77056 (THE "PROJECT"), AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project;

WHEREAS, the Authority desires for the PFC to purchase the Project;

WHEREAS, the PFC and Richmond Uptown Owner, LP, a Delaware limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner;

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

WHEREAS, the Owner will obtain a loan in an aggregate principal amount not to exceed $57,000,000 (the "**Loan**") from PNC Bank, National Association ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender will require PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**");

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

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

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

BE IT FURTHER RESOLVED, that the President and Chief Executive Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the President and Chief

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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*]

DocuSign Envelope ID: F6F07928-FEDE-4A7C-8228-89094FCD633F

PASSED 17th of , May 2022.

CHAIR

ATTEST:

Secretary

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Resolution No. 3448

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. **Brief Description of Proposed Item –** Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at or about 13611 Perry Road, Houston, Texas 77070, the construction and development of the 462-unit Birchway Perry Road thereupon, and the execution of all required documents therefor.

2. **Date of Board Meeting:** May 17, 2022

3. **Proposed Board Resolution:**

   Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of that certain parcel of land located at or about 13611 Perry Road, Houston, Texas 77070, the construction and development of the 462-unit Birchway Perry Road thereupon, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

4. **Department Head Approval** Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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

   Funds Budgeted and Available [X] Yes [ ] No Source Third-Party Funding

   VP of FO Approval Signature _____ Date: _____

6. **Approval of President & CEO** DocuSigned by: David A. Northern Sr. 9E0B1D8C1AF04AA... 5/11/2022

   Signature _____ Date: _____

DocuSign Envelope ID: C9D595DE-B164-4F70-A3A0-A4D724A6B119

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO FACILITATE THE ACQUISITION OF THAT CERTAIN PARCEL OF LAND LOCATED AT OR ABOUT 13611 PERRY ROAD, HOUSTON, TEXAS 77070, THE CONSTRUCTION AND DEVELOPMENT OF THE 462-UNIT BIRCHWAY PERRY ROAD THEREUPON, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

DATE: MAY 10, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of that certain parcel of land located at or about 13611 Perry Road, Houston, Texas 77070, the construction and development of the 462-unit Birchway Perry Road (the "**Project**") thereupon, and the execution of all required documents therefor.

BACKGROUND:

The Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project. The Authority desires for the PFC to purchase the Project.

The PFC and GS-CS Perry Road Owner, LP, a Delaware limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner.

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

The Owner will obtain a loan in an aggregate principal amount not to exceed $51,617,466 (the "**Loan**") from BOKF NA d/b/a Bank of Texas ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender will require PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**").

APPROVALS

The Board of Commissioners of the Authority (the "**Board**") authorizes the President and Chief Executive Officer of the Authority and/or his designee to review, approve and execute all certificates, affidavits, agreements, documents, and other writings necessary and/or related to the forgoing matters the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated.

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

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

RECOMMENDATION

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

> **Resolution**: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of that certain parcel of land located at or about 13611 Perry Road, Houston, Texas 77070, the construction and development of the 462-unit Birchway Perry Road thereupon, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

DocuSign Envelope ID: C9D595DE-B164-4F70-A3A0-A4D724A6B119

RESOLUTION NO. 3448

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF THAT CERTAIN PARCEL OF LAND LOCATED AT OR ABOUT 13611 PERRY ROAD, HOUSTON, TEXAS 77070, THE CONSTRUCTION AND DEVELOPMENT OF THE 462-UNIT BIRCHWAY PERRY ROAD (THE "PROJECT") THEREUPON, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project;

WHEREAS, the Authority desires for the PFC to purchase the Project;

WHEREAS, the PFC and GS-CS Perry Road Owner, LP, a Delaware limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner;

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

WHEREAS, the Owner will obtain a loan in an aggregate principal amount not to exceed $51,617,466 (the "**Loan**") from BOKF NA d/b/a Bank of Texas ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender will require PFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**");

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

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

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

BE IT FURTHER RESOLVED, that the President and Chief Executive Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all

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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*]

DocuSign Envelope ID: C9D595DE-B164-4F70-A3A0-A4D724A6B119

PASSED May 17, 2022.

CHAIR

ATTEST:

Secretary

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Resolution No. 3449

HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. **Brief Description of Proposed Item –** Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within the Esplanade at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, and the execution of all required documents therefor.

2. **Date of Board Meeting:** May 17, 2022

3. **Proposed Board Resolution:**

   Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of and the placement of "affordable" units within the Esplanade at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO.

4. **Department Head Approval** Signature DocuSigned by: Jay Mason FB1ADD6791F24F3... Date: 5/11/2022

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

   Funds Budgeted and Available [X] Yes [ ] No Source Third-Party Funding

   VP of FO Approval Signature _____ Date: _____

6. **Approval of President & CEO** 5/11/2022

   DocuSigned by: David A. Northern Sr. 9F0BFD9C1AF04AA...

   Signature _____ Date: _____

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HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, INTERIM DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO FACILITATE THE ACQUISITION OF AND THE PLACEMENT OF "AFFORDABLE" UNITS WITHIN THE ESPLANADE AT HERMANN PARK APARTMENTS LOCATED AT 3 HERMANN MUSEUM CIRCLE, HOUSTON, TEXAS 77004, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

DATE: MAY 10, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of and the placement of "affordable" units within the Esplanade at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004 (the "**Project**"), and the execution of all required documents therefor.

BACKGROUND:

The Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project. The Authority desires for the PFC to purchase the Project.

The PFC and Esplanade Holdco LP, a Delaware limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner.

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

APPROVALS

The Board of Commissioners of the Authority (the "**Board**") authorizes the President and Chief Executive Officer of the Authority and/or his designee to review, approve and execute all certificates, affidavits, agreements, documents, and other writings necessary and/or related to the forgoing matters the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated.

