

HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING July 19, 2022 3:00 P.M.

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





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, July 19, 2022 TABLE OF CONTENTS

AGENDA	5
June 14, 2022 BOARD MEETING MINUTES	8
COMMENTS and RESPONSES	15
NEW BUSINESS	
Resolution No. 3463	
Consideration and/or take action to authorize the President & CEO or designee	
to execute a contract with Emphasys Software for the modification of their Elite	
software system to incorporate changes for the Move To Work (MTW) program.	16
Desclution No. 2464	
Resolution No. 3464	
Consideration and/or take action to authorize the President & CEO or designee	20
to write off vacant tenant accounts for April 1, 2022, to June 30, 2022.	20
Resolution No. 3465	
Consideration and/or take action to authorize the President & CEO or designee	
to open the Public Housing Waiting List, specific to public housing sites only, by	
August 31, 2022.	31
Resolution No. 3466	
Consideration and/or take action to authorize the President & CEO or designee	
to authorize the President & CEO or designee to Authorize APV Redevelopment	
Corporation to reduce the amount of the previously approved Infrastructure	
Loan to be made to EADO 800 Ltd for the development of the 800 Middle Street	
development (formerly known as EADO 800) from \$10,000,00.00 to	
\$6,000,000.00 and extend a bridge loan to the Partnership in an amount not to	
exceed \$4,000,000.00, which will be repaid upon receipt of approval of subsidy	
layering review by the United States Department of Housing and Urban	

Development.

Resolution No. 3467 Consideration and/or take action to authorize the President & CEO or designee to take actions necessary to acquire tract(s) of land for the public's use and for the public purpose of development and construction of affordable housing.	41
Resolution No. 3468 Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of Providence Uptown, an apartment community located at or about 3323 McCue St, Houston, TX 77056.	47
Resolution No. 3469 Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Kittle Property Group for the development of The Vireo Apartments, an apartment community that will be located at or about 12212 Tidwell Rd, Houston, TX 77044.	51
Resolution No. 3470 Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Bridge Partners for the acquisition of The Carleton, an apartment community located at or about 3805 West Alabama Street, Houston, TX 77077.	55
Resolution No. 3471 Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Schumacher Interests, Inc. for the acquisition of Windsor Cypress, an apartment community located at or about 12035 Huffmeister Rd, Cypress, TX 77429.	59
Resolution No. 3472 Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Champions Fairway, Ltd., for the development of Thrive Cypress Creek, an apartment community that will be located at or about 13030 Perry Rd, Houston, TX 77070.	63
Resolution No. 3473 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 AMLI Uptown, an apartment community located at or about 2525 McCue Rd, Houston, TX 77056.	67
Resolution No. 3474 Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of Ariza Gosling, an apartment community located at or about 23217 Gosling Rd, Houston, TX 77389.	71

Resolution No. 3475

Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Kilday Operating LLC for the development of Campanile on Minimax, an apartment community that will be located at or about 610 West Loop at Minimax, Houston, TX 77008.

Resolution No. 3476

Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of The Estates at Bellaire, an apartment community located at or about 4807 Pin Oak Park, Houston TX, 77081.

Resolution No. 3477

Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lincoln Capital Acquisition, LLC for the development of Oakwood Trails, an apartment community that will be located at or about 0 Louetta Rd, Spring, TX 77379.

Resolution No. 3478

Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of ALTA Med Main, an apartment community located at or about 9330 S Main St, Houston, TX 77025.

Resolution No. 3479

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 2101 N. Shepherd, Houston, Texas, 77008, the construction and development of the 185-unit Waterworks Highline Phase II thereupon, and the execution of all required documents therefor.

Resolution No. 3480

Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of those certain parcels of land located at or about 813 McKee Street, 850 McKee Street, 805 Hardy Street ("805 Hardy"), 902 Hardy Street, 1702 Nance Street ("1702 Nance"), and that certain 0.37-acre parcel with frontage on Old Hardy Road, east of Hardy Street, located between and running perpendicular to Nance St. and Sterrett St., and adjacent to each of 805 Hardy and 1702 Nance, Houston, TX 77020 the construction and development of the 183-unit Warehouse District Phase II thereupon, and the execution of all required documents therefor.

Resolution No. 3481

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 3122 Leeland Street, Houston, Texas, 77003, the construction and development of the 258-unit CoOp at EaDo thereupon, and the execution of all required documents therefor. 75

79

83

87

91

103

Resolution No. 3482

Consideration and/or take action to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the Development of a 249-unit affordable housing development known as Independence Heights II Apartments to be located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018, and the execution of all required documents therefor.

Resolution No. 3483

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 AMLI River Oaks, an apartment community located at or about 1340 W Gray St. Houston, TX 77019.

BOARD REPORT	 119
FINANCE REPORT	 133
HHA CALENDAR OF EVENTS	 137

109

115



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, JULY 19, 2022 3:00 PM Houston Housing Authority Central Office 2640 Fountain View Drive, Houston, TX 77057

AGENDA

- I. Call to Order
- II. Roll Call
- **III.** Introduction of a Spanish interpreter.
- IV. Approval of the June 14, 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 COOP AT EADO (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 WATERWORKS HIGHLINE PHASE II (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 development of WAREHOUSE DISTRICT PHASE II (To Make Comments during the Public Hearing Please add your name to the sign-in sheet when you enter the Board Meeting)
- X. New Business

Resolution No. 3463: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Emphasys Software for the modification of their Elite software system to incorporate changes for the Move To Work (MTW) program.

Resolution No. 3464: Consideration and/or take action to authorize the President & CEO or designee to write off vacant tenant accounts for April 1, 2022, to June 30, 2022.

Resolution No. 3465: Consideration and/or take action to authorize the President & CEO or designee to open the Public Housing Waiting List, specific to public housing sites only, by August 31, 2022.

Resolution No. 3466: Consideration and/or take action to authorize the President & CEO or designee to authorize the President & CEO or designee to Authorize APV Redevelopment Corporation to reduce the amount of the previously approved Infrastructure Loan to be made to EADO 800 Ltd for the development of the 800 Middle Street development (formerly known as EADO 800) from \$10,000,00.00 to \$6,000,000.00 and extend a bridge loan to the Partnership in an amount not to exceed \$4,000,000.00, which will be repaid upon receipt of approval of subsidy layering review by the United States Department of Housing and Urban Development.

- XI. 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. 3467: Consideration and/or take action to authorize the President & CEO or designee to take actions necessary to acquire tract(s) of land for the public's use and for the public purpose of development and construction of affordable housing, at or near to or at (i) 4318 Yale St., Houston, Texas and (ii) 202 Crosstimbers, Houston, Texas.

Resolution No. 3468: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of Providence Uptown, an apartment community located at or about 3323 McCue St, Houston, TX 77056.

Resolution No. 3469: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Kittle Property Group for the development of The Vireo Apartments, an apartment community that will be located at or about 12212 Tidwell Rd, Houston, TX 77044.

Resolution No. 3470: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Bridge Partners for the acquisition of The Carleton, an apartment community located at or about 3805 West Alabama Street, Houston, TX 77077.

Resolution No. 3471: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Schumacher Interests, Inc. for the acquisition of Windsor Cypress, an apartment community located at or about 12035 Huffmeister Rd, Cypress, TX 77429.

Resolution No. 3472: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Champions Fairway, Ltd., for the development of Thrive Cypress Creek, an apartment community that will be located at or about 13030 Perry Rd, Houston, TX 77070.

Resolution No. 3473: 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 AMLI Uptown, an apartment community located at or about 2525 McCue Rd, Houston, TX 77056.

Resolution No. 3474: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of Ariza Gosling, an apartment community located at or about 23217 Gosling Rd, Houston, TX 77389.

Resolution No. 3475: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Kilday Operating LLC for the development of Campanile on Minimax, an apartment community that will be located at or about 610 West Loop at Minimax, Houston, TX 77008.

Resolution No. 3476: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investments for the acquisition of The Estates at Bellaire, an apartment community located at or about 4807 Pin Oak Park, Houston TX, 77081.

Resolution No. 3477: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lincoln Capital Acquisition, LLC for the development of Oakwood Trails, an apartment community that will be located at or about 0 Louetta Rd, Spring, TX 77379.

Resolution No. 3478: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of ALTA Med Main, an apartment community located at or about 9330 S Main St, Houston, TX 77025.

Resolution No. 3479: 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 2101 N. Shepherd, Houston, Texas, 77008, the construction and development of the 185-unit Waterworks Highline Phase II thereupon, and the execution of all required documents therefor.

Resolution No. 3480: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of those certain parcels of land located at or about 813 McKee Street, 850 McKee Street, 805 Hardy Street ("805 Hardy"), 902 Hardy Street, 1702 Nance Street ("1702 Nance"), and that certain 0.37-acre parcel with frontage on Old Hardy Road, east of Hardy Street, located between and running perpendicular to Nance St. and Sterrett St., and adjacent to each of 805 Hardy and 1702 Nance, Houston, TX 77020 the construction and development of the 183-unit Warehouse District Phase II thereupon, and the execution of all required documents therefor.

Resolution No. 3481: 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 3122 Leeland Street, Houston, Texas, 77003, the construction and development of the 258-unit CoOp at EaDo thereupon, and the execution of all required documents therefor.

Resolution No. 3482: Consideration and/or take actions to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the Development of a 249-unit affordable housing development known as Independence Heights II Apartments to be located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018, and the execution of all required documents therefor.

Resolution No. 3483: 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 AMLI River Oaks, an apartment community located at or about 1340 W Gray St. Houston, TX 77019.

- XII. Reconvene Public Session to take action on Executive Session agenda items.
- XIII. Adjournment



Transforming Lives & Communities



MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

Tuesday, June 14, 2022

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, June 14, 2022, at Clayton Homes, 1919 Runnels, Houston, TX 77003.

Chair Snowden called the meeting to order at 3:15 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, Director (Chair)
	Kristy Kirkendoll, Director
	Kris Thomas, Director
	Stephanie A.G. Ballard, Director
	Andrea Hilliard Cooksey, Director
	David A. Northern, Sr., Secretary

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

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the May 17, 2022, Board of Commissioners meeting minutes. He asked for a motion to adopt the May 17, 2022 meeting minutes.

Commissioner Thomas moved to adopt the May 17, 2022, Board of Commissioners meeting minutes. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to the May 17, 2022 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

PRESIDENT'S REPORT

Secretary Northern stated we are continuing to move forward in filling our open positions. We will have 2 new members joining HHA in July. We have responded to the individuals who commented at last month's HHA Board meeting.

PUBLIC COMMENTS

Chair Snowden stated speakers will be allowed three (3) minutes for public comments. Speakers will only be allowed to speak once. I will inform you when your three minutes have expired. The Board will generally not provide responses to the comments or answer any questions. However, HHA residents making comments are encouraged to clearly state their name and the property where you reside. We will have someone from the property management team or from our staff, to reach out to you directly regarding any issue or concern you may have.

Chair Snowden asked if there are any individuals that would like to make public comments at this time.

Marivel Garza expressed concerns about the increase in her rent. She has also had challenges with submitting a Reasonable Accommodation request.

CAROLINE AT MEMORIAL PUBLIC HEARING

Chair Snowden stated the Public Hearing for the Development of CAROLINE AT MEMORIAL is now open for comments. If there is an individual of the public who wishes to comment on this hearing, 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 regarding Caroline at Memorial.

THE PEARL GREENWAY APARTMENTS PUBLIC HEARING

Chair Snowden stated the Public Hearing for Acquisition, Lease, and Operation of THE PEARL GREENWAY APARTMENTS is now open for comments. If there is an individual of the public who wishes to comment on this hearing, 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 regarding The Pearl Greenway Apartments.

THE METRO MIDTOWN PUBLIC HEARING

Chair Snowden stated the Public Hearing for Acquisition, Lease, and Operation of THE METRO MIDTOWN is now open for comments. If there is an individual of the public who wishes to comment on this hearing, 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 regarding The Metro Midtown.

THE PROSE SOUTH MAIN PUBLIC HEARING

Chair Snowden stated the Public Hearing for Acquisition, Lease, and Operation of THE PROSE SOUTH MAIN is now open for comments. If there is an individual of the public who wishes to comment on this hearing, 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 regarding The Prose South Main.

Chair Snowden stated he will now move forth with the New Business.

NEW BUSINESS

Resolution No. 3450: Consideration and/or take action to authorize the President & CEO or designee to increase the contract amount for Adjusters International for the Hurricane Harvey Public Assistance Disaster Recovery program.

Secretary Northern stated that Resolution No. 3450 will be presented by Mike Rogers, VP of Fiscal & Business Operations.

Mr. Rogers stated Resolution No. 3450 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to increase the contract amount by \$100,000 for Adjusters International to continue FEMA Hurricane Harvey Public Assistance Disaster Recovery Program services, pursuant to the memorandum dated May 31, 2022, from Michael Rogers, Vice President Fiscal & Business Operations to David A. Northern, Sr. President & CEO.

Adjusters International has been working with HHA since the aftermath of Hurricane Harvey and they have guided us very diligently and professionally through the minefield of FEMA rules and regulations. We have been pursuing some very significant monetary claims against the FEMA program. We are approaching the five-year anniversary of that work with them and we have some procurement and procedural decisions we need to make internally before we can continue beyond that five-year program. We are fixing to enter into a very significant phase in the recovery of Harvey because we have

significant funds that are available to us through the 428 program that we will be using to mitigate some of the flood damage that occurred at some of the properties and to assist in construction of replacement housing for those homes that were lost. Accordingly, staff recommends the Board adopt Resolution No. 3450.

Chair Snowden stated the Board has heard the resolution presented by Mr. Rogers and asked for a motion to adopt Resolution No. 3450.

Commissioner Thomas moved to approve Resolution No. 3450. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3450. Having none, Resolution No. 3450 is adopted.

Resolution No. 3451: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Human Capital Initiatives, LLC, for Human Resources Consultant services.

Secretary Northern stated that Resolution No. 3451 will be presented by Dianne Mitchell, Director of Human Resources.

Ms. Mitchell stated Resolution No. 3451 reads 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 Human Capital Initiatives, LLC, for Human Resources Consultant services, with the Human Resources Department, not to exceed \$100,000.00, for two (2) years, with three (3) one-year extension options, pursuant to the memorandum from Dianne Mitchell, Human Resources Director dated May 27, 2022, to David A. Northern, Sr., President & CEO. HCI is one of the leaders in the housing industry that provides consulting services in Human Resources. We have used them in prior years to do compensation studies, organizational designs, etc. Accordingly, staff recommends the Board adopt Resolution No. 3451.

Chair Snowden stated the Board has heard the resolution presented by Ms. Mitchell and asked for a motion to adopt Resolution No. 3451.

Commissioner Ballard moved to approve Resolution No. 3451. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3451. Having none, Resolution No. 3451 is adopted.

Resolution No. 3452: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Arthur J. Gallagher for Human Resources Analytics Consultant Services.

Ms. Mitchell stated the reason for Resolution No. 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 Arthur J. Gallagher for Human Resources Analytics Consultant services with the Human Resources Department, not to exceed \$100,000.00, for two (2) years, with three (3) one-year extension options, pursuant to the memorandum from Dianne Mitchell, Human Resources Director dated May 27, 2022, to David A. Northern, Sr., President & CEO. New request. We currently do inhouse stay interviews and exit interviews. What we are asking to do is survey for employees to Administer exit interviews for all employees exiting "HHA" and provide a comprehensive statistical report on findings, etc. Accordingly, staff recommends the Board adopt Resolution No. 3452.

Chair Snowden stated the Board has heard the resolution presented by Ms. Mitchell and asked for a motion to adopt Resolution No. 3452.

Commissioner Thomas moved to approve Resolution No. 3452. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3452. Having none, Resolution No. 3452 is adopted.

Resolution No. 3453: Consideration and/or take action to authorize the President & CEO or designee to approve Victory Street Public Facility Corporation's Issuance, Sale, and Delivery of its Multifamily Housing Revenue Bonds (800 Middle), Series 2022A and Multifamily Housing Revenue Bonds (800 Middle), Taxable Series 2022B.

Secretary Northern stated that Resolution No. 3453-3458 will be presented by Jay Mason, Interim Director of REID.

Mr. Mason stated Resolution No. 3453 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to approve Victory Street Public Facility Corporation's Issuance, Sale, and Delivery of its Multifamily Housing Revenue Bonds (800 Middle), Series 2022A and Multifamily Housing Revenue Bonds (800 Middle), Taxable Series 2022B; Approving The Form And Substance Of And Authorizing The Execution And Delivery Of Documents And Instruments Necessary To Carry Out The Financing Of Such Multifamily Rental Residential Development; And Containing Other Provisions Relating To The Subject, pursuant to the memorandum from Jay Mason, Interim Director of REID dated June 1, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3453.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to adopt Resolution No. 3453.

Commissioner Thomas moved to approve Resolution No. 3453. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3453. Having none, Resolution No. 3453 is adopted.

Resolution No. 3454: Consideration and/or take actions to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the development of a 398-unit affordable housing development known as 800 Middle at 800 Middle St., and the execution of all required documents.

Mr. Mason stated Resolution No. 3454 reads 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 development of a 398-unit affordable housing development known as 800 Middle at 800 Middle St. 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 June 1, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3454.

Chair Snowden stated the Board has heard the resolution presented by Mason and asked for a motion to adopt Resolution No. 3454.

Commissioner Kirkendoll moved to approve Resolution No. 3454. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3454. Having none, Resolution No. 3454 is adopted.

Resolution No. 3455: Consideration and/ or take action to authorize the President & CEO or designee to take such action to facilitate the development and rehabilitation of the Allen Parkway Village Apartments.

Mr. Mason stated Resolution No. 3455 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and take such actions necessary or convenient to facilitate the development and rehabilitation of the Allen Parkway Village Apartments, pursuant to the memorandum from Jay Mason, Interim Director of REID dated June 1, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3455.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to adopt Resolution No. 3455.

Commissioner Thomas moved to approve Resolution No. 3455. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3455. Having none, Resolution No. 3455 is adopted.

Resolution No. 3456: Consideration and/or take action to authorize the President & CEO or designee to take such to facilitate the development and rehabilitation of the Historic Oaks of Allen Parkway Village.

Mr. Mason stated Resolution No. 3455 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and take such actions necessary or convenient to facilitate the development and rehabilitation of the Historic Oaks of Allen Parkway Village, pursuant to the memorandum from Jay Mason, Interim Director of REID dated June 1, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3456.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to adopt Resolution No. 3456.

Commissioner Kirkendoll moved to approve Resolution No. 3456. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3456. Having none, Resolution No. 3456 is adopted.

Resolution No. 3457: Consideration and/or take action to authorize the President & CEO or designee to take such action to approve HHA Fountainview PFC's Issuance, Sale, and Delivery of its Multifamily Housing Governmental Notes (Allen Parkway Village Apartments), Series 2022A and 2022B.

Mr. Mason stated Resolution No. 3457 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and take such actions necessary or convenient to approve HHA Fountainview PFC'S Issuance, Sale, and Delivery of Multifamily Housing Governmental Notes (Allen Parkway Village Apartments) Series 2022A and 2022B; Approving the Form and Substance of and Authorizing the Execution and Delivery of Documents and Instruments Necessary to Carry Out the Financing of Such Multifamily Rental Residential Development; and Containing Other Provisions Relating to the Subject, pursuant to the memorandum from Jay Mason, Interim Director of REID dated June 1, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3457.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to adopt Resolution No. 3457.

Commissioner Ballard moved to approve Resolution No. 3457. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3457. Having none, Resolution No. 3457 is adopted.

Resolution No. 3458: Consideration and/or take action to authorize the President & CEO or designee to take such action to approve HHA Fountainview PFC's Issuance, Sale, and Delivery of its Multifamily Housing Governmental Notes (Historic Oaks of Allen Parkway Village), Series 2022A and 2022B.

Mr. Mason stated Resolution No. 3458 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to approve HHA Fountainview PFC'S Issuance, Sale, and Delivery of Multifamily Housing Governmental Notes (Historic Oaks of Allen Parkway Village) Series 2022A and 2022B; Approving the Form and Substance of and Authorizing the Execution and Delivery of Documents and Instruments Necessary to Carry Out the Financing of Such Multifamily Rental Residential Development; and Containing Other Provisions Relating to the Subject, pursuant to the memorandum from Jay Mason, Interim Director of REID dated June 1, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3458.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to adopt Resolution No. 3458.