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

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

RECOMMENDATION

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

> **Resolution**: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take such actions necessary or convenient to facilitate the acquisition of and the placement of "affordable" units within the Esplanade at Hermann Park Apartments located at 3 Hermann Museum Circle, Houston, Texas 77004, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 10, 2022, to David A. Northern, Sr., President & CEO

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RESOLUTION NO. 3449

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF, AND THE PLACEMENT OF "AFFORDABLE" UNITS WITHIN, THE ESPLANADE AT HERMANN PARK APARTMENTS LOCATED AT 3 HERMANN MUSEUM CIRCLE, HOUSTON, TEXAS 77004 (THE "PROJECT"), AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority has created Lakeside Place PFC ("**PFC**") to assist in the development of certain multifamily housing developments such as the Project;

WHEREAS, the Authority desires for the PFC to purchase the Project;

WHEREAS, the PFC and Esplanade Holdco LP, a Delaware limited partnership (the "**Owner**") will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner;

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

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

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

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

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

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

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PASSED 17th of , May 2022.

CHAIR

ATTEST:

Secretary

BOARD REPORT FOR MONTH ENDING APRIL 30, 2022

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LOW-INCOME PUBLIC HOUSING

The Low-Income Public Housing (LIPH) program had an adjusted vacancy rate of 3.5% on April 30, 2022. As of May 1, 2022, rent collection for April was 90.3% of rents billed on an adjusted cash accounting basis.

There are currently 46,714 active applications for the Public Housing Waiting List, which represents a decrease of 1.5% from last month.

Low-Income Public Housing			
	February	March	April
Waiting Lists	48,151	47,419	46,714
Vacancy Rate	4.1%	3.3%	3.5%
Rent Collection	92.5%	95.9%	90.3%
Unit Turnaround Time (Days)	74.0	81.0	71.0
Avg. Non-Emergency Work Order Days	3.03	2.35	1.65

HOUSING CHOICE VOUCHER PROGRAM

The HCV staff completed 1,035 annual re-examinations during April. The HCV department also completed 230 interims, 92 change of units (moves), 184 new admissions, and 36 portability move-in transactions. On April 30, 2022, 512 families were enrolled in the Family Self Sufficiency (FSS) program; 228 of the 512 (45%) families eligible for escrow currently have an FSS escrow balance. The PIH Information Center (PIC) reporting rate for the one-month period ending April 30, 2022 was 96%.

Voucher Programs			
	February	March	April
Households	18,621	18,557	18,554
ABA Utilization/Unit Utilization	91.0%/96.3%	91.2%/96.4%	91.6%/96.0%
Reporting Rate	91%	93%	96%
Annual Reexaminations Completed	1,134	1,347	1,035
HQS Inspections	2,424	2,425	1,885
Waitlist	20,770	18,270	18,270

PROPERTY MANAGEMENT SUMMARY

PMC	Vacancy						Unit Turnaround Time (YTD)					
	February		March		April		February		March		April	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	8.9	F	5.6	E	6.0	E	97.6	F	99.5	F	94.4	F
Lynd	0.5	A	0.0	A	0.0	A	42.4	E	34.4	D	31.2	D
J. Allen	3.0	B	1.9	A	2.0	A	82.0	F	68.8	F	55.8	F

PMC	Emergency Work Orders (Completed within 24 hours)						Routine Work Orders					
	February		March		April		February		March		April	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	100	100	A	100	A	98.5	2.2	A	2.5	A	2.1	A
Lynd	100	100	A	100	A	100	2.8	A	3.4	A	2.8	A
J. Allen	100	99	A	100	A	100	4.1	A	2.7	A	2.4	A

PMC	Rent Collection					
	February		March		April	
	%	Grade	%	Grade	%	Grade
Orion	99.7	A	94.1	C	90.6	E
Lynd	86.5	F	96.7	B	86.9	F
J. Allen	91.3	E	98.7	A	90.2	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	Goal 2.0%	Actual 3.5%	A	0 to 2
			B	2.1 to 3
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 down time, make ready time, and lease up time.			C	3.1 to 4
			D	4.1 to 5
			E	5.1 to 6
			F	≥6.1
RENT COLLECTION (YTD)	Goal 98%	Actual 90.3%	A	98 to 100
			B	96 to 97.9
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 dwelling rents uncollected as a percentage of total dwelling rents to be collected.			C	94 to 95.9
			D	92 to 93.9
			E	90 to 91.9
			F	≤89.9
EMERGENCY WORK ORDERS	Goal 100%	Actual 99%	A	99 to 100
			B	98 to 98.9
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.			C	97 to 97.9
			D	96 to 96.9
			E	95 to 95.9
			F	≤94.9
NON-EMERGENCY WORK ORDERS	Goal 3 Days	Actual 1.65 Days	A	≤24
			B	25 to 30
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.			C	31 to 40
			D	41 to 50
			E	51 to 60
			F	≥61
ANNUAL INSPECTIONS	Goal 100%	Actual 53.9%	A	100
			B	97 to 99
This indicator examines the percentage of units that HHA inspects on an annual basis in order 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.			C	95 to 96.9
			D	93 to 94.9
			E	90 to 92.9
			F	≥89.9*
*PMC's have discretional authority to select how many units to inspect each month, so long as all inspections are completed by September.				

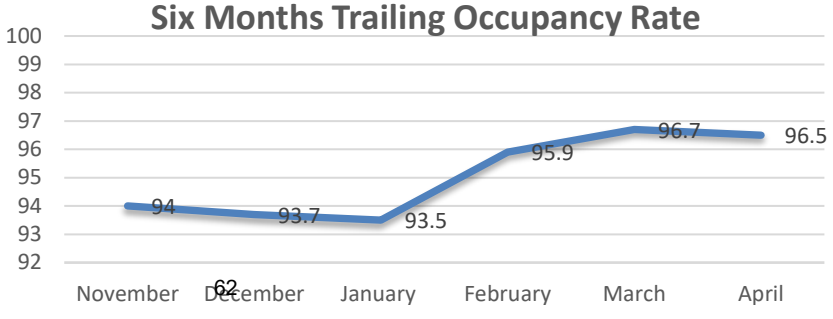
VACANCY RATE AND TURNAROUND DAYS

Low-Income Public Housing Development	PMC	ACC Units	Approved Units Offline	Total Available ACC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turned YTD	Avg. Total Turnaround Days YTD	Grade
Allen Parkway Village	Orion	278	8	270	234	36	86.7%	F	6,144	37	166	F
Bellerive	J. Allen	210	0	210	204	6	97.1%	B	1,858	40	46	E
Clayton Homes	J. Allen	296	242	54	54	0	100.0%	A	12,572	243	52	F
Cuney Homes	Orion	553	0	553	502	51	90.8%	F	18,367	155	118	F
Ewing	Orion	40	0	40	39	1	97.5%	B	96	6	16	A
Forest Green	J. Allen	100	84	16	16	0	100.0%	A	6,720	84	80	F
Fulton Village	Lynd	108	0	108	108	0	100.0%	A	66	4	17	A
Heatherbrook	Lynd	53	0	53	53	0	100.0%	A	84	6	14	A
Historic Oaks of APV	Orion	222	0	222	189	33	85.1%	F	5,270	40	132	F
Independence Heights	Orion	36	0	36	36	0	100.0%	A	47	1	47	E
Irvinton Village	J. Allen	318	10	308	298	10	96.8%	C	4,632	89	52	F
Kelly Village	J. Allen	270	0	270	266	4	98.5%	A	2,717	76	36	D
Kennedy Place	Orion	108	0	108	107	1	99.1%	A	301	14	22	B
Lincoln Park	Orion	200	0	200	192	8	96.0%	C	2,056	77	27	C
Lyerly	J. Allen	199	0	199	190	9	95.5%	D	3,001	33	91	F
Oxford Place	Orion	230	19	211	204	7	96.7%	C	5,383	69	78	F
Sweetwater	Lynd	26	0	26	26	0	100.0%	A	287	4	72	F
Totals		**3,247**	**363**	**2,884**	**2,718**	**166**	**96.5%**	**C**	**69,601**	**978**	**71**	**F**

Section 8 New Construction Development	PMC	S8 NC Units	Units Offline	Total Available S8 NC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turned YTD	Avg. Total Turnaround Days YTD	Grade
Long Drive	Tarantino	100	0	100	98	2	98.0%	A	558	22	25	C
Telephone Road	Tarantino	200	153	47	47	0	100.0%	A	11,344	37	307	F
Totals		**300**	**153**	**147**	**145**	**2**	**99.0%**	**A**	**11,902**	**59**	**202**	**F**

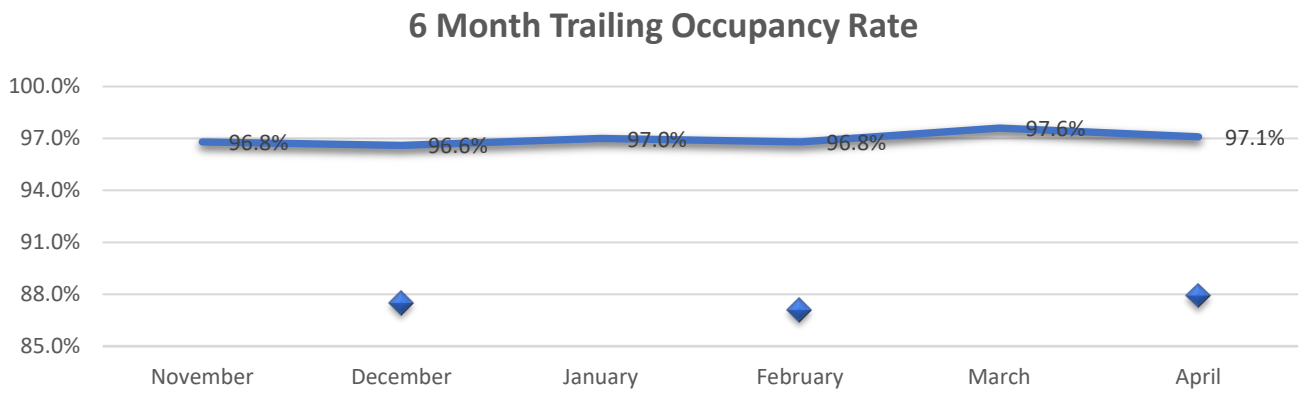
RAD-PBV	PMC	RAD-PBV Units	Units Offline	Total Available RAD PBV Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turned YTD	Avg. Total Turnaround Days YTD	Grade
Victory-HRI	Orion	140	0	140	122	18	87.1%	F	0	0	**0**	A
Totals		**140**	**0**	**140**	**122**	**18**	**87.1%**	**F**	**0**	**0**	**0**	**A**