Commissioner Kirkendoll moved to approve Resolution No. 3458. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approve Resolution No. 3458. Having none, Resolution No. 3458 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, June 14, 2022 at 3:47 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 4:13 p.m.

Secretary Northern called the roll and Chair Snowden declared a quorum present.

NEW BUSINESS continued...

Resolution No. 3459: 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 Pearl Greenway Apartments located at 3788 Richmond Avenue, Houston, Texas 77046, and the execution of all required documents therefor.

Chair Snowden stated that the Board has heard the resolution and asked for a motion to approve Resolution No. 3459.

Commissioner Kirkendoll moved to approve Resolution No. 3459. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3459. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3459 is adopted.

Resolution No. 3460: 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 15635 Memorial Dr., Houston, Texas 77079, the construction and development of the 334-unit Caroline at Memorial thereupon, and the execution of all required documents therefor.

Chair Snowden stated that the Board has heard the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3460.

Commissioner Cooksey moved to approve Resolution No. 3460. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3460. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3460 is adopted.

Resolution No. 3461: 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 Prose South Main located at 12111 Main St., Houston, Texas, 77035, and the execution of all required documents therefor.

Chair Snowden stated that the Board has heard the resolution and recommendation from staff. He asked for a motion to TABLE Resolution No. 3461.

Commissioner Ballard moved to TABLE Resolution No. 3461. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to TABLE Resolution No. 3461. Having none, the Chairman called for a vote. All voted in favor to TABLE Resolution No. 3461.

Resolution No. 3462: 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 Metro Midtown located at 2350 Bagby Street, Houston, Texas, 77006, and the execution of all required documents therefor.

Chair Snowden stated that the Board has heard the resolution and recommendation from staff. He asked for a motion to approve Resolution No. 3462.

Commissioner Kirkendoll moved to approve Resolution No. 3462. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopt Resolution No. 3462. Having none, the Chairman called for a vote. All voted in favor therefore Resolution No. 3462 is adopted.

ADJOURNMENT

Chair Snowden remarked this concludes the items on today's agenda. He thanked the Commissioners for their time and commitment.

Chair Snowden declared the meeting adjourned at 4:16 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, JUNE 14, 2022 BOARD OF COMMISSIONER MEETING

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, June 14, 2022, at Clayton Homes, 1919 Runnels, Houston, Texas 77003.

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

C= Marivel Garza expressed concerns about an increased rent. She has had challenges submitting a Reasonable Accommodation request.

R = Ms. Garza has been an HCVP participant since February 2021. Due to HHA's revised occupancy policies for HCVP, effective 1/1/2021, Ms. Garza's family size was reduced from a 3-bedroom voucher to a 2-bedroom voucher. Ms. Garza was advised that her rent increase was due to her residing in a unit that exceeded the value of her voucher and that as long as she remains in the 3-bedroom unit, her rent will remain the same. Ms. Garza understood and reported that her daughter had medical conditions that supported the use of the extra bedroom to accommodate medical equipment. Ms. Garza was advised to submit a Reasonable Accommodation (RA), in which she submitted the form. Ms. Garza had challenges submitting the RA form and received assistance from the staff to successfully upload the forms to HHA's Legal Department. After the Legal department reviewed the request, it was declined. She was informed that she can request an Informal Hearing regarding the decision. At this time there are no other actions HCVP can take to resolve Ms. Garza's concerns.

Resolution No. 3463



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 Emphasys Software for the modification of their Elite software system to incorporate changes for the Move To Work (MTW) program.

2. Date of Board Meeting: July 19, 2022

3. Proposed Board Resolution:

6.

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 Emphasys Software for the modification of their Elite software system to incorporate changes for the Move To Work (MTW) program for the amount of \$144,296.00, pursuant to the memorandum from Roy Spivey dated June 24, 2022, to David A. Northern, Sr., President & CEO.

DocuSigned by:

4. Department Head Approval Signature ______ Roy Spivey _____ Date:_____ Date:_____

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

Funds Budgeted and Available X Yes No	Source Operating Funds, HCV admin funds, COCC
VP of FO Approval Signature	Date: 7/13/2022
Approval of President & CEO Vavid I. Northurn Sr.	7/13/2022
	Date:

HOUSTON HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO:	DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM:	ROY A. SPIVEY, DIRECTOR OF IT
SUBJECT:	EMPHASYS SOFTWARE FOR THE MODIFICATION OF THEIR ELITE SOFTWARE SYSTEM TO INCORPORATE CHANGES FOR THE MOVE TO WORK (MTW) PROGRAM
DATE:	JUNE 24, 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 Emphasys Software for the modification of their Elite software system to incorporate changes for the Move To Work (MTW) program for the amount of \$144,296.00.

BACKGROUND: In May of 2021, HUD announced the Houston Housing Authority (HHA) as one of the agencies awarded to the Moving To Work (MTW) Stepped and Teired Rent Cohort program. The Stepped and Teired Rent Cohort will evaluate alternative rent policies designed to increase resident self-sufficiency and reduce Public Housing Authority (PHA) administrative burdens. Since this award, HHA has worked with the company MDRC to launch this program.

As part of this program, PHA software will need to be modified to accommodate the new stepped and tiered rent structures and identify participants in the program. MDRC, HHA, and other PHAs have been meeting with Emphasys Software to modify their Elite software system to handle the new requirements for the MTW program. Through these meetings, a set of specifications were created, and from these specifications, a cost for the modification was negotiated between MDRC and Emphasys Software. The HHA portion of the modifications comes to \$144,296.00. This cost will be a pass-through cost that be compensated by MDRC to HHA.

While MDRC will cover the cost of the actual modification as a pass-through cost, HHA will incur an increase in the yearly maintenance cost of the modifications for each additional year after the first year. An intial cost of 50% will be incurred up front with the remaining 50% paid when the modifications are completed. The first year of maintenance will be \$27,126 and will be subject to possible maintenance cost yearly increases.

The cost structure of the modifications are:

CUSTOM PROGRAMMING	Rate Type	<u>Hours</u>	Cost
DETAIL	Design, Programming & Testin Product & Project Management	0	\$76,250 \$14,250
Technical Delivery of the custom solution	Total	362	\$90,500
PROFESSIONAL SERVICES DETAIL	Rate Type	<u>Hours</u>	<u>Cost</u>
Service Delivery to implement a solution	Project Management Set-up, Training, Go-Live Post Go Live	10 80	\$2,500 \$20,000
solution	Total	90	\$22,500
Add-On Purchase	Certification Generator \$4,170		
Annual Maintenance	First Year \$27,126 *Renewed annually Emphasy increase its annual fees for A		
Payment Terms	50% up front 50% upon delivery/release Delivery includes either direct Deli general release of the custom in a		
Estimated Delivery Date	August 2	2022	

EVALUATION PROCESS

Previous HHA approved Board Resolutions have identified Emphasys as the sole provider of their software exempt from competitive bidding since no other companies can support or maintain HHA' s current license with Emphasys.

There are no conflicts of interest, and they 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 Emphasys Software for the modification of their Elite software system to incorporate changes for the Move To Work (MTW) program for the amount of \$144,296.00, pursuant to the memorandum from Roy Spivey dated June 24, 2022, to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to write off vacant tenant accounts for April 1, 2022, to June 30, 2022.

2. Date of Board Meeting: July 19, 2022

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to write off vacated tenant accounts in the amount of \$189,006.05 and make necessary changes and corrections pursuant to the memorandum from Rhonda Foster, Director of Asset Management, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature B501C71F4DD945	Griffin III	Date:
5.	Statement regarding availabil	ity of funds by VP of Fis	cal Operations	
	Funds Budgeted and Available	X Yes No	Source Property Ope	rating Budgets
		DocuSigned by:		
	VP of FO Approval Signat	ure <u>Breszaharter and the second seco</u>	Date:	7/13/2022
6.	Approval of President & GEO	Northurn Sr.	7/13/2022	
	9E0B1D8C1AF	-04AA	Date:	



MEMORANDUM

TO:	DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM:	RHONDA FOSTER, DIRECTOR OF ASSET MANAGEMENT
SUBJECT:	CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO
	WRITE OFF VACANT TENANT ACCOUNTS FOR APRIL 1, 2022, TO JUNE 30, 2022
DATE:	JULY 5, 2022

This memorandum recommends 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 \$189,006.05. This amount captures accounts written off for the months of April 1, 2022, through June 30, 2022.

BACKGROUND:

The Houston housing authority (HHA) reduces public housing accounts receivable balances by writing off the outstanding debt that is owed by former tenants after the debt has been deemed as uncollectible. Write-offs are typically the result of tenants with balances owed to the HHA as a result of voluntary and involuntary move-outs. HHA writes off vacated tenant accounts considered to be uncollectible. This debt includes rent, additional rent resulting from unreported income, maintenance fees, legal fees, excessive utilities, and other fees.

To ensure accuracy, the HHA followed up with the property management contractors (PMCs) to confirm their efforts to notify former tenants of their outstanding balances. Their confirmation of the balances also requires the PMCs to report tenant debt totaling \$50.00 and above to a third-party collection agency (National Recovery Agency). HHA only write-offs debt for residents who are no longer participating in the program and for whom the HHA has no reasonable expectation of being able to collect the debt.

HHA executes the following process to collect rent and other charges:

- 1. Rent statements are provided to public housing tenants on a monthly basis listing their rent payment and any other financial obligations (i.e., excessive utilities, maintenance, legal fees, unreported income, and other fees). When payments are received and processed by the office, the property manager confirms the accuracy of the payment and records in the system.
- 2. Tenants who do not submit their payments by the 5th business day are sent reminder notices.
- 3. If payments are not received by the 10th day, managements conduct courtesy calls to speak with tenants about their plans to pay their tenant charges. Tenants are reminded about their options to establish a re-payment agreement, pursue rental assistance and/or request an interim change.

Households who openly communicate and cooperate regarding their situations are deemed responsive which allows Management to delay lease enforcement for non-payment of rent.

- 4. Households who do not honor their financial obligations nor responds to Management are deemed non-responsive resulting in the filing of a formal eviction, with the courts. Uncollected debt is accrued when tenants vacate their units without resolving their balances.
- 5. Upon ending the household's participation and closure of the tenants' account, management proceeds in filing the debt with National Recovery Agency and to the Public Indian Housing Information Center (PIC) maintained by the Department of Housing & Urban development. The data is reported every month to ensure timely submission with a desire to ratify the reported uncollected data with quarterly resolutions.

Property Name	Write Off Amount
APV	\$14,147.98
Bellerive	\$204.00
Clayton Homes	\$12,331.54
Cuney Homes	\$43,737.08
Ewing	\$507.00
Forest Green	\$0.00
Fulton Village	\$0.00
Heatherbrook	\$0.00
HOAPV	\$178.00
HRI	\$0.00
Independence Heights	\$84.00
Irvinton Village	\$59,593.03
Kelly Village	\$28,034.60
Kennedy Place	\$10,099.04
Lincoln Park	\$2,543.05
Long Drive	\$10,505.90
Lyerly	\$1,938.00
Oxford Place	\$3,839.75
Sweetwater Point	\$1,263.08
Telephone Road	\$0.00
Victory Place	\$0.00
Grand Total	\$189,006.05

The property names and recommended write-off amounts are as follows:

Uncollected Debt Categories	2 nd Quarter Write-off Totals
Rent	\$130,786.71
Retro Rent (Fraud)	\$0.00
Maintenance Charges	\$39,119.29
Legal Charges	\$5,287.00
Utilities	\$9,535.05
Other Fees	\$4,278.00
Grand Total	\$189,006.05

The following is a breakdown of write-off amounts per category:

The process of HHA writing these debts off is consistent with HUD's regulations. Not writing off these debts negatively impacts the agency's scoring on a critical HUD management performance criteria.

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 write off vacated tenant accounts in the amount of \$189,006.05 and make necessary changes and corrections pursuant to the memorandum from Rhonda Foster, Director of Asset Management, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

			L L	PHO WRITE OFFS				
			SECOND QL	SECOND QUARTER 2022 WRITE OFF	RITE OFF			
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
APV	Harris, Natalie R.	5/12/2022	\$7,184.00	\$68.95	\$0.00	\$0.00	\$15.00	\$7,267.95
APV	Kirt, Danielle R.	5/4/2022	\$1,307.00	\$519.26	\$0.00	\$0.00	\$15.00	\$1,841.26
APV	Citizen, Peggy A.	6/1/2022	\$0.00	\$20.01	\$0.00	\$0.00	\$0.00	\$20.01
APV	Ducusin, Keiaira A.	6/23/2022	\$502.00	\$913.25	\$0.00	\$0.00	\$0.00	\$1,415.25
APV	Gueary, Sherrie M.	6/28/2022	\$3,313.00	\$290.51	\$0.00	\$0.00	\$0.00	\$3,603.51
APV								\$0.00
APV								\$0.00
APV								\$0.00
TOTAL			\$12,306.00	\$1,811.98	\$0.00	\$0.00	\$30.00	\$14,147.98
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Bellerive	Orekova. Adunni R.	5/16/2022	\$45.00	\$150.00	\$0.00	\$0.00	\$0.00	\$195.00
Bellerive	Babineaux, Nicholas	6/29/2022	\$0.00	\$9.00	\$0.00	\$0.00	\$0.00	00.6\$
Bellerive								\$0.00
TOTAL			\$45.00	\$159.00	\$0.00	\$0.00	\$0.00	\$204.00
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Clayton Homes	Doyle, Jacqueline K.	4/30/2022	\$965.00	\$44.83	\$0.00	\$676.20	\$92.50	\$1,778.53
Clayton Homes	Mcneil, Yolanda M.	3/24/2022	\$1,334.50	\$0.00	\$0.00	\$187.27	\$90.00	\$1,611.77
Clayton Homes	Badaee, Azhar M.	5/11/2022	\$6,376.50	\$0.00	\$0.00	\$0.00	\$120.00	\$6,496.50
Clayton Homes	Fowler, Natisha	3/25/2022	\$112.00	\$0.00	\$0.00	\$67.86	\$15.00	\$194.86
Clayton Homes	Scott, Reeva N.	5/25/2022	\$1,279.00	\$195.85	\$0.00	\$670.03	\$105.00	\$2,249.88
Clayton Homes								\$0.00
TOTAL			\$10,067.00	\$240.68	\$0.00	\$1,601.36	\$422.50	\$12,331.54
				Maintena Pasa				
Property	Resident	Move Out Date	Rent Owed	Maintenance rees Owed	Legal rees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Cuney Homes	Cormeaux, Latigee M.	4/26/2022	\$2,017.00	\$1,274.00	\$267.00	\$466.80	\$105.00	\$4,129.80
Cuney Homes	Taylor, Kimberly D.	4/8/2022	\$610.36	\$232.00	\$0.00	\$36.43	\$45.00	\$923.79
Cuney Homes	Vurns, Mildred	4/19/2022	\$1,548.38	\$362.00	\$267.00	\$213.33	\$305.00	\$2,695.71
Cuney Homes	Austin, Lakisha S.	5/17/2022	\$5,593.00	\$726.00	\$0.00	\$335.72	\$105.00	\$6,759.72
Cuney Homes	Fragoso, Yvette V.	5/17/2022	\$1,363.00	\$2,754.00	\$0.00	\$448.42	\$114.00	\$4,679.42
Cuney Homes	Smith, Charlotte V.	5/2/2022	\$0.00	\$241.00	\$0.00	\$65.22	\$0.00	\$306.22
Cuney Homes	Brown, Destiny C.	6/15/2022	\$1,970.00	\$1,035.00	\$0.00	\$245.47	\$120.00	\$3,370.47
Cuney Homes	Brown, Kenneth R.	6/10/2022	\$537.00	\$412.00	\$0.00	\$345.35	\$45.00	\$1,339.35
Cuney Homes	Hughes, Chrystye A.	6/17/2022	\$5,439.68	\$0.00	\$0.00	\$273.08	\$390.00	\$6,102.76
Cuney Homes	Jenkins, Lester P.	6/17/2022	\$4,393.00	\$1,324.00	\$0.00	\$31.19	\$90.00	\$5,838.19
Cuney Homes	Mcgill, Natasha N.	6/15/2022	\$436.00	\$424.00	\$0.00	\$51.54	\$45.00	\$956.54
Cuney Homes	McGowen, Brittney	6/23/2022	\$46.45	\$2,524.00	\$0.00	\$0.00	\$445.00	\$3,015.45
Cuney Homes	Sams, Sherman N.	6/14/2022	\$2,484.00	\$1,024.00	\$0.00	\$6.66	\$105.00	\$3,619.66
Cuney Homes								\$0.00
				Page 1				7/14/2022

Cuney Homes Cuney Homes Cuney Homes Cuney Homes TOTAL			\$26,437.87	\$12,332.00	\$534.00	\$2,519.21	\$1,914.00	\$0.00 \$0.00 \$0.00 \$0.00 \$43,737.08
<mark>Property</mark> Ewing Ewina Ewina	Resident Shorter, Robert D.	Move Out Date 4/11/2022	Rent Owed \$0.00	Maintenance Fees Owed \$507.00	Legal Fees Owed \$0.00	Utilities Owed \$0.00	Other Fees Owed \$0.00	Actual Total to be Written Off \$507.00 \$0.00 \$0.00
TOTAL			\$0.00	\$507.00	\$0.00	\$0.00	\$0.00	\$507.00
Property Forest Green	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off \$0.00
TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Fuiton Village			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Prßperty	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Heatherbrook				5	5			\$0.00
Heatherbrook TOTAL			00.0 \$	00.0\$	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
			•	•	•	•	•	
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
HOAPV	Lake, Mary M.	4/4/2022	\$88.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88.00
HOAPV HOAPV	Redd, Carroll E.	5/31/2022	\$55.00	\$0.00	\$0.00	\$0.00	\$35.00	\$90.00 \$0.00
HOAPV								\$0.00
HOAPV								\$0.00
HOAPV								\$0.00 \$0.00
HOAPV								\$0.00
TOTAL			\$143.00	\$0.00	\$0.00	\$0.00	\$35.00	\$178.00
				Maintonanco Ecce	l agal Eage			
Property	Resident	Move Out Date	Rent Owed		Cwed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
HRI								\$0.00 2020
HRI TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00