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	Tax Credit Units	Market Units	Vacant Units	Occupied (%)
2100 Memorial	*CURRENTLY BEING REDEVELOPED						
Heatherbrook	Lynd	176	53	87	36	3	98.3%
Mansions at Turkey Creek	Orion	252	0	252	0	4	98.4%
Independence Heights	Orion	154	36	118	0	5	96.8%
Peninsula Park	Orion	280	0	280	0	4	98.6%
Pinnacle at Wilcrest	Embrey	250	0	250	0	1	99.6%
Sweetwater Point	Lynd	260	26	234	0	15	94.2%
Uvalde Ranch	Hettig-Kahn	244	0	244	0	14	94.3%
Willow Park	Embrey	260	0	260	0	5	98.1%
PH-LIHTC							
Fulton Village	Lynd	108	108		0	0	100.0%
HOAPV	Orion	222	66	156	0	33	85.1
Lincoln Park	Orion	250	200		50	0	100.0%
Oxford Place	Orion	250	230		20	0	100.0%
TOTALS		**2,706**	**719**	**1,881**	**106**	**84**	**97.1%**
RAD-PBV							
Victory-HRI	Orion	140	140		0	18	87.1%
TOTAL		**140**	**140**	**0**	**0**	**18**	**87.1%**



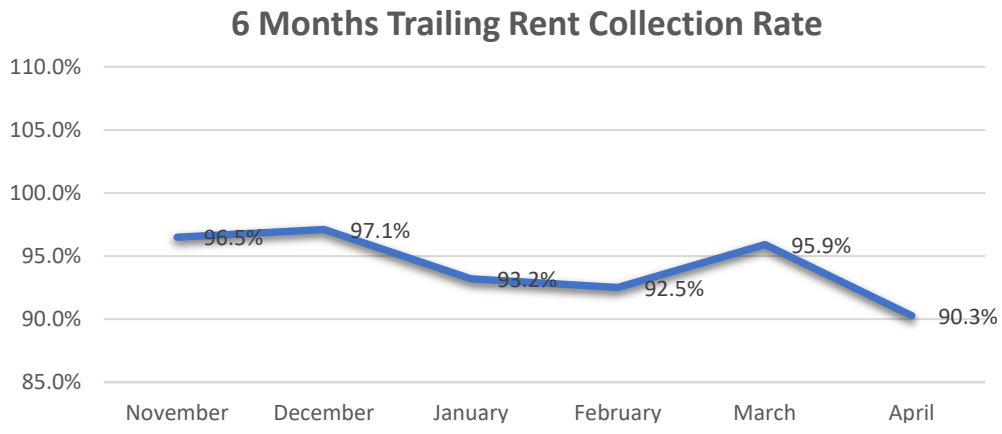
RENT COLLECTION

Low-Income Public Housing Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Allen Parkway Village	Orion	$103,992	$85,168	81.90%	F	$417,896	$375,991	89.97%	E
Bellerive	J. Allen	$51,533	$51,533	100.00%	A	$207,961	$207,946	99.99%	A
Clayton Homes	J. Allen	$20,849	$15,704	75.32%	F	$88,992	$78,826	88.58%	F
Cuney Homes	Orion	$162,593	$162,593	100.00%	A	$622,269	$604,029	97.07%	B
Ewing	Orion	$8,838	$8,838	100.00%	A	$34,347	$34,342	99.99%	A
Forest Green	J. Allen	$5,790	$5,790	100.00%	A	$21,827	$19,191	87.92%	F
Fulton Village	Lynd	$27,899	$23,784	85.25%	F	$120,791	$111,438	92.26%	D
Heatherbrook Apts.	Lynd	$12,860	$12,860	100.00%	A	$51,034	$50,792	99.53%	A
Historic Oaks of APV	Orion	$52,267	$48,359	92.52%	D	$212,372	$204,487	96.29%	B
Independence	Orion	$5,400	$1,665	30.84%	F	$21,401	$13,499	63.08%	F
Irvinton Village	J. Allen	$77,496	$65,352	84.33%	F	$313,426	$269,982	86.14%	F
Kelly Village	J. Allen	$59,413	$50,515	85.02%	F	$236,259	$220,010	93.12%	D
Kennedy Place	Orion	$42,265	$38,606	91.34%	E	$171,784	$162,087	94.35%	C
Lincoln Park	Orion	$39,724	$37,570	94.58%	C	$157,123	$152,211	96.87%	B
Lyerly	J. Allen	$51,278	$51,278	100.00%	A	$203,705	$202,766	99.54%	A
Oxford Place	Orion	$38,578	$28,388	73.58%	F	$146,281	$128,458	87.82%	F
Sweetwater	Lynd	$4,676	$2,861	61.18%	F	$21,584	$14,377	66.61%	F
Totals		**$765,449**	**$690,863**	**90.26%**	**E**	**$3,049,052**	**$2,850,431**	**93.49%**	**D**

Section 8 New Construction Development		Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Long Drive	Tarantino	$18,458	$18,458	100.00%	A	$75,961	$74,072	97.51%	B
Telephone Road	Tarantino	$13,403	$13,403	100.00%	A	$53,894	$53,795	99.82%	A
Totals		**$31,861**	**$31,861**	**100.00%**	**A**	**$129,855**	**$127,867**	**98.47%**	**A**

RAD-PBV		Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Victory-HRI	Orion	$71,230	$69,830	98.03%	A	$328,000	$325,599	99.27%	A
Totals		**$71,230**	**$69,830**	**100.00%**	**A**	**$328,000**	**$325,599**	**99.27%**	**A**

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



EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Allen Parkway Village	Orion	6	6	100.0%	A
Bellerive	J. Allen	30	30	100.0%	A
Clayton Homes	J. Allen	1	1	100.0%	A
Cuney Homes	Orion	124	122	98.4%	A
Ewing	Orion	3	3	100.0%	A
Forest Green	J. Allen	0	0	N/A	A
Fulton Village	Lynd	0	0	N/A	A
Heatherbrook Apartments	Lynd	0	0	N/A	A
Historic Oaks of APV	Orion	4	4	100.0%	A
Independence Heights	Orion	0	0	N/A	A
Irvinton Village	J. Allen	13	13	100.0%	A
Kelly Village	J. Allen	3	3	100.0%	A
Kennedy Place	Orion	0	0	N/A	A
Lincoln Park	Orion	0	0	N/A	A
Lyerly	J. Allen	15	15	100.0%	A
Oxford Place	Orion	0	0	N/A	A
Sweetwater	Lynd	0	0	N/A	A
Totals		199	197	99.0%	A

Section 8 New Construction Development		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
Telephone Road	Tarantino	0	0	N/A	A
Totals		0	0	N/A	A

RAD-PBV		Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Victory-HRI	Orion	1	1	100.0%	A
Totals		1	1	100.0%	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

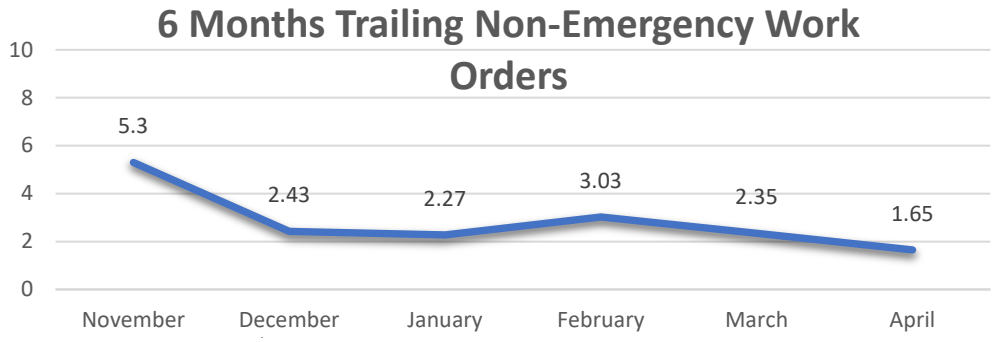
NON-EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Work Orders Generated	Average Completion Time (Days)	Grade
Allen Parkway Village	Orion	80	3.38	A
Bellerive	J. Allen	27	1.00	A
Clayton Homes	J. Allen	23	1.57	A
Cuney Homes	Orion	128	1.49	A
Ewing	Orion	6	1.00	A
Forest Green	J. Allen	12	1.83	A
Fulton Village	Lynd	0	0.00	A
Heatherbrook Apartments	Lynd	49	2.83	A
Historic Oaks of APV	Orion	49	3.22	A
Independence Heights	Orion	0	0.00	A
Irvinton Village	J. Allen	164	2.24	A
Kelly Village	J. Allen	146	3.27	A
Kennedy Place	Orion	27	1.12	A
Lincoln Park	Orion	8	1.83	A
Lyerly	J. Allen	45	1.91	A
Oxford Place	Orion	68	1.32	A
Sweetwater	Lynd	0	0.00	A
Totals		832	1.65	A

Section 8 New Construction Development		Work Orders Generated	Average Completion Time (Days)	Grade
Long Drive	Tarantino	74	3.59	A
Telephone Road	Tarantino	1	0.00	A
Totals		75	1.80	A

RAD-PBV		Work Orders Generated	Average Completion Time (Days)	Grade
Victory-HRI	Orion	10	0.00	A
Totals		10	0.00	A

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



ANNUAL INSPECTIONS

Low-Income Public Housing Development	PMC	YTD Inspections Due	YTD Inspections Performed	Percentage Complete	Grade
Bellerive	J. Allen	210	0	0.0%	A
Clayton Homes	J. Allen	184	0	0.0%	A
Cuney Homes	Orion	553	553	100.0%	A
Ewing	Orion	40	40	100.0%	A
Forest Green	J. Allen	16	0	0.0%	A
Fulton Village	Lynd	108	0	0.0%	A
Heatherbrook Apartments	Lynd	53	0	0.0%	A
HOAPV/APV	Orion	500	236	47.2%	A
Independence Heights	Orion	36	36	100.0%	A
Irvinton Village	J. Allen	318	56	17.6%	A
Kelly Village	J. Allen	270	56	20.7%	A
Kennedy Place	Orion	108	108	100.0%	A
Lincoln Park	Orion	200	200	100.0%	A
Lyerly	J. Allen	199	128	64.3%	A
Oxford Place	Orion	230	230	100.0%	A
Sweetwater	Lynd	26	0	0.0%	A
Totals		3,051	1,643	53.9%	A

Low-Income Public Housing Development	PMC	Inspections Due	Inspections Performed	Percentage Complete	Grade
Telephone Road	Tarantino	200	0	0.0%	A
Long Drive	Tarantino	100	0	0.0%	A
Totals		300	0	0.0%	A

RAD-PBV	PMC	Inspections Due	Inspections Performed	Percentage Complete	Grade
Victory-HRI	Orion	140	140	100.0%	A
Totals		140	140	100.0%	A

PHAS Score	Inspections Performed YTD
A	100%
B	97 to 99%
C	95 to 96.9%
D	93 to 94.9%
E	90 to 92.9%
F	≥89.9%

*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 96%	10	≥96
			5	90 to 95
This Indicator shows whether the Agency completes a re-examination for each participating family at least every twelve (12) months.			0	≤89
CORRECT TENANT RENT CALCULATIONS	Goal 98%	Actual 100%	5	98 to 100
			0	≤97
This Indicator shows whether the Agency correctly calculates the family's share of rent to owner in the Rental Voucher Program.				
PRECONTRACT HQS INSPECTIONS	Goal 100%	Actual 99%	5	98 to 100
			0	≤97
This Indicator shows whether newly leased units pass HQS inspection on or before the beginning date of the Assisted Lease and HAP Contract.				
FSS ENROLLMENT	Goal 80%	Actual 100%	10	≥80
			8	60 to 79
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 410 mandatory slots on the FSS Program; 512 families are currently enrolled.			5	≤59
FSS ESCROW	Goal 30%	Actual 45%	10	≥30
			5	≤29
This Indicator shows the extent of the Agency's progress in supporting FSS by measuring the percent of current FSS participants with FSS progress reports entered in the PIC system that have had increases in earned income which resulted in escrow account balances. To achieve the full points for this Indicator, at least 30% of a housing authority's enrolled families must have an escrow balance. 512 families participate in the FSS program. 228 of the 512 (45%) families eligible for escrow currently have an FSS escrow balance.				