Page 2

7/14/2022

Independence Heights TOTAL Property	Wooley, Nartearia	12/2/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$84.00	\$84 DD
TOTAL Property				00 0#		\$C.CC	,,,	22.FD#
Property			\$0.00	\$0.00	\$0.00	\$0.00	\$84.00	\$84.00
Property								
	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Irvinton Village	Charles, Desertray M.	4/11/2022	\$84.00	\$1,493.06	\$0.00	\$0.00	\$15.00	\$1,592.06
Irvinton Village	Dupree, Kellie	4/28/2022	\$778.57	\$623.66	\$0.00	\$30.38	\$75.00	\$1,507.61
Irvinton Village	Falls, Deandra S.	3/31/2022	\$0.00	\$852.80	\$0.00	\$0.00	\$0.00	\$852.80
Irvinton Village	Gonzalez, Nicole G	4/19/2022	\$308.96	\$854.73	\$129.00	\$0.00	\$45.00	\$1,337.69
Irvinton Village	Padilla, Sanjuana G.	3/28/2022	\$0.00	\$0.00	\$0.00	\$4.19	\$0.00	\$4.19
Irvinton Village	Salah, Abdulkalk F.	4/26/2022	\$2,347.00	\$1,083.68	\$0.00	\$0.00	\$30.00	\$3,460.68
Irvinton Village	Sandoval, Norma M.	4/8/2022	\$3,286.84	\$880.32	\$129.00	\$302.71	\$105.00	\$4,703.87
Irvinton Village	Arthur, Tesheika R.	5/31/2022	\$7,846.77	\$1,275.60	\$259.00	\$653.40	\$120.00	\$10,154.77
Irvinton Village	Chaney, Jasrel V.	5/11/2022	\$1,932.00	\$375.65	\$259.00	\$342.37	\$120.00	\$3,029.02
Irvinton Village	Gayle, Megan L.	5/11/2022	\$3,905.50	\$437.15	\$388.00	\$291.35	\$75.00	\$5,097.00
Irvinton Village	Jones, Michelle J.	5/11/2022	\$7,001.00	\$1,196.40	\$380.00	\$955.77	\$120.00	\$9,653.17
Irvinton Village	Jones, Tiffany M.	5/6/2022	\$0.00	\$299.00	\$0.00	\$28.38	\$0.00	\$327.38
Irvinton Village	Mclemore, Kiara N.	5/11/2022	\$3,096.16	\$712.17	\$259.00	\$88.14	\$120.00	\$4,275.47
Irvinton Village	Sheppard, Roselyn L.	5/11/2022	\$4,190.60	\$496.15	\$259.00	\$69.16	\$75.00	\$5,089.91
Irvinton Village	Tatum, Sakirah E.	5/31/2022	\$708.93	\$787.27	\$259.00	\$9.15	\$60.00	\$1,824.35
Irvinton Village	Ponce, Maria A.	6/6/2022	\$0.00	\$32.99	\$0.00	\$14.10	\$0.00	\$47.09
Irvigton Village	Randall, Juanita M.	6/2/2022	\$4,424.76	\$1,962.21	\$129.00	\$0.00	\$120.00	\$6,635.97
τοΫΑL			\$39,911.09	\$13,362.84	\$2,450.00	\$2,789.10	\$1,080.00	\$59,593.03
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees	Legal Fees	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
1/ - II	Marana Chalbia T		0004	Cwed		00 CC#	00 QU	
		412312022	00.0¢	10.1100	00.0¢	00.22¢	00.0¢	\$000.07
Kelly Village	Glover, Jasmine M.	2/2/2/2/2	\$0.00	\$693.06	\$0.00	\$/1./4	\$0.00	\$/64.80
Kelly Village	Liggins, Aontoniesha B.	5/6/2022	\$2,543.00	\$400.06	\$264.00	\$579.97	\$105.00	\$3,892.03
Kelly Village	Priestley, Nora J.	5/6/2022	\$260.00	\$0.00	\$121.00	\$120.35	\$75.00	\$576.35
Kelly Village	Ryans, Kimberly Y.	5/6/2022	\$3,857.00	\$1,174.06	\$264.00	\$477.66	\$105.00	\$5,877.72
Kelly Village	Triplett, Latoya L.	5/6/2022	\$3,255.00	\$364.06	\$264.00	\$156.42	\$75.00	\$4,114.48
Kelly Village	Matthews, Therrayell	6/9/2022	\$1,900.00	\$0.00	\$0.00	\$122.90	\$127.50	\$2,150.40
Kelly Village	Pace, Sophia J.	6/10/2022	\$7,191.00	\$1,801.55	\$264.00	\$934.20	\$135.00	\$10,325.75
Kelly Village								\$0.00
Kelly Village								\$0.00
Kelly Village								\$0.00
Kelly Village								\$0.00
Kellv Village								\$0.00
Kellv Village								\$0.00
Kelly Village								\$0.00
TOTAL			\$19,006.00	\$4,743,80	\$1,177,00	\$2,485.30	\$622.50	\$28,034,60
			\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	00.04	¢1,11,00	00.004.14	\$077.00	00.400.04

Property	Resident	Move Out Date	Rent Owed	Maintenance Fees	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Kennedy Place	Woodard, Jasmine J.	4/26/2022	\$6,132.00	\$3,242.06	\$221.00	\$0.00	\$30.00	\$9,625.06
Kennedy Place	Hill, Ryekesha N.	5/10/2022	\$0.00	\$226.12	\$0.00	\$0.00	\$0.00	\$226.12
Kennedy Place	Williams, Timmy	5/19/2022	\$159.00	\$88.86	\$0.00	\$0.00	\$0.00	\$247.86
Kennedy Place								\$0.00
TOTAL			\$6,291.00	\$3,557.04	\$221.00	\$0.00	\$30.00	\$10,099.04
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Lincoln Park	Dow, Tamesha N.	4/26/2022	\$1,520.00	\$219.06	\$0.00	\$0.00	\$0.00	\$1,739.06
Lincoln Park	Tucker, Kajuana	5/20/2022	\$154.00	\$649.99	\$0.00	\$0.00	\$0.00	\$803.99
Lincoln Park								\$0.00
Lincoln Park								\$0.00
TOTAL			\$1,674.00	\$869.05	\$0.00	\$0.00	\$0.00	\$2,543.05
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Long Drive	Batiste, Ronnisha R.	4/7/2022	\$0.00	\$94.00	\$0.00	\$5.00	\$0.00	00.06\$
Long Drive	White, Genova D.	4/4/2022	\$4,560.00	\$46.90	\$129.00	\$0.00	\$0.00	\$4,735.90
Long Drive	Lewis, Kimberly A.	5/3/2022	\$5,354.00	\$0.00	\$258.00	\$59.00	\$0.00	\$5,671.00
TOTAL			\$9,914.00	\$140.90	\$387.00	\$64.00	\$0.00	\$10,505.90
Preperty	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Lyerly	Osman, Timor	4/4/2022	\$446.00	\$255.00	\$259.00	\$0.00	\$30.00	00.066\$
Lyerly	Sheperd, Sheila D.	4/4/2022	\$354.00	\$55.00	\$259.00	\$0.00	\$30.00	\$698.00
Lyerly	Thorne, Carolyn L.	4/25/2022	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
Lyerly								\$0.00
TOTAL			\$800.00	\$560.00	\$518.00	\$0.00	\$60.00	\$1,938.00
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Oxford Place	Jackquet, Tijana C.	5/31/2022	\$3,839.75	\$0.00	\$0.00	\$0.00	\$0.00	\$3,839.75
Oxford Place								\$0.00
Oxford Place								\$0.00
Oxford Place								\$0.00
TOTAL			\$3,839.75	\$0.00	\$0.00	\$0.00	\$0.00	\$3,839.75
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Other Fees Owed	Actual Total to be Written Off
Sweetwater Point	Govan, Dequawnshay T.	5/3/2022	\$352.00	\$835.00	\$0.00	\$76.08	\$0.00	\$1,263.08
Sweetwater Point								\$0.00
TOTAL			\$352.00	\$835.00	\$0.00	\$76.08	\$0.00	\$1,263.08

Page 4

7/14/2022

Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Jtilities Owed Other Fees Owed	Actual Total to be Written Off
Telephone Road								\$0.00
TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property	Resident	Move Out Date	Rent Owed	Maintenance Fees Owed	Legal Fees Owed	Utilities Owed	Jtilities Owed Other Fees Owed	Actual Total to be Written Off
Victory Place								\$0.00
Victory Place								\$0.00
TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Grand Total		\$130,786.71	\$39,119.29	\$5,287.00	\$9,535.05	\$4,278.00	\$189,006.05

	Grand Total	
Property Name	Write Off Amount	
APV	\$14,147.98	
Bellerive	\$204.00	
Clayton Homes	\$12,331.54	
Cuney Homes	\$43,737.08	
Ewing	\$507.00	
Forest Green	\$0.00	
Fulton Village	\$0.00	
Heatherbrook	\$0.00	
HOAPV	\$178.00	
ЯН	\$0.00	
Independence Heights	\$84.0 0	
Irvinton Village	\$59,593.03	
Kelly Village	\$28,034.60	
Kennedy Place	\$10,099.04	
Lincoln Park	\$2,543.0 5	
Long Drive	\$10,505.90	
Lyerly	\$1,938.00	
Oxford Place	\$3,839.75	
Sweetwater Point	\$1,263.0 8	
Telephone Road	\$0.00	
Victory Place	\$0.00	
Grand Total	\$189,006.05	

	%0	869%	21%	3%	5%	2%	100%
	\$0.00	\$130,786.71	\$39,119.29	\$5,287.00	\$9,535.05	\$4,278.00	\$189,006.05
	*UNREPORTED INCOME	RENT	MAINTENANCE	TEGAL	UTILITIES	FEES	TOTAL

					2020			
	1	Lst Quarter	2	nd Quarter	 Brd Quarter	4	Ith Quarter	Totals
APV	\$	23,091.55	\$	4,560.98	\$ 15,374.60	\$	1,492.51	\$ 44,519.64
Bellerive	\$	22.00	\$	661.50	\$ 37.50	\$	-	\$ 721.00
Clayton Homes	\$	22,555.71	\$	72.01	\$ 17,584.57	\$	3,861.52	\$ 44,073.81
Cuney Homes	\$	34,406.58	\$	22,849.35	\$ 27,051.26	\$	7,106.82	\$ 91,414.01
Ewing	\$	-	\$	-	\$ -	\$	264.00	\$ 264.00
Forest Green	\$	-	\$	-	\$ -	\$	312.75	\$ 312.75
Fulton Village	\$	1,039.00	\$	890.00	\$ 1,063.00	\$	-	\$ 2,992.00
Heatherbrook	\$	383.00	\$	-	\$ 998.95	\$	298.00	\$ 1,679.95
HOAPV	\$	881.26	\$	1,075.76	\$ 3,055.02	\$	191.82	\$ 5,203.86
HRI	\$	2,302.36	\$	-	\$ 3,735.77	\$	-	\$ 6,038.13
Independence	\$	-	\$	1,771.00	\$ -	\$	-	\$ 1,771.00
Irvinton Village	\$	6,845.45	\$	6,245.76	\$ 9,723.98	\$	3,742.10	\$ 26,557.29
Kelly Village	\$	8,085.33	\$	1,099.50	\$ 5,226.68	\$	356.35	\$ 14,767.86
Kennedy Place	\$	680.61	\$	-	\$ 507.54	\$	2,803.36	\$ 3,991.51
Lincoln Park	\$	9,648.56	\$	1,036.77	\$ 369.24	\$	-	\$ 11,054.57
Long Drive	\$	400.00	\$	475.00	\$ -	\$	-	\$ 875.00
Lyerly	\$	172.00	\$	-	\$ 1,829.00	\$	402.00	\$ 2,403.00
Oxford Place	\$	3,042.09	\$	87.00	\$ -	\$	1,389.25	\$ 4,518.34
Telephone Rd	\$	157.00	\$	1,343.00	\$ -	\$		\$ 1,500.00
Sweetwater	\$	-	\$	486.00	\$ -	\$	-	\$ 486.00
Victory Place	\$	13,839.39	\$	-	\$ 5,415.78	\$		\$ 19,255.17
Grand Total	\$	127,551.89	\$	42,653.63	\$ 91,972.89	\$	22,220.48	\$ 284,398.89

					2021			
	1st Quarter	2	nd Quarter	3	3rd Quarter	4	4th Quarter	Totals
APV	\$ 5,479.26	\$	9,882.50	\$	23,637.47	\$	9,019.19	\$ 48,018.42
Bellerive	\$ 11.00	\$	59.00	\$	213.00	\$	291.50	\$ 574.50
Clayton Homes	\$ 595.98	\$	451.00	\$	-	\$	450.14	\$ 1,497.12
Cuney Homes	\$ 20,884.13	\$	35,139.86	\$	17,209.50	\$	27,711.73	\$ 100,945.22
Ewing	\$ 2,059.06	\$	862.00	\$	-	\$	1,815.25	\$ 4,736.31
Forest Green	\$ -	\$	-	\$	-	\$	-	\$ -
Fulton Village	\$ -	\$	1,127.00	\$	-	\$	-	\$ 1,127.00
Heatherbrook	\$ 333.00	\$	1,110.05	\$	675.06	\$	5,883.84	\$ 8,001.95
HOAPV	\$ -	\$	16,511.90	\$	9,880.08	\$	4,040.97	\$ 30,432.95
HRI	\$ -	\$	-	\$	-	\$	-	\$ -
Independence	\$ -	\$	-	\$	-	\$	-	\$ -
Irvinton Village	\$ 34,170.20	\$	17,367.36	\$	13,967.06	\$	16,144.86	\$ 81,649.48
Kelly Village	\$ 17,789.89	\$	6,505.68	\$	13,212.06	\$	4,619.99	\$ 42,127.62
Kennedy Place	\$ 773.87	\$	-	\$	7,231.22	\$	3,023.49	\$ 11,028.58
Lincoln Park	\$ 36.99	\$	6,797.17	\$	-	\$	966.35	\$ 7,800.51
Long Drive	\$ 246.10	\$	94.07	\$	701.69	\$	2,703.78	\$ 3,745.64
Lyerly	\$ 453.01	\$	428.50	\$	1,187.01	\$	367.50	\$ 2,436.02

Oxford Place	\$ 298.25	\$ 1,690.55	\$ 2,687.81	\$ 397.50	\$ 5,074.11
Sweetwater	\$ 2,613.29	\$ -	\$ -	\$ -	\$ 2,613.29
Telephone	\$ 211.00	\$ -	\$ -	\$ 49.00	\$ 260.00
Victory Place	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total	\$ 85,955.03	\$ 98,026.64	\$ 90,601.96	\$ 77,485.09	\$ 352,068.72

					2022					
	1	st Quarter	2	nd Quarter	3rd Qua	arter	4th Q	uarter	То	tals
APV	\$	236.06	\$	14,147.98						
Bellerive	\$	50.00	\$	204.00						
Clayton Homes	\$	90.81	\$	12,331.54						
Cuney Homes	\$	20,444.23	\$	43,737.08						
Ewing	\$	-	\$	507.00						
Forest Green	\$	-	\$	-						
Fulton Village	\$	-	\$	-						
Heatherbrook	\$	1,749.37	\$	-						
HOAPV	\$	5,906.13	\$	178.00						
HRI	\$	-	\$	-						
Independence	\$	-	\$	84.00						
Irvinton Village	\$	42,104.04	\$	59,593.03						
Kelly Village	\$	13,295.31	\$	28,034.60						
Kennedy Place	\$	2,245.35	\$	10,099.04						
Lincoln Park	\$	1,605.00	\$	2,543.05						
Long Drive	\$	-	\$	10,505.90						
Lyerly	\$	3,341.00	\$	1,938.00						
Oxford Place	\$	3,804.52	\$	3,839.75						
Sweetwater	\$	-	\$	1,263.08						
Telephone	\$	-	\$	-						
Victory Place	\$	-	\$	-						
Grand Total	\$	94,871.82	\$	189,006.05	\$	-	\$	-	\$	-

Resolution No. 3465



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to open the Public Housing Waiting List, specific to public housing sites only, by August 31, 2022.

2. Date of Board Meeting: July 19, 2022

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to open the Public Housing waiting list by August 31, 2022, and make any necessary corrections and changes, pursuant to the memorandum dated July 7, 2022, from Rhonda Foster, Director of Asset Management to David A. Northern Sr., President & CEO.

		DocuSigned by:		
4.	Department Head Approval	Signature B501C71F4DD949C	Sriffin III	Date: 7/13/2022
5.	Statement regarding availabili	ty of funds by VP of Fise	cal Operations	
	Funds Budgeted and Available	X Yes No	Source	
	VP of FO Approval Signate	ure	Date:	
6.	Approval of President & CEO	aby: 1. Northern Sr.	7/13/2022	2
	9E0B1D8C	1AF04AA Ure	Date: _	

HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO:	DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM:	RHONDA FOSTER, DIRECTOR, ASSET MANAGEMENT
SUBJECT:	CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO OPEN THE PUBLIC HOUSING WAITING LIST, SPECIFIC TO PUBLIC HOUSING SITES ONLY, BY AUGUST 31, 2022.
DATE:	JULY 7, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to open the Public Housing waiting list, specific to public housing sites only, by August 31, 2022, and make any necessary corrections and changes. The waiting list will remain open until future notice is given.

BACKGROUND: In August 2018, the Houston Housing Authority closed the Public Housing waiting list in order to address the low-income housing demand. HHA Housing Operations staff and authorized agents have utilized the Public Housing waiting list, in accordance with HUD regulatory guidelines, to offer low-income affordable housing units to individuals, families, and seniors. As a result, HHA Housing Operations and authorized agents have nearly exhausted, or in some cases, exhausted the applicant pool designated and applicable to Public Housing sites.

The 2022 Homeless Count and Survey Analysis indicated one in eight people (13%) are experiencing unsheltered homelessness, which indicated they were homeless due to the COVID-19 pandemic. Opening the Public Housing waiting list will aid in preventing and/or reducing growing homelessness among individuals and families.

As of June 2022, 13,012 unduplicated and 43,888 duplicated applicants remain on the public housing waitlist. HHA allow applicants to select three (3) public housing sites based on their location preference. Applicants selected newly renovated and/or acquired public housing locations that have extremely low vacancy rates, causing prolonged waiting times for the locations.

Below is an updated public housing waiting list, by location and bedroom size, as of June 30, 2022:

Property Name	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
APV/HOAPV	2,749	2,329	491	166	5,735
Bellerive	-	2	-	-	2
Cuney Homes	12	2	-	-	14
Clayton Homes	-	-	-	-	-
Ewing	648	-	-	-	648
Forest Green	-	3,296	1,321	151	4,768
Fulton Village	3,476	3,359	1,320	199	8,354
Independence Heights	36	8	4	-	48
Irvinton Village	1,928	3	2	-	1,933
Heatherbrook	1	2,972	1,150	81	4,204
Kelly Village	2,867	193	-	49	3,109
Kennedy Place	2,600	1,948	876	119	5,543
Lincoln Park	1,916	1,629	636	-	4,181
Lyerly	-	-	-	-	-
Oxford Place	2,398	2,070	878	-	5,346
Sweetwater Point	-	3	-	-	3
Total	18,631	17,814	6,678	765	43,888

PUBLIC HOUSING WAITING LIST

SECTION 8 NEW CONSTUCTION

Property Name	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Long Dr	4166	3826	1231	252	9475
Total	4166	3826	1231	252	9475

WAITLIST OPENING PROCESS

The HHA will publicly announce the decision to open the Public Housing waiting lists. In addition to the public notice, at this Board Meeting, HHA will publicize in local newspapers, on our website, and inform local agencies and nonprofit entities that service the same population.

In addition, HHA Housing Operations Department will collaborate with organizations that serve the homeless or near homeless population to increase awareness of the public housing program. Public Housing will also collaborate to implement these organizations as Housing Ambassadors. The agencies will be trained to assist residents with completing online applications, gathering and uploading pertinent eligibility information, and securing a temporary address for the homeless applicant population to use for contact purposes. HHA will market but not limit to organizations that support youth aging out of

foster care, transitional shelters, organizations that support the aging and disabled, and organizations that provide supportive services to homeless camps throughout the City of Houston.

HHA Housing Operations is proposing to open the following Site Base Waiting List specific to public housing sites and/or bedroom sizes applicable:

Bellerive Senior Apartments	Irvinton Village		
Cuney Homes	Kelly Village		
Ewing Apartments	Lyerly Senior Apartments		
Independence Heights	Sweetwater Point Apartments		

HHA will consider language barriers and advertise in a manner to ensure outreach to potential clients with limited English proficiency.

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 to open the Public Housing waiting list by August 31, 2022, and make any necessary corrections and changes, pursuant to the memorandum dated July 7, 2022, from Rhonda Foster, Director of Asset Management to David A. Northern Sr., President & CEO.

Resolution No. 3466



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to Authorize APV Redevelopment Corporation to reduce the amount of the previously approved Infrastructure Loan to be made to EADO 800 Ltd for the development of the 800 Middle Street development (formerly known as EADO 800) from \$10,000,00.00 to \$6,000,000.00 and extend a bridge loan to the Partnership in an amount not to exceed \$4,000,000.00, which will be repaid upon receipt of approval of subsidy layering review by the United States Department of Housing and Urban Development.

2. Date of Board Meeting: July 19, 2022

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes APV Redevelopment Corporation, a sponsored affiliate of the Houston Housing Authority, to reduce the previously approved infrastructure subordinate loan for the development of the 800 Middle Street development (formerly known as EADO 800) from \$10,000,000.00 to \$6,000,000.00 and make a bridge loan to EADO 800 Ltd. in an amount not to exceed \$4,000,000.00, which Bridge Loan will be repaid upon subsidy layering approval by the United States Department of Housing and Urban Development, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 11, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature				Date:_	
5.	Statement regarding availabili	ty of funds by	VP of Fis	cal Operat	ions		
	Funds Budgeted and Available	X Yes	No	Source T	hird-Party Fun	ding	
	VP of FO Approval	Signature	Mike	Signed by:		Date:	7/13/2022
6.	Approval of Interim President & CEO		7/13/2022				
	SignatureFB1AD			bk 7/13/2022 IF24F3 Date:			3/2022



MEMORANDUM

TO: HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS

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

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO AUTHORIZE APV REDEVELOPMENT CORPORATION TO REDUCE THE AMOUNT OF THE PREVIOUSLY APPROVED INFRASTRUCTURE LOAN TO BE MADE TO EADO 800 LTD FOR THE DEVELOPMENT OF THE 800 MIDDLE STREET DEVELOPMENT (FORMERLY KNOWN AS EADO 800) FROM \$10,000,00.00 TO \$6,000,000.00 AND EXTEND A BRIDGE LOAN TO THE PARTNERSHIP IN AN AMOUNT NOT TO EXCEED \$4,000,000.00, WHICH WILL BE REPAID UPON RECEIPT OF APPROVAL OF SUBSIDY LAYERING REVIEW BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 DATE: JULY 11, 2022

This memorandum recommends that the Authority authorize APV to reduce the amount of the Infrastructure Loan to be made to the Partnership for the development of infrastructure required for the Project and others to be developed on the relevant site from \$10,000,000.00, which was approved at the June 14, 2022 meeting of the Authority's Board of Commissioners pursuant to Resolution No. 3454 to \$6,000,000.00 and use the \$4,000,000.00 balance to make the Bridge Loan to the Partnership, which Bridge Loan will be repaid out of the capital contribution to be made by [Hudson] in the Partnership upon HUD's approval of the Subsidy Layering Review for the Project.