REAL ESTATE, INVESTMENT, AND DEVELOPMENT

MAY 2022

REO PROJECTS

PUBLIC HOUSING DEFFERED MAINTENANCE AND CAPITAL IMPROVEMENTS

- **Major Capital Projects**
  - APV – 4 Units: Rehabilitation of 4 Units Construction is ongoing. Due to some structural and unforeseen conditions, additional scope has been added that is currently being priced and submitted for permit revisions.
  - Oxford Repairs due to Freeze – Permit has been obtained and pre-construction meeting scheduled for the week of May 16, 2022.
  - Bellerive Roof – Construction contract executed. Construction expected to start in December due to availability of materials.
  - Heatherbrook & Sweetwater – RAD Conversions ongoing.
    - Sweetwater conversion proposed closing to occur mid -June 2022
    - Heatherbrook - scope and budget has been finalized and we are working to complete documentation of the critical repairs scope with the architect.

NEW DEVELOPMENT

- Standard on Jensen:
  - Construction expected to start in August 2022, with a projected occupancy in 2024.
- 800 Middle Street:
  - Bond allocation expected in May 2022, with Construction Start by August 2022 and full occupancy in December 2024.
- West Dallas: The property is under construction.
- Waterworks Highline: The property is under construction.
- Summer Street: The property will soon be under construction.
- Smart Living at West 12th: The property is under construction.
- Ridgecrest: The property is under construction.
- Kelly II: In December of 2020, we closed on all the lots owned by 5th ward except for lot 6. We continue to work with 5th Ward CRC to close the last remaining lot.
- Telephone Road (9% LIHTC). Conditional Award of additional of Tax Credits were conditionally approved, March 10, 2022 - $89,805 in additional credits were awarded. Construction Completion expected in March 2023, with tenants occupying Phase I in January 2023;
- Waterworks: The property is under construction.
- Warehouse District: The property is under construction.

REDEVELOPMENT – (9% LIHTC)

- **See Telephone Road above.**

REDEVELOPMENT – (RAD)

Allen Parkway Village & Historic Oaks of Allen Parkway Village

- Bond Allocation received and applications submitted, bond approvals are expected in May.
- We continue to work with our Developer Partners Franklin towards a closing in July 2022. The construction phasing is being finalized to facilitation relocation activities of our client on-site.
- Construction start is expected, in August 2022 for site work; with the rehabilitation of the units starting in December of 2022;

HURRICANE HARVEY

Currently FEMA has obligated approximately $39,450,310 for reimbursement. FEMA – 428 Projects total $39,400,000 and total obligated by FEMA is $52.9 million.

FOREST GREEN

- FEMA has granted this project the 428 status. Project completed the schematic design phase in December 2021.

2100 MEMORIAL

- Groundbreaking is scheduled for May 17. Construction continues with an estimated completion of February 2024.

TxDOT LAND SALES

- **Clayton:** Phase 1 has closed. Demo of Phase 1 is complete. Deadline for second phase/ transaction extended to June 30, 2022. Currently, approximately 43 residents to be relocated.
- **Kelly II:** No updates.

OPEN SOLICITATION LOG

MAY 2022

HHA'S PROCUREMENT DEPT.

Type	Solicitation #	Status	Department(s)	Description	Advertisement Date	Due Date
IFB	22-24	Open	REID	Landscape Maintenance Services	4-20-22	5-20-22
IFB	22-25	Open	REID	Pneumatic Gas Testing of Cuney Homes Apartments	5-4-22	6-3-22
QBS	22-27	Open	REID	A&E Services	5-12-22	6-3-22

OPERATING STATEMENTS: 3 MONTHS ENDING MARCH 31, 2022

Central Office	Annual Budget 2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income				
Total Operating Income	6,558,151	1,639,538	1,682,174	42,636
Operating Expenses				
Salaries and Benefits	4,176,557	1,044,139	933,679	110,460
Facilities and Other Administrative Expenses	1,978,715	494,679	474,865	19,814
Total Central Office Expenses	6,155,272	1,538,818	1,408,544	130,274
Surplus/(Use) of Business Activities Funds for COCC	402,879	100,720	273,630	172,910

Housing Choice Voucher Program	Annual Budget 2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Administrative Operating Income				
Total Operating Income	13,565,160	3,391,290	3,467,137	75,847
Operating Expenses				
Salaries and Benefits	7,028,110	1,757,028	1,628,358	128,670
Administrative Expenses	2,244,362	561,091	523,256	37,835
COCC-Management Fees	4,047,449	1,011,862	1,056,284	(44,422)
Total Operating Costs Expenses	13,319,921	3,329,980	3,207,898	122,082
Cash Flow (Deficit) from Operations	245,239	61,310	259,239	197,929
Housing Assistance Payments (HAP)				
Housing Assistance Payment Subsidy	160,000,000	40,000,000	40,518,758	518,758
Investment Income on HAP Reserves	0	0	0	0
Housing Assistance Payments	160,000,000	40,000,000	40,405,199	(405,199)
HAP Current Year Excess (Use)	0	0	113,559	113,559