BACKGROUND:

On February 18, 2020, HHA's Board passed a resolution (No. 3141) which authorized HHA's Interim President & CEO to extend the purchase and sale agreement for the 800 Middle Street site.

On November 26, 2019, HHA's Board passed a resolution (No. 3116) to ratify Resolution 3063, which authorized HHA to negotiate and enter into one or more Memorandums of Understanding (MOU) with The NRP Group to provide additional affordable and mixed-finance housing in the City of Houston and all actions previously taken pursuant to the same.

On November 26, 2019, HHA's Board passed a resolution (No. 3117) to ratify Resolution 3074, which authorized HHA to enter an MOU with The NRP Group and to acquire the 800 Middle Street site.

On March 13, 2018, HHA's Board passed a resolution (Resolution No. 2957) for HHA to negotiate one or more Memorandums of Understanding (the "MOUs") with The NRP Group for the development of certain projects, including the 800 Middle Street site.

On July 16, 2019, HHA's Board passed a resolution (No. 3074) authorizing the finalization of the MOU with The NRP Group and assignment of the purchase and sale agreement to acquire the site.

On October 19, 2021, HHA's Board passed (Resolution No. 3347) authorizing HHA to make a loan to the Partnership that will own the Project (the **"Partnership**") in an amount not to exceed \$7,500,000.00 (the **"Original HHA Loan**") in the event that the City of Houston does not make the requested \$9,525,000 (the

"**City Loan**") to the Partnership for the purpose of financing the construction of certain offsite infrastructure improvements that will serve the Project (the "**Infrastructure**")

On June 14, 2022, due to the passage of time and a change in market conditions, HHA's Board passed (Resolution No. 3454), authorizing HHA to increase the maximum amount of the Original Backup Loan to \$10,000,000.00 (the "Infrastructure Loan").

\$10,000,000.00 is no longer required for the development of the infrastructure and the necessary amount is not expected to exceed \$6,000,000.00; however, the Project has not yet received Subsidy Layering Review approval from HUD, so a \$4,000,000.00 bridge loan is necessary to support the Project's economics until HUD approves the Subsidy Layering Review.

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 do the following:

- 1. Decrease the Infrastructure Loan to be made by APV to no more than \$6,000,000.00.
- 2. Cause APV to make the Bridge Loan to the Partnership in an amount not to exceed \$4,000,000.00.
- 3. Review, execute and approve all other documents necessary to effectuate the foregoing transactions, all on such terms and containing such provisions as the President and Chief Executive Officer of the Authority shall deem appropriate, and the approval of the terms of each such instrument herein described by the President and Chief Executive Officer of the Authority shall be conclusively evidenced by his execution and delivery thereof.
- 4. All acts heretofore taken by the President and Chief Executive Officer or his designee to effectuate the foregoing transactions 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.

RECOMMENDATION

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

Resolution: That the Houston Housing Authority Board of Commissioners authorizes APV Redevelopment Corporation, a sponsored affiliate of the Houston Housing Authority, to reduce the previously approved infrastructure subordinate loan for the development of the 800 Middle Street development (formerly known as EADO 800) from \$10,000,000.00 to \$6,000,000.00 and make a bridge loan to EADO 800 Ltd. in an amount not to exceed \$4,000,000.00, which Bridge Loan will be repaid upon subsidy layering approval by the United States Department of Housing and Urban Development, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 11, 2022, to David A. Northern, Sr., President & CEO.

Resolution No. 3466



RESOLUTION NO. 3466

RESOLUTION AUTHORIZING APV REDEVELOPMENT CORPORATION ("**APV**"), A SPONSORED AFFILIATE OF THE HOUSTON HOUSING AUTHORITY (THE "**AUTHORITY**", TO REDUCE THE PREVIOIUSLY APPROVED INFRASTRUCTURE SUBORDINATE LOAN (THE "**INFRASTRUCTURE LOAN**") FOR THE DEVELOPMENT OF THE 800 MIDDLE STREET DEVELOPMENT (FORMERLY KNOWN AS EADO 800) (THE "**PROJECT**") FROM \$10,000,000.00 TO \$6,000,000.00 AND MAKE A BRIDGE LOAN TO EADO 800 LTD. (THE "**PARTNERSHIP**") IN AN AMOUNT NOT TO EXCEED \$4,000,000.00 (THE "**BRIDGE LOAN**"), WHICH BRIDGE LOAN WILL BE REPAID UPON SUBSIDY LAYERING APPROVAL BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("**HUD**").

WHEREAS, the Authority has previously authorized APV to make a \$10,000,000.00 loan (the "**Infrastructure Loan**") to EADO 800 Ltd., the limited partnership that will construct and own the Project (the "**Partnership**"), for the development of required infrastructure at the Project (the "**Infrastructure**");

WHEREAS, \$10,000,000.00 is no longer required for the development of the infrastructure and the necessary amount is not expected to exceed \$6,000,000.00; however, the Project has not yet received Subsidy Layering Review approval from HUD and thus a \$4,000,000.00 bridge loan is necessary to support the Project's economics until HUD approves the Subsidy Layering Review.

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

BE IT RESOLVED, that the Interim President and Chief Executive Officer of the Authority and/or his designee is hereby authorized to do the following:

- 1. Decrease the Infrastructure Loan to be made by APV to no more than \$6,000,000.00.
- 2. Cause APV to make the Bridge Loan to the Partnership in an amount not to exceed \$4,000,000.00.
- 3. Review, execute and approve all other documents necessary to effectuate the foregoing transactions, all on such terms and containing such provisions as the President and Chief Executive Officer of the Authority shall deem appropriate, and the approval of the terms

of each such instrument herein described by the President and Chief Executive Officer of the Authority shall be conclusively evidenced by his execution and delivery thereof.

4. All acts heretofore taken by the President and Chief Executive Officer or his designee to effectuate the foregoing transactions are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

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

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

PASSED June 19 2022.

CHAIR

ATTEST:

Secretary

Resolution No. 3467



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to take actions necessary to acquire tract(s) of land for the public's use and for the public purpose of development and construction of affordable housing, at or near to or at (i) 4318 Yale St., Houston, Texas and (ii) 202 Crosstimbers, Houston, Texas.

2. Date of Board Meeting: July 19, 2022

3. Proposed Board Resolution: The Houston Housing Authority Board of Commissioners authorizes the President & CEO make the necessary correction and changes, and take such actions necessary, in order to (1) Authorize the engagement of an appraiser to appraise certain land to acquire for the development of safe, sanitary, and affordable housing for public use; (2) Authorize an agent or attorney for the Houston Housing Authority to negotiate for the purchase of certain lands near to or at (i) 4318 Yale St., Houston, Texas, and (ii) 202 Crosstimbers, Houston, Texas for the development of safe, sanitary, and affordable housing for public use, and to make offers to purchase land for the purpose of providing safe, sanitary, and affordable housing for public use; and (3) Authorize the acquision of certain lands within the neighborhood known as Independence Heights in Houston, Texas, for the provision of safe, sanitary, and affordable housing for public use by purchase or, if necessary, by exercising the Houston Housing Authority's Powers of Eminent Domain, pursuant to the memorandum from Jay Mason, Interim Director, REID dated July 11, 2022, to David A. Northern, Sr., President & CEQ.

4.	Department Head Approval	Signature	7/14/2022 Date:
5.	Statement regarding availabil	ity of funds by VP of Fiscal Operations	
	Funds Budgeted and Available	Yes No Source	
	VP of FO Approval Signat	ure	Date:
6.	Approval of President & CEO	David A. Northurn, Sr. 9E0B1D8C1AF04AA	7/14/2022
	Signat	ure	_ Date:



MEMORANDUM

TO:DAVID A. NORTHERN, SR., PRESIDENT & CEOFROM:JAY MASON, INTERIM DIRECTOR REIDSUBJECT:CONSIDERATION AND/OR ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO TAKE
ACTIONS NECESSARY TO ACQUIRE TRACT(S) OF LAND FOR THE PUBLIC'S USE AND FOR THE PUBLIC
PURPOSE OF DEVELOPMENT AND CONSTRUCTION OF AFFORDABLE HOUSING.DATE:JULY 11, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO make the necessary correction and changes, and take such actions necessary, in order to (1Authorize the engagement of an appraiser to appraise certain land to acquire for the development of safe, sanitary, and affordable housing for public use; (2) Authorize an agent or attorney for the Houston Housing Authority to negotiate for the purchase of certain lands near to or at (i) 4318 Yale St., Houston, Texas, and (ii) 202 Crosstimbers, Houston, Texas for the development of safe, sanitary, and affordable housing for public use; and for the purpose of providing safe, sanitary, and affordable housing for public use; and (3) Authorize the acquision of certain lands within the neighborhood known as Independence Heights in Houston, Texas, for the provision of safe, sanitary, and affordable housing for public use by purchase or, if necessary, by exercising the Houston Housing Authority's Powers of Eminent Domain, pursuant to the memorandum from Jay Mason, Interim Director, REID dated July 11, 2022 to David A. Northern, Sr., President & CEO.

BACKGROUND: HHA identified parcels on the east side of Yale Street and the south side of Crosstimbers in the Independence Heights area to develop affordable housing.

The Houston Housing Authority currently owns five (5) parcels of the block bounded by Crosstimbers Street, N. Main, E 45th Street, and Yale Street. For the purposes of developing affordable housing, the HHA intends to purchase the remaining parcels on the block. To complete the land assembly, all options afforded to the HHA, including negotiations, appraisals, and filing a lawsuit to condemn the land pursuant to Texas eminent domain laws, should be used if HHA and the landowner are unable to agree to the terms of an acquisition.

RECOMMENDATION

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

Resolution: The Houston Housing Authority Board of Commissioners authorizes the President & CEO make the necessary correction and changes, and take such actions necessary, in order to (1) Authorize the engagement of an appraiser to appraise certain land to acquire for the development of safe, sanitary, and affordable housing for public use; (2) Authorize an agent or attorney for the Houston Housing Authority to negotiate for the purchase of certain lands near

to or at (i) 4318 Yale St., Houston, Texas, and (ii) 202 Crosstimbers, Houston, Texas for the development of safe, sanitary, and affordable housing for public use, and to make offers to purchase land for the purpose of providing safe, sanitary, and affordable housing for public use; and (3) Authorize the acquision of certain lands within the neighborhood known as Independence Heights in Houston, Texas, for the provision of safe, sanitary, and affordable housing for public use by purchase or, if necessary, by exercising the Houston Housing Authority's Powers of Eminent Domain, pursuant to the memorandum from Jay Mason, Interim Director, REID dated July 11, 2022, to David A. Northern, Sr., President & CEO.

THE STATE OF TEXAS	§
COUNTY OF HARRIS	§

WHEREAS, Houston Housing Authority (the "AUTHORITY"), was heretofore duly created under Chapter 392 Texas Local Government Code, as amended, and is governed by the Amended and Restated Bylaws of the Houston Housing Authority adopted January 1, 2014; and

WHEREAS, The AUTHORITY's authority to exercise its eminent domain authority and power of condemnation derives from Texas Local Government Code Section 392.061 and Article I Section 17 and Article XVI Section 59 of the CONSTITUTION of the State of Texas.

WHEREAS, the AUTHORITY, acting by and through its Board of Commissioners, has determined that public necessity and public convenience requires it to, and that it is necessary for the public's use and it is for a public purpose that the AUTHORITY investigate, inspect, survey, appraise and acquire property that is appropriate and necessary for the planning, development and construction of affordable housing facilities in the community, and that the AUTHORITY has determined that it is necessary for the public's use and it is for a public purpose that the AUTHORITY shall acquire land to plan, develop and construct affordable housing facilities; and

WHEREAS, the Board of Commissioners of the AUTHORITY has engaged a professional appraiser to determine the fair market value of land or other land rights to be acquired by the AUTHORITY for the public use and purpose of planning, developing and constructing affordable housing facilities; and

WHEREAS, the Board of Commissioners of the AUTHORITY has authorized attorneys at Coats Rose, P.C. to represent the AUTHORITY: in any necessary proceedings for gaining access to any land for the purpose of inspecting, surveying and appraising land for the acquisition of fee title in lands located near to or at (i) 4318 Yale St., Houston, Texas and (ii) 202 Crosstimbers, Houston, Texas, for the public use and public purpose of planning, developing and constructing affordable housing facilities in and for the community; in the negotiations for acquisition of fee title to land for the public use and public purpose of planning, developing and constructing affordable housing facilities in the community; and, if the AUTHORITY is unable to negotiate an agreement with property owner(s) of the aforementioned properties, the filing of a condemnation proceeding on behalf of the AUTHORITY to condemn fee title interests in the properties for the public use and public purpose of planning affordable housing facilities for the formation proceeding on behalf of the AUTHORITY to condemn fee title interests in the properties for the public use and public purpose of planning affordable housing facilities for the formation proceeding on behalf of the AUTHORITY to condemn fee title interests in the properties for the public use and public purpose of planning affordable housing affordable housing facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSTON HOUSING AUTHORITY THAT:

<u>SECTION 1.</u> The Board of Commissioners of the AUTHORITY hereby determines, finds and concludes, after due deliberation, that it is necessary, and that a public necessity exists, and it is for a public use and a public purpose that the AUTHORITY acquire fee title in lands located near to or at (i) 4318 Yale St., Houston, Texas and (ii) 202 Crosstimbers, Houston, Texas for the public use and public purpose of planning, developing and constructing affordable housing facilities for the community.

<u>SECTION 2.</u> The Board of Commissioners of the AUTHORITY authorizes the engagement of a Certified Appraiser including, but not limited to, Michael Urban, to perform an appraisal and to determine the fair market value of the properties identified herein necessary for the public use and public purpose of planning, developing and constructing affordable housing facilities for the community.

<u>SECTION 3.</u> The Board of Commissioners of the AUTHORITY authorize attorneys with Coats Rose, P.C. to represent the AUTHORITY in all matters pertaining to the negotiation of the acquisition, whether by purchase or by exercise of the AUTHORITY's eminent domain authority, which authority is hereby authorized by the AUTHORITY, of any land needed for the public use and public purpose of planning, developing and constructing affordable housing facilities for the community.

<u>SECTION 4.</u> The Board of Commissioners of the AUTHORITY authorizes and directs Coats Rose, P.C. to conduct negotiations with any owners of the aforementioned properties and to make offers to acquire the properties. The Board of Commissioners of the AUTHORITY also authorizes and directs Coats Rose, P.C. to take any action necessary for the AUTHORITY and its engineers, surveyors and consultants to obtain access to any lands for the purpose of investigating, inspecting, surveying and/or appraising such lands for the purpose of acquiring and using such lands for the public purpose of planning, developing and constructing affordable housing facilities for the community.

<u>SECTION 5.</u> The recitals in this Resolution are found by the Board of Commissioners of the AUTHORITY to be true facts or determinations made on behalf of the AUTHORITY after due deliberation by the Board of Commissioners. The appropriate officials of the AUTHORITY are authorized to execute and to attest to this Resolution on behalf of the Board of Commissioners and to do any and all things necessary to carry out the intent hereof.

EXECUTED this July _____, 2022.

Chair, Board of Commissioners

ATTEST:

Secretary, Board of Commissioners

Resolution No. 3467



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 Memorandum of Understanding with Post Investments for the acquisition of Providence Uptown, an apartment community located at or about 3323 McCue St, Houston, TX 77056

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with Post Investments for the acquisition of Providence Uptown, an apartment community located at or about 3323 McCue St, Houston, TX 77056, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature Jay Mason FB1ADD6791F24F3		7/13/2022 Date:
5.	Statement regarding availabil	ity of funds by VP of Fiscal C	Operations	
	Funds Budgeted and Available	Yes No So	ource	
	VP of FO Approval Signat	ure	Date:	
6.	Approval of President Buged	by: Northern Sr. F04AA	7/13/2022	
	Signat	ure	Date:	



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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH POST INVESTMENTS FOR THE ACQUISITION OF PROVIDENCE UPTOWN, AN APARTMENT COMMUNITY LOCATED AT OR ABOUT 3323 MCCUE ST, HOUSTON, TX 77056
 DATE: JULY 5, 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 facilitate a Memorandum of Understanding with Post Investments for the acquisition of Providence Uptown, an apartment community located at or about 3323 McCue St, Houston, TX 77056

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, a Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

Founded in 2007, Post Investment Group is a private investment firm dedicated to investing in real estate, emphasizing affordable housing. Post specializes in distressed, value-add, ground-up development, and Low-Income Housing Tax Credit (LIHTC) multi-family investments throughout the United States. Post has acquired in excess of \$1.5 Billion of properties encompassing more than 24,000 units across 16 states and 48 cities. Headquartered in Los Angeles, CA, Post maintains operations in Dallas, TX.

Situated on 7.01 acres, Providence Uptown is an existing 420-unit, a mid-rise rental community located minutes away from a wide selection of shops, restaurants, and businesses that offer a wide array of entertainment and recreational opportunities for families and children. The property was built in 1999, and it is a vintage residential community. After thorough analysis of local market conditions and trends, Post is confident the planned \$2.52 million in renovations to Providence Uptown will result in high-end mixed-income apartment homes and amenity spaces that establish the community as a desirable housing option that will better meet the demands of the market, uplift lower- and moderate-income families, and provide a stable source of revenue to HHA.

AFFORDABLE UNITS:

Providence Uptown will set aside 10% of units (42 units) as affordable housing for families and individuals earning 60% of Area Median Income, 40% of units (168 units) for families and individuals earning 80% of Area Median Income, with the remaining 210 (50%) units being at market rate.

	60% AMI	80% AMI	Market	Total
1 Bedroom	23	91	114	228
2 Bedrooms	18	70	88	176
3 Bedrooms	1	7	8	16
Totals	42	168	210	420
Percentages	10.00%	40.00%	50.00%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

DESCRIPTION	MAX. POINTS	Post Investment Group - Providence Uptown (Insert Points Below)
Location	10	10
Depth of Affordability	10	6
Schools	10	4.66
\$ Front End	10	8
\$ Operations	10	8
Reasonable Developer \$	10	6
Term of Affordability	5	5
Flood Plain	5	5
\$/Land Back End	5	4
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	5
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	69.16

The scoring criteria and results are listed below:

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 facilitate a Memorandum of Understanding with Post Investments for the acquisition of Providence Uptown, an apartment community located at or about 3323 McCue St, Houston, TX 77056, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Kittle Property Group for the development of The Vireo Apartments, an apartment community that will be located at or about 12212 Tidwell Rd, Houston, TX 77044

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with Kittle Property Group for the development of The Vireo Apartments, an apartment community that will be located at or about 12212 Tidwell Rd, Houston, TX 77044, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	(igned by: MaSOM D6791F24F3	7/13/2022 Date:
5.	Statement regarding availability of funds by VP of Fiscal Operations			
	Funds Budgeted and Available	Yes No	Source	
	VP of FO Approval Signat	ure	Date:	
6.	Approval of President & CEO	, d. Northurn Sr.	7/13/2022	2
	Signat	8C1AF04AA URE	Date: _	

HOUSTON

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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH KITTLE PROPERTY GROUP FOR THE DEVELOPMENT OF THE VIREO APARTMENTS, AN APARTMENT COMMUNITY THAT WILL BE LOCATED AT OR ABOUT 12212 TIDWELL RD, HOUSTON, TX 77044
DATE:	JULY 5, 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 facilitate a Memorandum of Understanding with Kittle Property Group for the development of The Vireo Apartments, an apartment community that will be located at or about 12212 Tidwell rd, Houston, TX 77044

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

The Vireo Apartments is located on approximately 14 acres located in FEMA Zone X and consists of 264 apartment homes located at 12212 Tidwell Rd., Houston, TX 77044. Construction of the community was completed in November 2020. The community is comprised of six three-story residential buildings. Four of the residential buildings contain 48 units each, with the remaining two buildings each containing 36 units. The property offers one-, two-, and three-bedroom units. Two- and three-bedroom units offer

two full bathrooms. All apartment homes at The Vireo are income and rent-restricted under IRS Section 42 at or below 60% of the area median income.