OPERATING STATEMENTS: 3 MONTHS ENDING MARCH 31, 2022

Affordable Housing Rental Programs	Annual Budget 2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income				
HUD Subsidy - Low Rent Housing	14,530,520	3,632,630	3,695,072	62,442
Tenant Rental Income	16,961,004	4,240,251	4,291,527	51,276
Other Income	250,000	62,500	48,891	(13,609)
Total Operating Income	31,741,524	7,935,381	8,035,490	100,109
Operating Expenses				
Administrative Expenses	9,849,695	2,462,424	2,144,771	317,653
Tenant Services	583,080	145,770	101,480	44,290
Utilities	3,867,052	966,763	927,666	39,097
Maintenance	9,650,050	2,412,513	2,015,222	397,291
Protective Services	1,975,735	493,934	486,643	7,291
Insurance Expense	2,312,660	578,165	555,674	22,491
Other General Expense	351,252	87,813	80,930	6,883
Total Routine Operating Expenses	28,589,524	7,147,381	6,312,386	834,995
Net Income from Operations	3,152,000	788,000	1,723,104	935,104
Non-Routine Maintenance	4,000,000	1,000,000	684,039	315,961
Debt Service	1,416,350	354,088	339,433	14,655
Debt Service- ESCO	709,688	177,422	174,618	2,804
Cash Flow from Operations	(2,974,038)	(743,510)	525,014	1,268,524
Funds from Capital Funds	4,000,000	1,000,000	684,039	(315,961)
Cash Flow (Deficit) from Operations	1,025,962	256,491	1,209,053	952,563

OPERATING STATEMENTS: 3 MONTHS ENDING MARCH 31, 2022

SECTION 8 – NEW CONSTRUCTION	Annual Budget 2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income				
HUD Subsidy – Section 8 New Construction	1,268,551	317,138	332,187	15,049
Tenant Rental Income	482,712	120,678	111,309	(9,369)
Other Income	100	25	0	(25)
Total Operating Income	1,751,363	437,841	443,496	5,655
Operating Expenses				
Administrative Expenses	590,193	147,548	128,976	18,572
Tenant Services	15,215	3,804	3,564	240
Utilities	186,192	46,548	40,212	6,336
Maintenance	434,073	108,518	85,231	23,287
Protective Services	73,797	18,449	18,207	242
Insurance Expense	55,604	13,901	13,447	454
Other General Expense	25,000	6,250	5,145	1,105
Total Routine Operating Expenses	1,380,074	345,019	294,782	50,237
Net Income from Operations	371,289	92,822	148,714	55,892
Non-Routine Maintenance	125,000	31,250	0	31,250
Debt Service	0	0	0	0
	0	0	0	0
Cash Flow (Deficit) from Operations	246,289	61,572	148,714	87,142

OPERATING STATEMENTS: 3 MONTHS ENDING MARCH 31, 2022

RAD PROPERTIES	Annual Budget 2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income				
HUD Subsidy - Low Rent Housing	845,000	211,250	196,008	(15,242)
Tenant Rental Income	262,000	65,500	61,897	(3,603)
Other Income	4,065	1,016	632	(384)
Total Operating Income	1,111,065	277,766	258,537	(19,229)
Operating Expenses				
Administrative Expenses	253,311	63,328	62,229	1,099
Tenant Services	65,688	16,422	14,540	1,882
Utilities	109,938	27,485	22,329	5,156
Maintenance	447,270	111,818	64,546	47,272
Protective Services	35,217	8,804	8,344	460
Insurance Expense	116,211	29,053	28,784	269
Other General Expense	25,000	6,250	4,719	1,531
Total Routine Operating Expenses	1,052,635	263,159	205,491	57,668
Net Income from Operations	58,430	14,608	53,046	38,439
Non-Routine Maintenance	275,000	68,750	0	68,750
Debt Service	12,000	3,000	3,000	0
Funds from Replacement Reserve	275,000	68,750	0	(68,750)
	0	0	0	0
Cash Flow (Deficit) from Operations	46,430	11,608	50,046	38,439