AFFORDABLE UNITS:

The Vireo Apartments will have 100% (264 units) at 60% AMI. The property will have 60 one-bedroom, 132 two-bedroom, and 72 three-bedroom units.

	60% AMI	80% AMI	Market	Total
1 Bedroom - 1 Bath	60			60
2 Bedrooms - 2 Baths	132			132
3 Bedrooms - 2 Baths	72			72
Totals	264			264
Percentages	100.00%	0.00%	0.00%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

DESCRIPTION	MAX. POINTS	Kittle Property group - The Vireo (Insert Points Below)
Location	10	4
Depth of Affordability	10	10
Schools	10	8.32
\$ Front End	10	0
\$ Operations	10	4
Reasonable Developer \$	10	4
Term of Affordability	5	5
Flood Plain	5	5
\$/Land Back End	5	4
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	1
Unit Mix	2.5	0
Mix with Market Units	2.5	0
Bonus Points	5	2
	100	52.32

The scoring criteria and results are listed below:

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 facilitate a Memorandum of Understanding with Kittle Property Group for the development of The Vireo Apartments, an apartment community that will be located at or about 12212 Tidwell Rd, Houston, TX 77044 for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 Memorandum of Understanding with Bridge Partners for the acquisition of The Carleton, an apartment community located at or about 3805 West Alabama Street, Houston, TX 77077.

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with Bridge Partners for the acquisition of The Carleton, an apartment community located at or about 3805 West Alabama Street, Houston, TX 77077, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Appro		igned by: MASON D6791F24F3	7/13/2022 Date:		
5.	Statement regarding ava	Statement regarding availability of funds by VP of Fiscal Operations				
	Funds Budgeted and Ava	ilable Yes N	lo Source			
	VP of FO Approval	Signature	1	Date:		
6.	Approval of President &	DocuSigned by: EEG A. Northurn Sr. 9E0B1D8C1AF04AA	7/13/2	022		
		Signature	!	Date:		



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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH BRIDGE PARTNERS FOR THE ACQUISITION OF THE CARLETON, AN APARTMENT COMMUNITY LOCATED AT OR ABOUT 3805 WEST ALABAMA STREET, HOUSTON, TX 77077
 DATE: JULY 5, 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 facilitate a Memorandum of Understanding with Bridge Partners for the acquisition of The Carleton, an apartment community located at or about 13411 Briar Forest Dr, Houston, TX 77077

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, a Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

The Carlton was built in 1993, a 222-unit, class "A" Mediterranean Garden-style community located in the Greenway Plaza/Upper Kirby area, minutes from a wide variety of shopping, dining, and employment hubs. The property's address is 3805 West Alabama Street, Houston, TX 77077.

AFFORDABLE UNITS:

9.91% would be @ 60% AMI, 40.99% would be @ 80% AMI, and 49.10% will be at Market rates. The property has 83 one-bedroom and 139 two-bedroom units. The property has 113 affordable units, 51%.

	60% AMI	80% AMI	Market	Totals
1 Bedroom	8	34	41	83
2 Bedrooms	14	57	68	139
Totals	22	91	109	222
Percentages	9.91%	40.99%	49.10%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 in order to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	Bridge Partners - The Carlton Apartments (Insert Points Below)
Location	10	10
Depth of Affordability	10	6
Schools	10	7.99
\$ Front End	10	8
\$ Operations	10	8
Reasonable Developer \$	10	4
Term of Affordability	5	5
Flood Plain	5	5
\$/Land Back End	5	3
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	0
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	64.49

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 facilitate a Memorandum of Understanding with Schumacher Interests, Inc. for the acquisition of Bridge Partners for the acquisition of The Carleton an apartment community located at or about 3805 West Alabama Street, Houston, TX 77077. for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 Memorandum of Understanding with Schumacher Interests, Inc. for the acquisition of Windsor Cypress, an apartment community located at or about 12035 Huffmeister Rd, Cypress, TX 77429

2. Date of Board Meeting: July 19, 2022

3. Proposed Board Resolution:

6.

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 facilitate a Memorandum of Understanding with Schumacher Interests, Inc., for the acquisition of Windsor Cypress, an apartment community located at or about 12035 Huffmeister Rd, Cypress, TX 77429, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

DocuSigned by:

- 4. Department Head Approval Signature Jay Mason Date: 7/13/2022
- 5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No	Source
VP of FO Approval Signature	Date:
Approval of President & DocuSigned by: SEOBIDBCIAF04AA	7/13/2022
Signature	Date:



MEMORANDUM

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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH SCHUMACHER INTERESTS, INC. FOR THE ACQUISITION OF WINDSOR CYPRESS, AN APARTMENT COMMUNITY LOCATED AT OR ABOUT 12035 HUFFMEISTER RD, CYPRESS, TX 77429
 DATE: JULY 5, 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 facilitate a Memorandum of Understanding with Schumacher Interests, Inc. for the acquisition of Windsor Cypress, an apartment community located at or about 12035 Huffmeister Rd, Cypress, TX 77429

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, a Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

Windsor Cypress Apartments is a Class A, 208-unit multifamily community located at 12035 Huffmeister Road, north of Cypress and North Houston Rd. in northwest Harris County. The community is proximate to employers on Highway 290 south and the Willowbrook area east. The Cy-Fair Independent School District serves Windsor Cypress. Windsor Cypress includes 72 one-bedroom, 124 two- bedroom units, and 12 three-bedroom units.

AFFORDABLE UNITS:

Windsor Cypress is a 208-unit Class A property with 42 units at 60% AMI, 64 at 80% AMI, and 106 affordable units.

	60% AMI	80% AMI	Market	Totals
1 Bedroom	15	22	35	72
2 Bedrooms	25	38	61	124
3 Bedrooms	2	4	6	12
Totals	42	64	102	208
Percentages	20.19%	30.77%	49.04%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 in order to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	Schumacher Interests Inc Windsor Cypress (Insert Points Below)
Location	10	10
Depth of Affordability	10	7
Schools	10	9
\$ Front End	10	6
\$ Operations	10	8
Reasonable Developer \$	10	2
Term of Affordability	5	5
Flood Plain	5	5
\$/Land Back End	5	3
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	4
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	66.5

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 facilitate a Memorandum of Understanding with Schumacher Interests, Inc., for the acquisition of Windsor Cypress, an apartment community located at or about 12035 Huffmeister Rd, Cypress, TX 77429, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Champions Fairway, Ltd., for the development of Thrive Cypress Creek, an apartment community that will be located at or about 13030 Perry Rd, Houston, TX 77070

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with Champions Fairway, Ltd., for the development of Thrive Cypress Creek, an apartment community that will be located at or about 13030 Perry Rd, Houston, TX 77070, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

			DocuSigned by:	:		
4.	Department Head App	roval Signature	Jay Masov FB1ADD6791F24	℃ 4F3		Date: 7/13/2022
5.	Statement regarding a	vailability of funds	by VP of Fisca	al Operati	ons	
	Funds Budgeted and Av	vailable Yes	No	Source		
	VP of FO Approval	Signature			Date:	
		De su Sierre d'hui			7/13/2022	
6.	Approval of President	DocuSigned by: PEQ: L. Northur 9E0B1D8C1AF04AA	im Sr.			
		Signature			Date: _	



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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH CHAMPIONS FAIRWAY, LTD., FOR THE DEVELOPMENT OF THRIVE CYPRESS CREEK, AN APARTMENT COMMUNITY THAT WILL BE LOCATED AT OR ABOUT 13030 PERRY RD, HOUSTON, TX 77070
 DATE: JULY 5, 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 facilitate a Memorandum of Understanding with Champions Fairway, Ltd., for the development of Thrive Cypress Creek, an apartment community that will be located at or about 13030 Perry Rd, Houston, TX 77070

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

Thrive Cypress Creek is a proposed Class A, 324-unit garden-style multi-family community located at 13030 Perry Road Houston, Texas 77070, just north of FM 1960. Thrive Cypress Creek offers 192 onebedroom units, 96 two-bedroom units, and 36 three-bedroom apartments. The property's amenities include a professionally designed fitness center, resort-style pool with sundeck, resident lounge and clubhouse, controlled access gate, and outdoor entertainment and grill area.

AFFORDABLE UNITS:

Thrive Cypress Creek will have 20.7% (67 units), which would be at 60% AMI, 30.9% (100 units) would be @ 80% AMI, and 48.5% (157 units) will be at Market rates. The property will have 192 one-bedroom, 96 two-bedroom units, and 36 three-bedroom units with 167 affordable units.

	60% AMI	80% AMI	Market	Totals
1 Bedroom	40	60	92	192
2 Bedrooms	20	29	47	96
3 Bedrooms	7	11	18	36
Totals	67	100	157	324
Percentages	20.68%	30.86%	48.46%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 in order to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	Champions Fairway Ltd/RAH Investments – Thrive Cypress Creek (Insert Points Below)
Location	10	10
Depth of Affordability	10	8
Schools	10	7
\$ Front End	10	4
\$ Operations	10	8
Reasonable Developer \$	10	2
Term of Affordability	5	5
Flood Plain	5	5
\$/Land Back End	5	4
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	5
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	65.5

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 facilitate a Memorandum of Understanding with Champions Fairway, Ltd., for the development of Thrive Cypress Creek, an apartment community that will be located at or about 13030 Perry Rd, Houston, TX 77070 for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 Memorandum of Understanding with The Morgan Group for the acquisition of AMLI Uptown, an apartment community located at or about 2525 McCue Rd, Houston, TX 77056

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with The Morgan Group for the acquisition of AMLI Uptown, an apartment community located at or about 2525 McCue Rd, Houston, TX 77056, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval Signature	7/13/2022 Date:
5.	Statement regarding availability of funds by VP of Fiscal Operations	
	Funds Budgeted and Available Yes No Source	
	VP of FO Approval Signature Date:	
6.	Approval of President & CEO Vand I. Northurn Sr.	
	Signature Date:_	



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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE MORGAN GROUP FOR THE ACQUISITION OF AMLI UPTOWN, AN APARTMENT COMMUNITY LOCATED AT OR ABOUT 2525 MCCUE RD, HOUSTON, TX 77056
DATE:	JULY 5, 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 facilitate a Memorandum of Understanding with The Morgan Group for the acquisition of AMLI Uptown, an apartment community located at or about 2525 McCue Rd, Houston, TX 77056

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, a Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

The Morgan Group owns and operates 30 communities including the AMLI Uptown, a multi-family development.

The AMLI Uptown desirable neighborhood of Houston, the 236-unit, 5-story wrap luxury multi-family development site is proximate to several major employers with quick access to downtown and uptown. The development is in a zip code designated by the Houston Housing Authority for enhanced voucher payment standards, aka "Tier A-1." The Houston ISD serves the proposed development.

AFFORDABLE UNITS:

		60% AMI	80% AMI	Market	Totals
1 Bedroom	748	11	45	54	110
2 Bedrooms	1,106	8	34	41	83
2 Bedrooms	1,527	4	18	21	43
Totals		23	97	116	236
Percentages		9.75%	41.10%	49.15%	100.00%

AMLI Uptown has nineteen units at 60% AMI; 79 units at 80% AMI, and 98 affordable units.

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	The Morgan Group - AMLI Uptown (Insert Points Below)		
Location	10	10		
Depth of Affordability	10	6		
Schools	10	6		
\$ Front End	10	8		
\$ Operations	10	6		
Reasonable Developer \$	10	2		
Term of Affordability	5	5		
Flood Plain	5	5		
\$/Land Back End	5	3		
Preservation	5	0		
HHA Resources	5	5		
M/WBE Participation	5	5		
Unit Mix	2.5	0		
Mix with Market Units	2.5	2.5		
Bonus Points	5	0		
	100	63.5		

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 facilitate a Memorandum of Understanding with The Morgan Group for the acquisition of AMLI Uptown, an apartment community located at or about 2525 McCue Rd, Houston, TX 77056, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of Ariza Gosling, an apartment community located at or about 23217 Gosling Rd, Houston, TX 77389

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of Ariza Gosling, an apartment community located at or about 23217 Gosling Rd, Houston, TX 77389, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

			DocuSigned by:	
4.	Department Head Approval	Signature _		7/13/2022 Date:
			FB1ADD6791F24F3	

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

	Funds Budgeted and	Available Yes	No Source		
	VP of FO Approval	Signature		Date:	
		DocuSigned by:		7/13/2022	
6.		1281 EEP. Northurn Sr. 9E0B1D8C1AF04AA			
		Signature		Date:	



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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ASPEN OAK CAPITAL PARTNERS FOR THE ACQUISITION OF ARIZA GOSLING, AN APARTMENT COMMUNITY LOCATED AT OR ABOUT 23217 GOSLING RD, HOUSTON, TX 77389
 DATE: JULY 5, 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 facilitate a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of Ariza Gosling, an apartment community located at or about 23217 Gosling Rd, Houston, TX 77389

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, a Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

Ariza Gosling is a Class A, 316-unit multifamily community located at 23217 Gosling Road Spring, Texas 77389, just north of Highway 99 (Grand Parkway). The property's amenities include a state-of-the-art fitness center, swimming pool with grilling stations, a clubhouse, a dog park, gated access, and electric vehicle charging stations. Azia Gosling offers 195 one-bedroom units, 104 two-bedroom units, and 18 three-bedroom units.

AFFORDABLE UNITS:

Ariza Gosling is a 316-unit Class A property with 30 units at 60% AMI and 128 units at 80% AMI, for a total of 158 total affordable units.

	60% AMI	80% AMI	Market	Totals
1 Bedroom	19	78	97	194
2 Bedrooms	10	42	52	104
3 Bedrooms	1	8	9	18
Totals	30	128	158	316
Percentages	9.49%	40.51%	50.00%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 in order to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	Aspen Oak Capital Partners - Ariza Gosling (Insert Points Below)
Location	10	10
Depth of Affordability	10	7
Schools	10	5
\$ Front End	10	8
\$ Operations	10	8
Reasonable Developer \$	10	2
Term of Affordability	5	5
Flood Plain	5	5
\$/Land Back End	5	4
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	5
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	66.5

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 facilitate a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of Ariza Gosling, an apartment community located at or about 23217 Gosling Rd, Houston, TX 77389, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 Memorandum of Understanding with Kilday Operating LLC for the development of Campanile on Minimax, an apartment community that will be located at or about 610 West Loop at Minimax, Houston, TX 77008.

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with Kilday Operating LLC for the development of Campanile on Minimax, an apartment community that will be located at or about 610 West Loop at Minimax, Houston, TX 77008 for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature Jay Mass	y: W 24F3	7/13/2022 Date:
5.	Statement regarding availabil	ity of funds by VP of Fis	cal Operations	
	Funds Budgeted and Available	Yes No	Source	
	VP of FO Approval Signat	ure	Date: _	
6.	Approval of President	gned by: , A. Northurn Sr. 18C1AF04AA	7/13/2022	
	Signat		Date:	



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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH KILDAY OPERATING LLC FOR THE DEVELOPMENT OF CAMPANILE ON MINIMAX, AN APARTMENT COMMUNITY THAT WILL BE LOCATED AT OR ABOUT 610 WEST LOOP AT MINIMAX, HOUSTON, TX 77008.
 DATE: JULY 5, 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 facilitate a Memorandum of Understanding with Kilday Operating LLC for the development of Campanile on Minimax, an apartment community that will be located at or about 610 West Loop at Minimax, Houston, TX 77008.

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

Campanile on Minimax is a proposed Elderly Apartment-Home Community located at 610 West Loop at Minimax, Houston, TX 77008. The site has approximately 3.0-acre located in the Timbergrove area of Houston, just west of the Greater Heights. It will have 117-Unit Seniors Apartment Community including 78 one-bedroom 1-bath units and 39 two-bedroom 2-bathroom units plans configured in a garden-style building with elevators.

AFFORDABLE UNITS:

Campanile on Minimax will set aside 8.55% of units (10 units) as affordable housing for families and individuals earning 30% of Area Median Income, 32.48% of units (38 units) for families and individuals

earning5 0% of Area Median Income, 38.46% (45 units) for families and individuals earning 60% of Area Median Income and with the remaining 20.51% (24 unit) being at market rate.

	30% AMI	50% AMI	60% AMI	MARKET	TOTALS
1 BEDROOM	7	24	31	16	78
2 BEDROOMS	3	14	14	8	39
TOTALS	10	38	45	24	117
PERCENTAGES	8.55%	32.48%	38.46%	20.51%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 to help potential partners understand the number of ways to improve an affordable deal. The QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	Kilday - Campanile on Minimax (Insert Points Below)
Location	10	10
Depth of Affordability	10	10
Schools	10	5.99
\$ Front End	10	8
\$ Operations	10	8
Reasonable Developer \$	10	4
Term of Affordability	5	5
Flood Plain	5	5
\$/Land Back End	5	4
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	2.5
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	69.99

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 facilitate a Memorandum of Understanding with Kilday Operating LLC for the development of Campanile on Minimax, an apartment community that will be located at or about 610 West Loop at Minimax, Houston, TX 77008 for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 Memorandum of Understanding with Post Investments for the acquisition of The Estates at Bellaire, an apartment community located at or about 4807 Pin Oak Park, Houston TX, 77081

2. Date of Board Meeting: July 19, 2022

3. Proposed Board Resolution:

6.

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 facilitate a Memorandum of Understanding with Post Investments for the acquisition of The Estates at Bellaire, an apartment community located at or about 4807 Pin Oak Park, Houston TX, 77081, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

DocuSigned by:

4.	Department Head Approval	Signature	Jay Mason	Date: 7/13/2022
	• • • •	0	FB1ADD6791F24F3	

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

Funds Budgeted and Available Yes No	Source
VP of FO Approval Signature	Date:
Approval of President Breed by: David a. Northurn Sr.	7/13/2022
9EGigpraterree	Date:

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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH POST INVESTMENTS FOR THE ACQUISITION OF THE ESTATES AT BELLAIRE, AN APARTMENT COMMUNITY LOCATED AT OR ABOUT 4807 PIN OAK PARK, HOUSTON, TX, 77081
DATE:	JULY 5, 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 facilitate a Memorandum of Understanding with Post Investments for the acquisition of The Estates at Bellaire, an apartment community located at or about 34807 Pin Oak Park, Houston TX, 77081

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, a Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

Founded in 2007, Post Investment Group is a private investment firm dedicated to investing in real estate, with an emphasis on affordable housing. Post specializes in distressed, value-add, ground-up development, and Low-Income Housing Tax Credit (LIHTC) multi-family investments throughout the United States. Post has acquired in excess \$1.5 Billion of properties encompassing more than 24,000 units

across 16 states and 48 cities. Headquartered in Los Angeles, CA, Post also maintains operations in Dallas, TX.

Estates at Bellaire is an existing 384-unit situated on 10.14 acres. The property was built in 1998 and is a vintage Class-A residential community. The garden-style rental community is located minutes away from a wide selection of shops, restaurants, and businesses that offer a wide array of entertainment and recreational opportunities for families and children. After a thorough analysis of local market conditions and trends, Post is confident the planned \$2.3 million in renovations to Estates at Bellaire will result in high-end mixed-income apartment homes and amenity spaces that establish the community as a desirable housing option that will better meet the demands of the market, uplift lower- and moderate-income families, and provide a stable source of revenue to HHA.

AFFORDABLE UNITS:

Estate of Bellaire will set aside 10.16% of units (39 units) as affordable housing for families and individuals earning 60% of the Area Median Income, 40.10% of units (154 units) for families and individuals earning 80% of Area Median Income, with the remaining 1191 (49.74%) units being at market rate.

	60% AMI	80% AMI	Market	Total
1 Bedroom - 1 Bath	25	99	124	248
2 Bedrooms - 2 Baths	14	55	67	136
Totals	39	154	191	384
Percentages	10.16%	40.10%	49.74%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 in order to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

DESCRIPTION	MAX. POINTS	Post Investment Group - Estates at Bellaire (Insert Points Below)
Location	10	10
Depth of Affordability	10	6
Schools	10	7.99
\$ Front End	10	8
\$ Operations	10	8
Reasonable Developer \$	10	6
Term of Affordability	5	5
Flood Plain	5	0
\$/Land Back End	5	4
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	5
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	67.49

The scoring criteria and results are listed below:

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 facilitate a Memorandum of Understanding with Post Investments for the acquisition of The Estates at Bellaire, an apartment community located at or about 4807 Pin Oak Park, Houston TX, 77081 for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 Memorandum of Understanding with Lincoln Capital Acquisition, LLC for the development of Oakwood Trails, an apartment community that will be located at or about 0 Louetta Rd, Spring, TX 77379

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with Lincoln Capital Acquisition, LLC for the development of Oakwood Trails, an apartment community that will be located at or about 0 Louetta Rd, Spring, TX 77379, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature		Date:
5.	Statement regarding availabil	ity of funds by VP of Fig	scal Operations	
	Funds Budgeted and Available	Yes No	Source	
	VP of FO Approval Signat	ure	Date: _	
6.	Approval of President	gned by: , A. Northurn Sr. 8C1AF04AA	7/13/2022	
		ure	Date:	



MEMORANDUM

TO:DAVID A. NORTHERN, SR., PRESIDENT & CEOFROM:JAY MASON, INTERIM DIRECTOR OF REIDSUBJECT:CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO
EXECUTE A MEMORANDUM OF UNDERSTANDING WITH LINCOLN CAPITAL ACQUISITION, LLC FOR THE
DEVELOPMENT OF OAKWOOD TRAILS, AN APARTMENT COMMUNITY THAT WILL BE LOCATED AT OR
ABOUT 0 LOUETTA RD, SPRING, TX 77379DATE:JULY 5, 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 facilitate a Memorandum of Understanding with Lincoln Capital Acquisition, LLC for the development of Oakwood Trails, an apartment community that will be located at or about 0 Louetta Rd, Spring, TX 77379

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

The conceptual plan for the property is to provide 254 apartment homes for seniors within three buildings, all of which will be served on all floors by elevators. The site is in what the Texas Department of Housing and Community Affairs ("TDHCA") classifies as a High Opportunity Area and receives a total of 12 points, whereas a total of 7 points is required for High Opportunity Area status.

AFFORDABLE UNITS:

Oakwood Trials will have 100% of the 254 units at the 60% AMI. The property will have 108 onebedroom and 146 two-bedroom unit

	60% AMI	80% AMI	Market	Totals
1 Bedroom	108	0	0	108
2 Bedroom	146	0	0	146
Total Units	254	0	0	254
Percentage	100.00%	0.00%	0.00%	0.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	Lincoln Avenue Capital - Oakwood Trails Apartments (Insert Points Below)
Location	10	10
Depth of Affordability	10	10
Schools	10	4.99
\$ Front End	10	10
\$ Operations	10	10
Reasonable Developer \$	10	4
Term of Affordability	5	5
Flood Plain	5	0
\$/Land Back End	5	3.5
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	5
Unit Mix	2.5	0
Mix with Market Units	2.5	0
Bonus Points	5	2
	100	69.49

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 facilitate a Memorandum of Understanding with Lincoln Capital Acquisition, LLC for the development of Oakwood Trails, an apartment community that will be located at or about 0 Louetta Rd, Spring, TX 77379 for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of ALTA Med Main, an apartment community located at or about 9330 S Main St, Houston, TX 77025

2. Date of Board Meeting: July 19, 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 facilitate a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of ALTA Med Main, an apartment community located at or about 9330 S Main St, Houston, TX 77025, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature	7/13/2022 Date:		
5.	Statement regarding availability of funds by VP of Fiscal Operations				
	Funds Budgeted and Available	Yes No Source	ce		
	VP of FO Approval Signat		Date:		
6.	Approval of President & CEO David I. M 960810861460444	Hum, Sr.	7/13/2022		
		ure	Date:		



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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ASPEN OAK CAPITAL PARTNERS FOR THE ACQUISITION OF ALTA MED MAIN, AN APARTMENT COMMUNITY LOCATED AT OR ABOUT 9330 S MAIN ST, HOUSTON, TX 77025
 DATE: JULY 5, 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 facilitate a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of ALTA Med Main, an apartment community located at or about 9330 S Main St, Houston, TX 77025

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, a Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

Alta Med Main is a 338-unit Class A multifamily community in Harris County, west of South Main inside the South Loop West. The community is located near major employers (including NRG Stadium) and is served by the Houston Independent School District. Alta Med Main includes 282 one- bedroom and 56 two-bedroom units.

AFFORDABLE UNITS:

ALTA Med Main is a 366-unit Class A property with 35 units at 60% AMI and 134 units at 80% AMI, totaling 169 total affordable units.

	60% AMI	80% AMI	Market	Totals
1 Bedroom	29	112	141	282
2 Bedrooms	6	22	28	56
Totals	35	134	169	338
Percentages	10.36%	39.64%	50.00%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	Aspen Oak Capital Partners - Alta Med Main (Insert Points Below)
Location	10	8
Depth of Affordability	10	7
Schools	10	7
\$ Front End	10	8
\$ Operations	10	10
Reasonable Developer \$	10	2
Term of Affordability	5	4
Flood Plain	5	2
\$/Land Back End	5	4
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	5
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	64.5

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 facilitate a Memorandum of Understanding with Aspen Oak Capital Partners for the acquisition of ALTA Med Main, an apartment community located at or about 9330 S Main St, Houston, TX 77025, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.



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 2101 N. Shepherd, Houston, Texas, 77008, the construction and development of the 185-unit Waterworks Highline Phase II thereupon, and the execution of all required documents therefor.

2. Date of Board Meeting: July 19, 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 2101 N. Shepherd, Houston, Texas, 77008, the construction and development of the 185-unit Waterworks Highline Phase II thereupon, and the execution of all required documents, therefore, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 19, 2022, to David A. Northern, Sr., President & CEO.

		DocuSigned by:	
4.	Department Head Approval	Signature Jay Mason	7/13/2022 Date:

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:
Approval of President & CEO Javid A. Northurn Sr.	7/13/2022
Signature	Date:

6.



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 2101 N. SHEPHERD, HOUSTON, TEXAS, 77008, THE CONSTRUCTION AND DEVELOPMENT OF THE 185-UNIT WATERWORKS HIGHLINE PHASE II THEREUPON, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JULY 19, 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 2101 N. Shepherd, Houston, Texas, 77008, the construction and development of the 185-unit Waterworks Highline Phase II (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 UG Waterworks II 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 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 \$27,600,000 (the "**Loan**") from Great Southern Bank ("**Lender**"), to finance the Project and, in connection with the making of the Loan, the 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.

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 2101 N. Shepherd, Houston, Texas, 77008, the construction and development of the 185-unit Waterworks Highline Phase II thereupon, and the execution of all required documents, therefore, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 19, 2022, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3479

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 2101 N. SHEPHERD, HOUSTON, TEXAS, 77008, THE CONSTRUCTION AND DEVELOPMENT OF THE 185-UNIT WATERWORKS HIGHLINE PHASE II (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 UG Waterworks II 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 \$27,600,000 (the "**Loan**") from Great Southern Bank ("**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 Executive Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President and Chief Executive Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

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

[Remainder of page intentionally left blank for signature]

PASSED July 19, 2022.

CHAIR

ATTEST:

Secretary

Resolution No. 3480



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 those certain parcels of land located at or about 813 McKee Street, 850 McKee Street, 805 Hardy Street ("805 Hardy"), 902 Hardy Street, 1702 Nance Street ("1702 Nance"), and that certain 0.37-acre parcel with frontage on Old Hardy Road, east of Hardy Street, located between and running perpendicular to Nance St. and Sterrett St., and adjacent to each of 805 Hardy and 1702 Nance, Houston, TX 77020 the construction and development of the 183-unit Warehouse District Phase II thereupon, and the execution of all required documents therefor.

2. Date of Board Meeting: July 19, 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 those certain parcels of land located at or about 813 McKee Street, 850 McKee Street, 805 Hardy Street ("805 Hardy"), 902 Hardy Street, 1702 Nance Street ("1702 Nance"), and that certain 0.37-acre parcel with frontage on Old Hardy Road, east of Hardy Street, located between and running perpendicular to Nance St. and Sterrett St., and adjacent to each of 805 Hardy and 1702 Nance, Houston, TX 77020, the construction and development of the 183-unit Warehouse District Phase II thereupon, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 19, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature Jay N FB1ADD	-	7/13/2022 Date:
5.	Statement regarding availabilit	ty of funds by VP of Fise	cal Operations	
	Funds Budgeted and Available	X Yes No	Source Third-Party Fun	ding
	VP of FO Approval Signatu	ıre	Date:	
6.		d by: 1. Northern Sr.	7/13/2022	2
	Signatu	1AF04AA	Date: _	



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 THOSE CERTAIN PARCELS OF LAND LOCATED AT OR ABOUT 813 MCKEE STREET, 850 MCKEE STREET, 805 HARDY STREET ("805 HARDY"), 902 HARDY STREET, 1702 NANCE STREET ("1702 NANCE"), AND THAT CERTAIN 0.37-ACRE PARCEL WITH FRONTAGE ON OLD HARDY ROAD, EAST OF HARDY STREET, LOCATED BETWEEN AND RUNNING PERPENDICULAR TO NANCE ST. AND STERRETT ST., AND ADJACENT TO EACH OF 805 HARDY AND 1702 NANCE, HOUSTON, TX 77020 THE CONSTRUCTION AND DEVELOPMENT OF THE 183-UNIT WAREHOUSE DISTRICT PHASE II THEREUPON, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JULY 19, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of those certain parcels of land located at or about 813 McKee Street, 850 McKee Street, 805 Hardy Street ("805 Hardy"), 902 Hardy Street, 1702 Nance Street ("1702 Nance") and that certain 0.37-acre parcel with frontage on Old Hardy Road, east of Hardy Street, located between and running perpendicular to Nance St. and Sterrett St., and adjacent to each of 805 Hardy and 1702 Nance, Houston, TX 77020 (the "Land"), the construction and development of the 183-unit Warehouse District Phase II (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 DTC Warehouse District Phase II, LLC, a Delaware limited liability company (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 \$27,864,900 (the "**Loan**") from UMB Bank, N.A. ("**Lender**"), to finance the Project and, in connection with the making of the Loan, the 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.

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 those certain parcels of land located at or about 813 McKee Street, 850 McKee Street, 805 Hardy Street ("805 Hardy"), 902 Hardy Street, 1702 Nance Street ("1702 Nance"), and that certain 0.37-acre parcel with frontage on Old Hardy Road, east of Hardy Street, located between and running perpendicular to Nance St. and Sterrett St., and adjacent to each of 805 Hardy and 1702 Nance, Houston, TX 77020, the construction and development of the 183-unit Warehouse District Phase II thereupon, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 19, 2022, to David A. Northern, Sr., President & CEO.

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF THOSE CERTAIN PARCELS OF LAND LOCATED AT OR ABOUT 813 MCKEE STREET, 850 MCKEE STREET, 805 HARDY STREET ("805 HARDY"), 902 HARDY STREET, 1702 NANCE STREET ("1702 NANCE"), AND THAT CERTAIN 0.37 ACRE PARCEL WITH FRONTAGE ON OLD HARDY ROAD, EAST OF HARDY STREET, LOCATED BETWEEN AND RUNNING PERPENDICULAR TO NANCE ST. AND STERRETT ST., AND ADJACENT TO EACH OF 805 HARDY AND 1702 NANCE, HOUSTON, TX 77020 (THE "LAND"), THE CONSTRUCTION AND DEVELOPMENT OF THE 183-UNIT WAREHOUSE DISTRICT PHASE II (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 DTC Warehouse District Phase II, LLC, a Delaware limited liability company (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 \$27,864,900 (the "Loan") from UMB Bank, N.A. ("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 Executive Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President and Chief Executive Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

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

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

PASSED July 19, 2022.

CHAIR

ATTEST:

Secretary

Resolution No. 3481



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 3122 Leeland Street, Houston, Texas, 77003, the construction and development of the 258-unit CoOp at EaDo thereupon, and the execution of all required documents therefor.

2. Date of Board Meeting: July 19, 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 3122 Leeland Street, Houston, Texas, 77003, the construction and development of the 258-unit CoOp at EaDo thereupon, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 19, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature Jay M	eed by: α <u>Sol</u>α , 791F24F3	7/13/2022 Date:
5.	Statement regarding availabili	ty of funds by VP of Fise	cal Operations	
	Funds Budgeted and Available	X Yes No	Source Third Party Fund	ling
	VP of FO Approval Signate	ure	Date:	
6.	Approval of President & CEO	by: . Northern Sr.	7/13/2022	
	9E0B1D8C1/ Signati		Date:	



MEMORANDUM

TO:DAVID A. NORTHERN, SR., PRESIDENT & CEOFROM:JAY MASON, INTERIM DIRECTOR OF REIDSUBJECT: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 3122
LEELAND STREET, HOUSTON, TEXAS, 77003, THE CONSTRUCTION AND DEVELOPMENT OF THE 258-
UNIT COOP AT EADO THEREUPON, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.DATE:JULY 19, 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 3122 Leeland Street, Houston, Texas, 77003, the construction and development of the 258-unit CoOp at EaDo (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 UG Eado Highline 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 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. 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 3122 Leeland Street, Houston, Texas, 77003, the construction and development of the 258-unit CoOp at EaDo thereupon, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 19, 2022, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3481

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 3122 LEELAND STREET, HOUSTON, TEXAS, 77003, THE CONSTRUCTION AND DEVELOPMENT OF THE 258-UNIT COOP AT EADO (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 UG Eado Highline 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;

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.

[Remainder of page intentionally left blank for signature]

PASSED July 19, 2022.

CHAIR

ATTEST:

Secretary

Resolution No. 3482



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 Development of a 249-unit affordable housing development known as Independence Heights II Apartments to be located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018, and the execution of all required documents therefor.

2. Date of Board Meeting: July 19, 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 Development of a 249-unit affordable housing development known as Independence Heights II Apartments to be located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018; (b) enter into a Contract for Ground Lease with Independence Heights Apartments II, LP, a Texas limited partnership; and (c) such other actions necessary or convenient to carry out this resolution, pursuant to the memorandum from Jay Mason, Interim Director of REID dated July 11, 2022, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval	Signature Jay Mas	by: δμ Date: F24F3	7/13/2022
5.	Statement regarding availabilit	ty of funds by VP of Fis	cal Operations	
	Funds Budgeted and Available	X Yes No	Source Third Party Financing	
	VP of FO Approval Signatu		Date:	
6.	Approval of President & CEO (9E0B1D8C Signatu	1/1/04/04	7/13/2022 Date:	



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 DEVELOPMENT OF A 249-UNIT AFFORDABLE HOUSING DEVELOPMENT KNOWN AS INDEPENDENCE HEIGHTS II APARTMENTS TO BE LOCATED APPROXIMATELY AT THE SOUTHWEST CORNER OF CROSSTIMBERS STREET AND NORTH MAIN STREET, HOUSTON, HARRIS COUNTY, TEXAS 77018, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JULY 11, 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 Development of a 249-unit affordable housing development known as Independence Heights II Apartments to be located at approximately the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas (the "Project"), and the execution of all required documents therefor.

BACKGROUND:

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

The Authority and Independence Heights Apartments II, LP, (the "Partnership"), a Texas limited partnership that of which the general partner is Independence Heights II GP, LLC (the "General Partner"), that is wholly owned by APV Redevelopment Corporation ("APV"), a Texas nonprofit corporation and sponsored affiliate of the Authority, desires to enter a Contract for Ground Lease (the "Contract").

Pursuant to the terms of the Contract, the Authority agrees to lease the Land to the Partnership.

APV desires to (i) participate in the filing of an Application (the "Application") for an allocation of 4% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs ("TDHCA") for the construction and Development o the Project; (ii) participate in the filing of the Application, which is to be filed by Independence Heights Apartments II, LP (the "Applicant"), as applicant, and serve as co-developer of the Development; and (iii) cause APV's wholly owned, subsidiary limited liability company, Independence Heights II GP, LLC (the "General Partner") to execute an agreement of limited partnership of Independence Heights Apartments II, LP, a Texas limited partnership (the "Partnership"), and other related documents.

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 Development of a 249-unit affordable housing development known as Independence Heights II Apartments to be located approximately at the southwest corner of Crosstimbers Street and North Main Street, Houston, Harris County, Texas 77018; (b) enter into a Contract for Ground Lease with Independence Heights Apartments II, LP, a Texas limited partnership; and (c) such other actions necessary or convenient to carry out this resolution, pursuant to the memorandum from Jay Mason, Interim Director of REID dated July 11, 2022, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3482

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE DEVELOPMENT OF A 249-UNIT AFFORDABLE HOUSING DEVELOPMENT KNOWN AS INDEPENDENCE HEIGHTS II APARTMENTS TO BE LOCATED APPROXIMATELY AT THE SOUTHWEST CORNER OF CROSSTIMBERS STREET AND NORTH MAIN STREET, HOUSTON, HARRIS COUNTY, TEXAS 77018 (THE "PROJECT")

WHEREAS, the Houston Housing Authority (the "Authority") is the owner of the site upon which the Project is to be located (the "Land").

WHEREAS, the Authority desires to enter into a Contract for Ground Lease (the "Contract") with Independence Heights Apartments II, LP, a Texas limited partnership (the "Partnership");

WHEREAS, pursuant to the terms of the Contract, the Authority agrees to lease the Land to the Partnership;

WHEREAS, APV desires to (i) participate in the filing of an Application (the "Application") for an allocation of 4% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs ("**TDHCA**") for the construction and Development of the Project; (ii) participate in the filing of the Application, which is to be filed by Independence Heights Apartments II, LP (the "**Applicant**"), as applicant, and serve as co-developer of the Development; and (iii) cause APV's wholly owned, subsidiary limited liability company, Independence Heights II GP, LLC (the "**General Partner**") to execute an agreement of limited partnership of the Partnership.

NOW, THEREFORE, in connection with the Development, construction and equipping of the Project, 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 related to the transactions described herein, including without limitation the Contract (to the extent necessary) and any other security agreements, fixture filing statements, indemnity agreements, guaranties, development agreements, certificates, directions, approvals, waivers, notices, instruments and other communications as may be required by the parties (collectively, the "Agreements"), which the President 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 then-Interim President, President, or the designee of either, 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 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 shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President 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.

PASSED this 19th day of July, 2022.

ATTEST:

CHAIR

Secretary



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 Memorandum of Understanding with The Morgan Group for the acquisition of AMLI River Oaks, an apartment community located at or about 1340 W Gray St. Houston, TX 77019

2. Date of Board Meeting: July 19, 2022

3. Proposed Board Resolution:

6.

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 facilitate a Memorandum of Understanding with The Morgan Group for the acquisition of AMLI River Oaks, an apartment community located at or about 1340 W Gray St. Houston, TX 77019, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

DocuSigned by:

4.	Department Head Approval	Signature	Jay Mason	Date:7/13/2022
		0	FB1ADD6791E24E3	

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

Funds Budgeted and /	Available Yes No	Source	
VP of FO Approval	Signature	Date:	
Approval of Presider	t & CEA David A. Northurn Sr. SEPBIDBC11AE04AA	7/13/2022 Date:	



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 EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE MORGAN GROUP FOR THE ACQUISITION OF AMLI RIVER OAKS, AN APARTMENT COMMUNITY LOCATED AT OR ABOUT 1340 W GRAY ST. HOUSTON, TX 77019
 DATE: JULY 5, 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 facilitate a Memorandum of Understanding with The Morgan Group for the acquisition of AMLI River Oaks, an apartment community located at or about 1340 W Gray St. Houston, TX 77019

BACKGROUND:

The Houston market area has a substantial shortage of affordable housing units. Recent Census data indicates that over 400,000 households in Houston qualify for housing assistance at 80% of the Area Median Income (AMI). In Houston, 155,582 families are currently living in poverty. Over 200,000 families in Houston pay greater than 30% of their income for housing. The existing housing stock only provides affordable opportunities for 76,725 families in Houston. This sheds light on the need for affordable housing for all families in all income ranges below 80% of AMI.

The Houston Housing Authority wishes to increase the number of affordable housing units available for qualified residents within its jurisdiction. To facilitate this, a Qualification Based Solicitation (QBS 22-05) was issued on May 23, 2022.