JUNE 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 **8 AM**- JP WFS @ Oxford **10 AM**- Jobs Plus Orientation @ Oxford 10 AM- FSS Recruitment Orientation via /Zoom **3 PM**- Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney **(Everyday- Monday-Friday**)	2 **8 AM**- JP WFS @ Oxford **10 AM**- The Alliance Banking Workshop @ Oxford **2 PM**- Bingo Lunch & Learn @ Bellerive **6 PM- 8PM** How to Start a Co-Op or Small Business	3 **8 AM**- JP WFS @Oxford **10 AM**- JP Orientation @ Oxford **1 PM**- Jobs Plus HCPL Get Connected @ Oxford **1 PM**- YMCA Afterschool Recruitment Walk **National Egg Day** 	4
5	6 **9 AM**- YWCA Congregate Meals @ Bellerive & Lyerly (**Everyday-Monday-Friday)** **9 AM**- Senior Circle @Heatherbrook/Sweetwater **(Everyday- Monday-Friday)** **10 AM**- Jobs Plus Orientation @ Oxford **2 PM**- Tenant Relations "More Money Monday" @ Cuney **3 PM**- Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney **(Everyday- Monday-Friday)**	7 **1PM**- Workforce Solutions@ Oxford Youth Services Seminar **2 PM**- Healthy Homes/HUD Breathe Easy @ Lyerly **6 PM- 8PM**- Upskill Your Way to a Green Career	8 **10 AM**- Jobs Plus Orientation Tea & Talk @ Oxford **12 PM**- Tenant Relations "Home Maker Create A Space You Love" @ Heatherbrook **3 PM**- Tenant Relations Meeting @ HOAPV **3 PM**- Tenant Relations Listening Session @ Kennedy **1pm-3pm** Cuney Homes Diabetes Education Lunch and Learn **2 pm**- Healthy Homes/HUD Breathe Easy @ Allen Parkway	9 **8 AM**- JP WFS @ Oxford **10 AM**- The Alliance Credit Workshop @ Oxford **1 PM**- Tenant Relations Meeting @ Bellerive **3pm-5pm-** Bellerive Bingo Lunch and Learn	10 **8 AM**-- JP WFS @ Oxford **10 AM**-- Jobs Plus Orientation/Cake & Conversation @ Oxford **1 PM**- Youth Career & Exploration **1 PM**-- AARP- Senior Registration @ Bellerive **1 PM**-- HCPL Get Connected @ Kelly Village	11
12	13 **9 AM**- YWCA Congregate Meals @ Bellerive & Lyerly (**Everyday-Monday-Friday)** **9 AM**- Senior Circle @Heatherbrook/ Sweetwater **(Everyday- Monday-Friday)** **10 AM**- Jobs Plus Orientation @ Oxford **3 PM**- Tenant Relations Healthy Homes @ Cuney **3 PM**- Healthy Homes @ Cuney Homes **3 PM**- Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney Homes **(Everyday- Monday-Friday)** **HHA Summer Internship Program (Thru August 12)**	14 **1 PM**- JP/WFS Workshop Job Career Exploration Seminar @ Oxford **1pm-3p-** Lyerly Father's Day Lunch and Learn	15 **10 AM**- Jobs Plus Orientation @ Oxford Vision Board **10 AM**- FSS Recruitment Orientation (Via Zoom) **12pm-2pm-** Irvinton Father's Day Lunch and Learn **12 PM-** Tenant Relations Tenant Relations "Home Maker Create A Space You Love" @ Independence Heights **1 PM-** Tenant Relations Senior Wellness @ Kennedy **1 PM-** UHC Community Resource Fair @ HOAPV **3:30 PM**- Tenant Relations Wellness Fair @ Kennedy **5 PM**- Tenant Relations Tenant Relations "Home Maker Create A Space You Love" @ Irvinton	16 **8 AM**- JP WFS @ Oxford **10 AM**- The Alliance Banking Workshop @ Oxford Place **12 PM**- Tenant Relations Housekeeping 101 @ Fulton **2 PM**- Tenant Relations New Tenant Orientation @ Cuney **12 PM**- Tenant Relations "Home Maker Create A Space You Love" @ Forest Green **3pm-5pm-** Bellerive Bingo Lunch and Learn/Father's Day **6 PM- 8 PM**- Building Generational Wealth Through Homeownership	17 **8 AM**- JP @ Oxford **10 AM**- Jobs Plus Orientation /Cake & Conversation @ Oxford **1 PM**- Youth Career & Exploration **1pm-3:30pm-** Fulton Father's Day Celeb **1pm-3pm-** Cuney Homes Celebration/ Recognize Graduates **1pm-3:00pm**- HOAPV's Father's Day Celebration/Lunch/Learn	18 9 AM- TSU/ Verizon STEM Camp
19 **Father's Day** **Juneteenth** 	20 **HHA HOLIDAY**	21 **8 AM**- JP WFS @ Oxford **11am-2pm** Lincoln Park Fun Day/Job Fair **1 PM**- JP/WFS Job Readiness Seminar @ Oxford 3 PM- Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney **(Everyday- Monday-Friday)** **4 PM**- Tenant Relations Housekeeping 101 @ Lincoln **5 PM**- RC Monthly Meeting @ Oxford Place **5 PM**- Tenant Relations "Home Maker Create A Space You Love" @ Kelly Village	22 **8 AM**- JP WFS @ Oxford **10 AM**- Jobs Plus Orientation Cake & Conversation @ Oxford **12 PM**- Tenant Relations "Home Maker Create A Space You Love" @ Fulton **5:30 PM**- Cuney Homes Resident Council Meeting	23 **8 AM**- JP WFS @ Oxford **10 AM**- The Alliance Budget Workshop @ Oxford **3 P.M**. Senior Bingo Bash @ Bellerive **6 Pm- 8 PM**- Mental Health Talk with A Doc	24 **8 AM**- JP WFS @ Oxford **10 AM**- Jobs Plus Orientation/ @ Oxford **1 PM**- Youth Career & Exploration **3 PM**- YMCA Afterschool Prog. @ Cuney Homes **5pm-6pm** Irvinton Village Resident Meeting 	25
26	27 **9 AM-** YWCA Congregate Meals @ Bellerive & Lyerly **(Everyday- Monday-Friday)** **9 AM-** Senior Circle @Heatherbrook/ Sweetwater **(Everyday- Monday-Friday)** **10 AM-** Jobs Plus Orientation @ Oxford **3 PM-** Tenant Relations Healthy Homes @ Cuney **3 PM-** Healthy Homes @ Cuney Homes **3 PM-** Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney Homes **(Everyday- Monday-Friday)**	28 **8 AM**- JP WFS @ Oxford **9 AM**- Rainbow Senior Circle @Heather brook/ Sweetwater **1 PM**- JP/WFS Workshop Resume & Interview Skills @ Oxford **3 PM**- Kidz Grub @ Fulton, HOAPV, Independence Heights, Lincoln Park, Oxford Place & YMCA Afterschool Prog. @ Cuney Homes (**Everyday-Monday-Friday)** 4 PM- Tenant Relations "Home Maker Create A Space You Love" @Oxford Place	29 **10 AM- 11 AM-** Job Plus Orientation **1pm-3pm** Fulton Bingo Lunch and Learn	30 **10 AM & 2 PM**- The Alliance Savings Workshop		