QBS 22-05 aims to solicit acquisition, rehabilitation, or construction opportunities involving affordable housing.

PROPOSED PARTNER & DEVELOPMENT:

Multi-family development. The Morgan Group currently owns and operates 30 communities.

The AMLI at River Oaks is in a desirable neighborhood of Houston; the 275-unit, 5-story wrap, the luxury multi-family development site is proximate to several major employers with quick access to downtown, the Medical Center, and uptown. The development is in a zip code designated by the Houston Housing Authority for enhanced voucher payment standards, aka "1.'ier A-1." The Houston ISD serves the proposed development.

AFFORDABLE UNITS:

There are twenty-seven units at 60% AMI; 112 units at 80% AMI; 139 total affordable units.

	60% AMI	80% AMI	Market	Totals
1 Bedroom	20	83	100	203
2 Bedrooms	7	29	35	71
Totals	27	112	135	274
Percentages	9.85%	40.88%	49.27%	100.00%

EVALUATION PROCESS:

The Evaluation Committee for QBS 22-05 consisted of Jay Mason, Interim Director REID, Mike Rogers, Vice President of Finance, and David Cukierman, Consultant.

The solicitation was advertised in the Houston Chronicle on May 23, 2022. In response, the Houston Housing Authority received thirty-three responses.

SCORING:

The scoring criteria for potential deals were changed in 2020 in order to help potential partners understand the number of ways to improve an affordable deal. The terms of QBS 22-05 called for the evaluation committee to evaluate each submittal and recommend higher-scoring proposals.

The scoring criteria and results are listed below:

DESCRIPTION	MAX. POINTS	The Morgan Group - AMLI River Oaks (Insert Points Below)
Location	10	10
Depth of Affordability	10	6
Schools	10	7
\$ Front End	10	8
\$ Operations	10	6
Reasonable Developer \$	10	2
Term of Affordability	5	5
Flood Plain	5	5
\$/Land Back End	5	3
Preservation	5	0
HHA Resources	5	5
M/WBE Participation	5	5
Unit Mix	2.5	0
Mix with Market Units	2.5	2.5
Bonus Points	5	0
	100	64.5

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 facilitate a Memorandum of Understanding with The Morgan Group for the acquisition of AMLI River Oaks, an apartment community located at or about 1340 W Gray St. Houston, TX 77019, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 5, 2022, to David A. Northern, Sr., President & CEO.

BOARD REPORT FOR MONTH ENDING JUNE 30, 2022

Ι.	Executive Summary	120
II.	Low Income Public Housing	121
III.	Housing Choice Voucher Program	129
IV.	Real Estate, Investment and Development	130
V.	Addendum: Open Solicitation Log	132
VI.	Addendum: Operating Statements	133

LOW-INCOME PUBLIC HOUSING

The Low-Income Public Housing (LIPH) program had an adjusted vacancy rate of 2.5% on June 30, 2022. As of July 1, 2022, rent collection for June was 93.3% of rents billed on an adjusted cash accounting basis.

There are currently 43,888 active applications for the Public Housing Waiting List, which represents a decrease of 5.7% from last month.

Low-Income Public Housing									
	April	May	June						
Waiting Lists	46,714	46,556	43,888						
Vacancy Rate	3.5%	3.7%	2.5%						
Rent Collection	90.3%	92.2%	93.3%						
Unit Turnaround Time (Days)	71.0	64.0	60.0						
Avg. Non-Emergency Work Order Days	1.65	2.17	2.41						

*The above Vacancy Rate has taken into consideration units that are uninhabitable at Forest Green, Invinton Village, and Allen Parkway Village. Whereas, the local HUD office has removed offline status approval for the reported locations. Based on the inclusion of the uninhabitable units the overall Occupancy rate is 92.2% and Vacancy Rate is 7.8%.

HOUSING CHOICE VOUCHER PROGRAM

The HCV staff completed 758 annual re-examinations during June. The HCV department also completed 415 interims, 176 change of units (moves), 262 new admissions, and 56 portability move-in transactions. On June 30, 2022, 495 families were enrolled in the Family Self Sufficiency (FSS) program; 212 of the 495 (43%) families are eligible for escrow and currently have an FSS escrow balance. The PIH Information Center (PIC) reporting rate for the one-month period ending June 30, 2022 was 87%.

Voucher Programs									
	April	May	June						
Households	18,554	18,487	18,465						
ABA Utilization/Unit Utilization	91.6%/96.0%	90.8%/95.1%	92.4%/95.0%						
Reporting Rate	96%	99%	87%						
Annual Reexaminations Completed	1,035	946	758						
HQS Inspections	1,885	2,047	2,465						
Waitlist	18,270	18,270	18,270						

PROPERTY MANAGEMENT SUMMARY

	Vacancy					Unit Turnaround Time (YTD)							
PMC	April		May		Ju	June		April		May		June	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade	
Orion	6.0	E	5.6	E	4.0	С	94.4	F	93.0	F	99.5	F	
Lynd	0.0	А	1.3	А	1.2	Α	31.2	D	38.9	D	26.1	С	
J. Allen	2.0	Α	2.5	В	1.2	Α	55.8	F	45.0	E	33.9	D	

	Emergency Work Orders (Completed within 24 hours)						Routine Work Orders					
PMC	April		May .		Ju	June Ap		oril	N	1ay	Jı	ine
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	98.5	В	96.8	D	95.1	E	2.1	А	3.0	А	3.6	А
Lynd	100	А	100	А	100	А	2.8	А	3.0	А	3.5	А
J. Allen	100	А	99	А	97.6	С	2.4	А	2.7	А	3.6	А

	Rent Collection									
РМС	April		N	lay	June					
	%	Grade	%	Grade	%	Grade				
Orion	90.6	E	89.7	F	90.3	E				
Lynd	86.9	F	98.8	Α	100	А				
J. Allen	90.2	E	95.3	С	97.4	В				

PHAS Score	Occupancy Rate Days		Rent Collection Percentage	Avg. W/O Days
Α	98 to 100	1 to 20	98 to 100	≤24
В	97 to 97.9	21 to 25	96 to 97.9	25 to 30
С	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

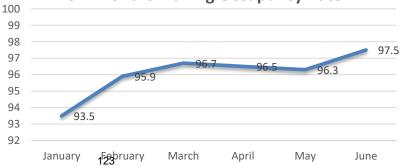
VACANCY RATE	Goal 2.0%	Actual 2.5%	A	0 to 2
			В	2.1 to 3
This indicator examines the vacancy rate,	, a PHA's progress in re	educing vacancies, and	С	3.1 to 4
unit turnaround time. Implicit in this ind	D	4.1 to 5		
to track the duration of vacancies and u	Е	5.1 to 6		
ready time, and lease up time.			F	≥6.1
RENT COLLECTION (YTD)	Goal 98%	Actual 93.3%	А	98 to 100
			В	96 to 97.9
This report examines the housing author			С	94 to 95.9
residents in possession of units during			D	92 to 93.9
balance of dwelling rents uncollected as collected.	s a percentage of tota	al dwelling rents to be	Е	90 to 91.9
			F	≤89.9
EMERGENCY WORK ORDERS	Goal 100%	Actual 96.1%	A	99 to 100
			В	98 to 98.9
This indicator examines the average num	•		С	97 to 97.9
work order to be completed. Emergency hours or less and must be tracked.	D	96 to 96.9		
nours of less and must be tracked.			Е	95 to 95.9
			F	≤94.9
NON-EMERGENCY WORK ORDERS	Goal 3 Days	Actual 2.41 Days	A	≤24
This is director eventines the events of even		in far a wark and arts	В	25 to 30
This indicator examines the average num be completed. Implicit in this indicator i	•		С	31 to 40
in terms of how HHA accounts for and c			D	41 to 50
preparing/issuing work orders.			E	51 to 60
			F	≥61
	Casl 100%	Actual CO 0%	^	100
ANNUAL INSPECTIONS	Goal 100%	Actual 68.9%	A	100 07 to 00
This indicator examines the percentage c	of units that HHA incod	ects on an annual basis	B C	97 to 99
in order to determine the short-te	•			95 to 96.9
modernization needs. Implicit in this inc		-	D E	93 to 94.9
program in terms of the quality of HH.	•	· ·	E	90 to 92.9
inspections and needed repairs.			F	≥89.9*
*PMC's have discretional authority to se so long as all inspections are completed	•	o inspect each month,		

Low-Income Public Housing Development	РМС	ACC Units	Approv ed Units Offline	Total Available ACC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turne d YTD	Avg. Total Turnar ound Days YTD	Grade
Allen Parkway Village	Orion	278	8	270	244	26	90.4%	F	9,576	50	192	F
Bellerive	J. Allen	210	0	210	209	1	99.5%	А	1,727	35	49	Е
Clayton Homes	J. Allen	296	274	22	22	0	100.0%	А	6,798	273	25	В
Cuney Homes	Orion	553	0	553	523	30	94.6%	E	17,545	155	113	F
Ewing	Orion	40	0	40	39	1	97.5%	В	130	5	26	С
Forest Green	J. Allen	100	84	16	16	0	100.0%	А	1,596	84	19	А
Fulton Village	Lynd	108	0	108	106	2	98.1%	А	80	6	13	А
Heatherbrook	Lynd	53	0	53	52	1	98.1%	А	64	6	11	А
Historic Oaks of APV	Orion	222	0	222	201	21	90.5%	F	7,023	35	201	F
Independence Heights	Orion	36	0	36	36	0	100.0%	А	47	1	47	E
Irvinton Village	J. Allen	318	10	308	298	10	96.8%	С	4,394	95	46	E
Kelly Village	J. Allen	270	0	270	263	7	97.4%	В	2,644	78	34	D
Kennedy Place	Orion	108	0	108	107	1	99.1%	А	397	16	25	В
Lincoln Park	Orion	200	0	200	194	6	97.0%	В	1,974	79	25	В
Lyerly	J. Allen	199	0	199	197	2	99.0%	А	3,100	33	94	F
Oxford Place	Orion	230	19	211	209	2	99.1%	А	4,184	70	60	F
Sweetwater	Lynd	26	0	26	26	0	100.0%	А	248	3	83	F
Totals		3,247	395	2,852	2742	110	97.5%	В	61,527	1,024	60	F
Section 8 New Construction Development	РМС	S8 NC Units	Units Offline	Total Available S8 NC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turne d YTD	Avg. Total Turnar ound Days YTD	Grade
Long Drive	Tarantino	100	0	100	98	2	98.0%	A	581	22	26	C
Telephone Road	Tarantino	200	156	44	44	0	100.0%	A	1807	11	164	F
Totals		300	156	144	142	2	99.0%	Α	2388	33	72	F
RAD-PBV	РМС	RAD- PBV Units	Units Offline	Total Available RAD PBV Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turne d YTD	Avg. Total Turnar ound Days YTD	Grade
Victory-HRI	Orion	140	0	140	120	20	85.7%	F	0	0	0	А
Totals		140	0	140	120	20	85.7%	F	0	0	0	Α

VACANCY RATE AND TURNAROUND DAYS

		Avg. Total
PHAS	Occupancy	Turnaround
Score	Rate	Days
Α	98 to 100	1 to 20
В	97 to 97.9	21 to 25
С	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

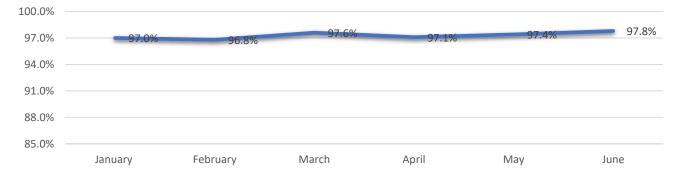
Six Months Trailing Occupancy Rate



	Property	Total	Public Housing	Tax Credit	Market	Vacant	Occupied
Property	Manager	Units	Units	Units	Units	Units	(%)
2100 Memorial			*CURREI	NTLY BEING RE	DEVELOPED		
Heatherbrook	Lynd	176	53	87	36	2	98.9%
Mansions at Turkey Creek	Orion	252	0	252	0	5	98.0%
Independence Heights	Orion	154	36	118	0	3	98.1%
Peninsula Park	Orion	280	0	280	0	1	99.6%
Pinnacle at Wilcrest	Embrey	250	0	250	0	2	99.2%
Sweetwater Point	Lynd	260	26	234	0	16	93.8%
Uvalde Ranch	Hettig- Kahn	244	0	244	0	5	98.0%
Willow Park	Embrey	260	0	260	0	0	100.0%
PH-LIHTC							
Fulton Village	Lynd	108	1	08	0	2	98.1%
HOAPV	Orion	222	66	156	0	21	90.5%
Lincoln Park	Orion	250	2	200	50	6	97.6%
Oxford Place	Orion	250	2	230	20	1	99.6%
TOTALS		2,706	719	1,881	106	64	97.8%
RAD-PBV							
Victory-HRI	Orion	140	1	40	0	20	85.7%
TOTAL		140	140	0	0	20	85.7%

TAX CREDIT APARTMENT LEASING/OCCUPANCY INFORMATION

6 Month Trailing Occupancy Rate

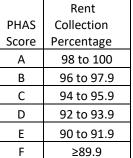


					CHOIL				
Low-Income Public Housing Development	РМС	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Allen Parkway Village	Orion	\$100,628	\$88,858	88.30%	F	\$628,865	\$564,472	89.76%	F
Bellerive	J. Allen	\$53,238	\$53,238	100.00%	А	\$312,626	\$312,610	99.99%	А
Clayton Homes	J. Allen	\$9,060	\$9,060	100.00%	А	\$112,619	\$100,862	89.56%	F
Cuney Homes	Orion	\$147,646	\$142,668	96.63%	В	\$912,560	\$866,580	94.96%	С
Ewing	Orion	\$9,668	\$9,538	98.66%	А	\$53,401	\$53,256	99.73%	А
Forest Green	J. Allen	\$5,560	\$5,517	99.23%	А	\$32,956	\$30,225	91.71%	E
Fulton Village	Lynd	\$29,450	\$29,450	100.00%	А	\$178,470	\$169,117	94.76%	С
Heatherbrook Apts.	Lynd	\$14,198	\$14,198	100.00%	А	\$78,838	\$78,041	98.99%	А
Historic Oaks of APV	Orion	\$55,605	\$55,346	99.53%	А	\$321,449	\$313,305	97.47%	В
Independence	Orion	\$6,197	\$4,952	79.91%	F	\$33,698	\$24,552	72.86%	F
Irvinton Village	J. Allen	\$69,858	\$64,040	91.67%	Е	\$454,344	\$394,717	86.88%	F
Kelly Village	J. Allen	\$62,608	\$62,608	100.00%	А	\$361,238	\$344,880	95.47%	С
Kennedy Place	Orion	\$44,706	\$44,333	99.17%	А	\$260,049	\$249,978	96.13%	В
Lincoln Park	Orion	\$42,404	\$35,825	84.48%	F	\$241,450	\$226,403	93.77%	D
Lyerly	J. Allen	\$53,410	\$52,742	98.75%	А	\$308,219	\$306,610	99.48%	А
Oxford Place	Orion	\$42,971	\$24,535	57.10%	F	\$232,788	\$187,205	80.42%	F
Sweetwater	Lynd	\$5,427	\$5,427	100.00%	А	\$32,091	\$24,884	77.54%	F
Totals		\$752,634	\$702,334	93.32%	D	\$4,555,661	\$4,247,695	93.24%	D
Section 8 New Construction Development		Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Long Drive	Tarantino	\$18,895	\$18,713	99.04%	А	\$113,593	\$111,418	98.09%	А
Telephone Road	Tarantino	\$12,177	\$11,787	96.80%	В	\$79,116	\$78,627	99.38%	А
Totals		\$31,072	\$30,500	98.16%	Α	\$192,709	\$190,045	98.62%	Α

RENT COLLECTION

Totals		\$76,857	\$76,512	99.55%	Α	\$487,991	\$476,508	97.65%	В
Victory-HRI	Orion	\$76,857	\$76,512	99.55%	Α	\$487,991	\$476,508	97.65%	В
RAD-PBV		Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Totals		\$31,072	\$30,500	98.16%	Α	\$192,709	\$190,045	98.62%	Α
Telephone Road	Tarantino	\$12,177	\$11,787	96.80%	В	\$79,116	\$78,627	99.38%	A





Low-Income Public Housing Development	РМС	Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Allen Parkway Village	Orion	17	14	82.4%	F
Bellerive	J. Allen	32	32	100.0%	А
Clayton Homes	J. Allen	1	1	100.0%	А
Cuney Homes	Orion	78	75	96.2%	D
Ewing	Orion	10	10	100.0%	А
Forest Green	J. Allen	0	0	N/A	А
Fulton Village	Lynd	0	0	N/A	А
Heatherbrook Apartments	Lynd	0	0	N/A	Α
Historic Oaks of APV	Orion	10	10	100.0%	Α
Independence Heights	Orion	0	0	N/A	А
Irvinton Village	J. Allen	41	39	95.1%	E
Kelly Village	J. Allen	0	0	N/A	Α
Kennedy Place	Orion	0	0	N/A	А
Lincoln Park	Orion	0	0	N/A	А
Lyerly	J. Allen	8	8	100.0%	А
Oxford Place	Orion	8	8	100.0%	А
Sweetwater	Lynd	0	0	N/A	А
Totals		205	197	96.1%	D
Section 8 New Construction		Emergency Work	Emergency W/O Completed within 24	Percentage Completed within	
Development		Orders Generated	hours	24 hours	Grade
Long Drive	Tarantino	0	0	N/A	A
Telephone Road	Tarantino	0	0	N/A	A
Totals		0	0	N/A	
RAD-PBV		Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Victory-HRI	Orion	3	3	100.0%	А
Totals		3	3	100.0%	А

EMERGENCY WORK ORDERS

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

Low-Income Public Housing Development	РМС	Work Orders Generated	Average Completion Time (Days)	Grade
Allen Parkway Village	Orion	64	3.94	А
Bellerive	J. Allen	47	1.00	А
Clayton Homes	J. Allen	18	2.50	А
Cuney Homes	Orion	190	4.95	А
Ewing	Orion	3	1.00	А
Forest Green	J. Allen	4	2.67	А
Fulton Village	Lynd	6	0.00	А
Heatherbrook Apartments	Lynd	42	4.00	А
Historic Oaks of APV	Orion	43	4.21	А
Independence Heights	Orion	0	0.00	А
Irvinton Village	J. Allen	150	2.52	А
Kelly Village	J. Allen	185	5.02	А
Kennedy Place	Orion	22	1.68	А
Lincoln Park	Orion	35	1.68	А
Lyerly	J. Allen	78	4.26	А
Oxford Place	Orion	89	1.55	А
Sweetwater	Lynd	0	0.00	А
Totals		976	2.41	А

NON-EMERGENCY WORK ORDERS

Section 8 New Construction		Work Orders	Average Completion	
Development		Generated	Time (Days)	Grade
Long Drive	Tarantino	62	2.36	А
Telephone Road	Tarantino	1	1.00	А
Totals		63	1.68	А

RAD-PBV		Work Orders Generated	Average Completion Time (Days)	Grade
Victory-HRI	Orion	12	0.00	А
Totals		12	0.00	A



Low-Income Public Housing Development	РМС	YTD Inspections Due	YTD Inspections Performed	Percentage Complete	Grade
Bellerive	J. Allen	210	210	100.0%	А
Clayton Homes	J. Allen	184	0	0.0%	А
Cuney Homes	Orion	553	553	100.0%	А
Ewing	Orion	40	40	100.0%	А
Forest Green	J. Allen	16	0	0.0%	А
Fulton Village	Lynd	108	18	16.7%	А
Heatherbrook Apartments	Lynd	53	0	0.0%	А
HOAPV/APV	Orion	500	454	90.8%	А
Independence Heights	Orion	36	36	100.0%	А
Irvinton Village	J. Allen	318	64	20.1%	А
Kelly Village	J. Allen	270	60	22.2%	А
Kennedy Place	Orion	108	108	100.0%	А
Lincoln Park	Orion	200	200	100.0%	А
Lyerly	J. Allen	199	128	64.3%	А
Oxford Place	Orion	230	230	100.0%	А
Sweetwater	Lynd	26	0	0.0%	А
Totals		3,051	2,101	68.9%	А

ANNUAL INSPECTIONS

Low-Income Public

Housing			Inspections	Percentage	
Development	PMC	Inspections Due	Performed	Complete	Grade
Telephone Road	Tarantino	200	0	0.0%	А
Long Drive	Tarantino	100	87	87.0%	А
Totals		300	87	29.0%	А

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

PHAS	Inspections
Score	Performed YTD
A	100%
В	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 87%	10	≥96
			5	90 to 95
This Indicator shows whether the Agency c	0	≤89		
participating family at least every twelve (1				
		A attack 1000/	-	00 to 100
CORRECT TENANT RENT CALCULATIONS	Goal 98%	Actual 100%	5	98 to 100
This Indicator shows whether the Agency o	orractly calculates t	bo family's share of	0	≤97
rent to owner in the Rental Voucher Progra				
PRECONTRACT HQS INSPECTIONS	Goal 100%	Actual 100%	5	98 to 100
			0	≤97
This Indicator shows whether newly leased	Ū.			
the beginning date of the Assisted Lease ar				
FSS ENROLLMENT	Goal 80%	Actual 100%	10	≥80
			8	60 to 79
This Indicator shows whether the Agency h	as enrolled families	in the FSS Program	5	≤59
as required. To achieve the full points for t				
have 80% or more of its mandatory FSS				
mandatory slots on the FSS Program; 503 f	amilies are currenti	ly enrolled.		
FSS Escrow	Goal 30%	Actual 43%	10	≥30
			5	≤29
This Indicator shows the extent of the Ag				
measuring the percent of current FSS p				
entered in the PIC system that have had include in assessment balances. To ashieve the				
in escrow account balances. To achieve th 30% of a housing authority's enrolled fami				
families participate in the FSS program. 21				
escrow currently have a FSS escrow balanc		0		
-				

REAL ESTATE, INVESTMENT, AND DEVELOPMENT

JULY 2022

REO PROJECTS

PUBLIC HOUSING DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS

• Major Capital Projects

- APV 4 Units: Rehabilitation of 4 Units Construction is ongoing. Due to some structural and unforeseen conditions, the additional scope has been added that is currently being priced and submitted for permit revisions.
- Oxford Repairs due to Freeze The contractor was issued notice to proceed with work starting May 10, 2022, with a completion date of October 28, 2022.
- Bellerive Roof Construction contract executed. Construction is expected to start in December due to the availability of materials.
- Kelly Village Residential Roof Gutters The contract was executed on May 16, 2022.
- Playground Rehabilitation:
 - Cuney project is delayed due to the availability of materials. The project will be completed end of August 2022;
 - Kennedy work has started, and is estimated to be completed in August 2022;
 - Lincoln: The work has started and is expected to be completed in August 2022.
- Heatherbrook & Sweetwater RAD Conversions ongoing.
 - Sweetwater conversion proposed closing to occur mid -July 2022. The project has been pushed back one month to facilitate the approval of the MTW annual plan; we
 - Heatherbrook we are revising the financial plan due to the increases in interest rates and we are working to complete documentation of the scope of the critical repair with the architect.

NEW DEVELOPMENT

- Standard on Jensen:
 - Construction is expected to start in August 2022, with a projected occupancy in 2024.
- 800 Middle Street:
 - Bond allocation has been received and we are working towards a closing at the end of July 2022, with Construction starting by August 2022 and full occupancy in December 2024.
 - West Dallas: The property is under construction
 - o first units available October 2022;
 - 100% delivery of units June 2023;
- Waterworks Highline: The property is under construction -
 - Construction is 16% complete;
- Warehouse District: The property is under construction -
 - Construction is % complete;
- Torrey Chase Apartments: The property is under construction
 - Construction is 17% complete;
- Summer Street: The property will soon be under construction.
- Smart Living at West 12th
 - Construction was completed on June 23, 2022;

- Ridgecrest: The property is under construction.
 - Construction is 94% complete;
- Standard on the Creek project is 99% leased
 - Tour to be scheduled in July 2022
- 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. The project is to be presented to City Council and then to TDECQ for approval;
- Telephone Road (9% LIHTC). Construction Completion is expected in March 2023, with tenants occupying Phase I in January 2023;

REDEVELOPMENT – (9% LIHTC)

• See Telephone Road above.

REDEVELOPMENT – (RAD)

Allen Parkway Village & Historic Oaks of Allen Parkway Village

- Bond allocation received and the HHA and our development partner Franklin are working towards closing at the end of July 2022 and construction starts the first week of August 2022.
- The construction phasing is being finalized to facilitate 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 the totally obligated by FEMA is \$52.9 million.

2100 MEMORIAL

• Construction continues with an estimated completion of March 8, 2024. Foundation work continues and the plan is to go vertical in the coming weeks.

TxDOT LAND SALES

- **Clayton:** Phase 1 has closed. The demo of Phase 1 is complete. The deadline for the second phase/ transaction was extended to June 30, 2022. Currently, approximately 30 residents to be relocated.
- Kelly II: HHA to reengage negotiations with TxDOT.

OPEN SOLICITATION LOG

JULY 2022

HHA'S PROCUREMENT DEPT.

Type	Solicitation #	Status	Department(s)	Description	Advertisement Date	Due Date
RFP	22-32	Open	F	Telecommunication Services (Internet and Telephone)	7-5-22	7-27-22
QBS	22-38	Open	REID	A&E Services	7-5-22	7-27-22
QBS	22-05	Open	REID	Development Partners	5-23-22	8-12-22

OPERATING STATEMENTS: 5 MONTHS ENDING MAY 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	2,732,563	2,774,823	42,260
Operating Expenses				
Salaries and Benefits	4,176,557	1,740,232	1,674,439	65,793
Facilities and Other Administrative				
Expenses	1,978,715	824,465	814,239	10,226
Total Central Office Expenses	6,155,272	2,564,697	2,488,678	76,019
Surplus/(Use) of Business Activities				
Funds for COCC	402,879	167,866	286,145	118,279

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	5,652,150	5,823,829	171,679
Operating Expenses				
Salaries and Benefits	7,028,110	2,928,379	2,291,137	637,242
Administrative Expenses	2,244,362	935,151	730,141	205,010
COCC-Management Fees	4,047,449	1,686,437	1,736,701	(50,264)
Total Operating Costs Expenses	13,319,921	5,549,967	4,757,979	791,988
Cash Flow (Deficit) from Operations	245,239	102,183	1,065,850	963,667
Housing Assistance Payments (HAP)				
Housing Assistance Payment Subsidy	160,000,000	66,666,667	67,703,060	1,036,393
Investment Income on HAP Reserves	0	0	0	0
Housing Assistance Payments	160,000,000	66,666,667	67,659,682	(993,015)
HAP Current Year Excess (Use)	0	0	43,378	43,378

OPERATING STATEMENTS: 5 MONTHS ENDING MAY 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	6,054,383	6,170,072	115,689
Tenant Rental Income	16,961,004	7,067,085	7,137,504	70,419
Other Income	250,000	104,167	76,501	(27,666)
Total Operating Income	31,741,524	13,225,635	13,384,077	158,442
Operating Expenses				
Administrative Expenses	9,849,695	4,104,040	3,813,832	290,208
Tenant Services	583,080	242,950	199,120	43,830
Utilities	3,867,052	1,611,272	1,561,034	50,238
Maintenance	9,650,050	4,020,854	3,863,242	157,612
Protective Services	1,975,735	823,223	816,966	6,257
Insurance Expense	2,312,660	963,608	932,307	31,301
Other General Expense	351,252	146,355	135,990	10,365
Total Routine Operating Expenses	28,589,524	11,912,302	11,322,491	589,811
Net Income from Operations	3,152,000	1,313,333	2,061,586	748,253
Non-Routine Maintenance	4,000,000	1,666,667	1,525,474	141,193
Debt Service	1,416,350	590,146	553,474	36,672
Debt Service- ESCO	709,688	295,703	292,474	3,229
Cash Flow from Operations	(2,974,038)	(1,239,183)	(309,836)	929,347
Funds from Capital Funds	4,000,000	1,666,667	1,525,474	(141,193)
Cash Flow (Deficit) from Operations	1,025,962	427,484	1,215,638	788,154

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	528,563	534,000	5,437
Tenant Rental Income	482,712	201,130	187,764	(13,366)
Other Income	100	42	0	(42)
Total Operating Income	1,751,363	729,735	721,764	(7,971)
Operating Expenses				
Administrative Expenses	590,193	245,914	237,251	8,663
Tenant Services	15,215	6,340	5,824	516
Utilities	186,192	77,580	63,280	14,300
Maintenance	434,073	180,864	141,976	38,888
Protective Services	73,797	30,749	27,488	3,261
Insurance Expense	55,604	23,168	22,557	611
Other General Expense	25,000	10,417	8,561	1,856
Total Routine Operating Expenses	1,380,074	575,031	506,937	68,094
Net Income from Operations	371,289	154,704	214,827	60,123
Non-Routine Maintenance	125,000	52,083	0	52,083
Debt Service	0	0	0	0
	0	0	0	0
Cash Flow (Deficit) from Operations	246,289	102,620	214,827	112,207

OPERATING STATEMENTS: 5 MONTHS ENDING MAY 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	352,083	332,746	(19,337)
Tenant Rental Income	262,000	109,167	102,838	(6,329)
Other Income	4,065	1,694	1,247	(447)
Total Operating Income	1,111,065	462,944	436,831	(26,113)
Operating Expenses				
Administrative Expenses	253,311	105,546	104,725	821
Tenant Services	65,688	27,370	24,449	2,921
Utilities	109,938	45,808	41,616	4,192
Maintenance	447,270	186,363	155,046	31,317
Protective Services	35,217	14,674	14,148	526
Insurance Expense	116,211	48,421	47,284	1,137
Other General Expense	25,000	10,417	8,938	1,479
Total Routine Operating Expenses	1,052,635	438,598	396,206	42,392
Net Income from Operations	58,430	24,346	40,625	16,279
Non-Routine Maintenance	275,000	114,583	0	114,583
Debt Service	12,000	5,000	5,000	0
Funds from Replacement Reserve	275,000	114,583	0	(114,583)
	0	0	0	0
Cash Flow (Deficit) from Operations	46,430	19,346	35,625	16,279

	Saturday	8 AM B-BB Back Pack Extravaganza @ Kelly Village	ξ	20 111am Back to School event Cuney Homes, Oxford,	27	
	Friday	 9 AM- YWCA Congregate Meals @ Bellerive & Lyerly & Senior Circle: Heatherbrook & Sweetwater (M-F) 10 AM- Jobs Plus Orientation Mtg. 11 AM Tenant Relations EPP Mtg. 12 AM Tenant Relations EPP Mtg. 2 PM Tenant Relations EPP Mtg. 3 PM- Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool @ Cuney (M-F) 3 PM JP Treats & Conversation @ Oxford 	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hirkise & Senior Circle @ Heatherbrook & Sweetwater, (M-F) 11 AM Summer Lunch @ Kennedy Place 11 Am Tenant Relations EPP 2 rd Chance Mrg. 2 PM Back to School Event @ Futton Village 2 PM Tenant Relations EPP 2 rd Chance Mrg. 3 PM JP Treats & Conversation @ Oxford 3 PM JP Treats & Conversation @ Oxford Afterschool Program @ Cuney, (M-F) Afterschool Program @ Cuney, (M-F)	9 AM - YWCA Congregate Meals @ Bellerive & Lyerly Senior Hirkise & Senior Circle @ Heatherbrook & Sweetwater, (M-F) 11 AM Summer Lunch @ Kennedy Place 11 Am Tenant Relations EPP 2 rd Chance Mrg. 2 PM Tenant Relations EPP 2 rd Chance Mrg. 3 PM JP Treats & Conversation @ Oxford 3 PM Kidz Grub Meals @ Futton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Program @ Cuney, (M-F)	26 9 AM - YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook & Sweetwater, (M-F) 10 AM Jobs Plus Employment Fair @ Oxford 11 AM Summer Lunch @ Kennedy Place 11 Am Tenant Relations EPP 2 rd Chance Mtg. 2 PM Tenant Relations EPP 2 rd Chance Mtg. 2 PM Tenant Relations EPP 2 rd Chance Mtg. 3 PM - KidZ Grub Meals @ Futton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Program @ Cuney, (M-F)	
	Thursday	⁴ 9 AM- YWCA Congregate Meals @ Bellerive & Lyterly Senior Hi-Rise & Senior Circle @ Heartherbrook & Sweetwater, (N4-F) 11 AM Summer Lunch @ Kennedy Place 11 Am Tenant Relations- EPP 2^{nd} Chance Mtg. PM Jobs PlusyMortforce Solutions. Career Exploration Job Search Seminar @ Oxford 2 Pm Tenant Relations- EPP 2^{nd} Chance Mtg. 3 PM- Kidz Grub Meals @ Futton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Program @ Cuney, (M-F)	AM. YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook & Sweetwater, (M-F) 11 Am Summer Lunch @ Kennedy Place 11 Am Tenant Relations- EPP 2 nd Chance Mtg. PM Jobs Plug/workforce Solutions: Resume writing Seminar @ Oxford 2 Pm Tenant Relations- EPP 2 nd Chance Mtg. 2 Pm Tenant Relations- EPP 2 nd Chance Mtg. A PM- Vicz Grub Meals @ Futhon, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Program @ Cuney, (M-F)	¹⁸ 9 AM. YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook & Sweetwater, (M-F) 11 AM Summer Lunch @ Kennedy Place 11 AM Back to School Bash @ Irvinton Plan Workforce Solutions: Career Exploration & Job Search Seminar @ Oxford 2 pm Tenant Relations- EPP 2 nd Chance Mtg. 2 pm Tenant Relations- EPP 2 nd Chance Mtg. 2 pm Tenant Relations- EPP 2 nd Chance Mtg. Afterschool Program @ Cuney, (M-F) Afterschool Program @ Cuney, (M-F)	²⁵ 9 AM. YWCA Congregate Meals @ Bellerive & Lyerly Senior H.Rise & Senior Circle @ Heartherbrook & Sweetwater, (N4-F) 11 AM Summer Lunch @ Kennedy Place 11 AM Tenant Relations: EPP 2 ^{and} Chance Mtg Publices Seminar @ Oxford Place 2 PM Tenant Relations: EPP 2 ^{and} Chance Mtg 3 PM-Kidz Grub Meals @ Futton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Program @ Cuney, (M-F)	
	Wednesday	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook & Sweetwater (M-F) 10 AM- Jobs Plus Orientation Meeting @ Oxford 11 AM Summer Lunch @ Kenndy Place 11 AM Tenant Relations - 2 nd Chance EPP Mtg. 2 PM Tenant Relations: - 2 nd Chance EPP Mtg. 3 PM- Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Program @ Cuney (M-F)	AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook & Sweetwater (M-F) 10AM- Jobs Plus Orientation Meeting @ Oxford 11 Am Summer Lunch @ Kennedy Place 2 PM- Financial Literacy @ Kennedy Place 3 PM- Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney (M-F)	¹⁷ g AM. YWCA Congregate Meals @ Bellerive & Lyerly (Senior HLRise & Senior Circle @ Heatherbrook & Sweetwater (M-F) 10AM- Jobs Plus Orientation Meeting @ Oxford 11 AM Summer Lunch @ Kennedy Place 11 AM Financial Literacy. EPP Workshop 2 PM Financial Literacy. EPP Workshop 3 PM- Kidz Grub @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney (MonFriday)	^{24,} 9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook & Sweetwater (M-F) 10AM- Jobs Plus Orientation Meeting @ Oxford 11 AM Simmer Lunch & Kennedy Place 11 AM Financial Literacy EPP Workshop 2 PM Financial Literacy EPP Workshop 3 PM - Vick Grub Meals @ Futon, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney (M-F)	³¹ Lyerly Senior H-Kize & Senior Gircle & Heartherbrook & Sweetwater (M-F) at AM Summer Lunch & Kennedy Place 11 AM Summer Lunch & Kennedy Place 21 AM Financial Literacy EPP Workshop 3 PM Financial Literacy EPP Workshop 3 PM Finds Grub Meals & Futton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Program & Cuney (M-F)
	Tuesday	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook B Sweetwater (M-F) to AM Jobs Plus/Workforce Solutions: Career Exploration Job Search Seminar @ Oxford 11 AM Summer Lunch @ Kennedy Place 11 AM Tenant Relations- EPP 2 nd Chance Mrg. 2 PM Tenant Relations- EPP 2 nd Chance Mrg. 3 PM. Kidz Grub Meals @ Futron, HOAPV, independence, Lincoln, Oxford & YMCA Afterschool Program @ Cuney (M-F)	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hirkise & Senior Circle @ Heatherbrook & Sweetwater (-F) to AM Jobs Plus/Workforce Solutions: Resume Writing Seminar @ Oxford Place 11 AM Tenart Relations- EPP 2 rd Chance Mtg. 2 PM Tenart Relations- EPP 2 rd Chance Mtg. 2 PM Tenart Relations- EPP 2 rd Chance Mtg. 2 PM Tenart Relations- EPP 2 rd Chance Mtg. 3 PM - Kidz Grub Meals @ Futton, HOAPV, Independence, Lincoli, Oxford & YMCA Afterschool Program @ Cuney Homes, (M-F)	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook & Sweetwater (M-F) to AM Jobs Plus/ Workforce Solutions: Career Explorations & Job Search Seminar @ Oxford 11 AM Summer Lunch @ Kennedy Place Exploration & Job Search Seminar @ Oxford 11 AM Tenant Relations - 2 ^m Chance EPP Mrg. 2 PM Tenant Relations - 2 ^m Chance EPP Mrg. 3 PM. Kid2 Grub @ Fulton, HOAPV, Independence, Lincoli, Oxford & YMCA Afterschool Prog. @ Cuney (M-F)	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook B Sweetwater (M-F) to AM Jobs Plus/Workforce Solutions: How to Start a Business Seminar @ Oxford 11 AM Tenant Relations EPP 2 rd Chance Mtg. 2 PM Tenant Relations EPP 2 rd Chance Mtg. 3 PM Widz Grub Meals @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney (M-F)	9 AM- YWCA Congregate Meak @ Bellerive & Lyerly Senior Hirsle & Senior Circle @ Heatherbrook & Sweetwater (M-F) 11 AM Summer Lunch @ Kennedy Place T1 AM Tenant Relations- EPP 2 nd Chance Mtg. 2 PM Tenant Relations- EPP 2 nd Chance Mtg. 3 PM. Kid2 Grub Neals @ Futon, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Program @ Cuney (M-F)
: 2022	Monday	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & & Senior Circle @ Heatherbrook & Sweetwater, (M-F) 10 AM- Jobs Plus Orientation Mtg. @ Oxford 11 AM Summer Lunch @ Kennedy Place 11 AM- Tenant Relations- EPP 2 nd Chance Mtg. 2 PM- Kidz Grub Meals @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney (M-F)	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heathebrook & Sweetwater (M-F) 10 AM - Jobs Plus Orientation Mrg. @ Oxford 11 AM Tenant Relations - EPP 2 rd Chance Mrg. 2 PM Tenant Relations - EPP 2 rd Chance Mrg. 3 PM - Kidz Grub Monday Cuney Homes 3 PM - Kidz Grub Monday Cuney Homes 3 PM - Kidz Grub Monday Cuney Homes Afterschool Prog. @ Cuney (M-F)	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heathebrook & Sweetwater (M-F) 11 Am Summer Lunch @ Kennedy Place 20AM-Jobs Plus Orientation Mug. @ Oxford 11 AM Tenant Relations- EPP 2 nd Chance Mtg. 2 PM Tenant Relations- EPP 2 nd Chance Mtg. 3 PM- Kidz Grub Meals @ Fulton, HOAPV, Independence, Lincoln, Oxford & YMCA Afterschool Prog. @ Cuney (M-F)	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heatherbrook & Sweetwater (M- F) 11 AM Sommer Lunch @ Kennedy Place 11 AM Tenant Relations - EPP 2 rd Chance Mrg. 2 PM Tenant Relations- EPP 2 rd Chance Mrg. 3 PM - Kidz Grub Meals @ Fulton, HOAPV, Independence, Lincoli, Oxford & YMCA Afterschool Prog. @ Cuney (M-F)	9 AM- YWCA Congregate Meals @ Bellerive & Lyerly Senior Hi-Rise & Senior Circle @ Heathebrook & Sweetwater (M-F) 11 AM Summer Lunch @ Kennedy Place 11 AM Tenant Relations EP 2 ¹² a Chance Mtg. 2 PM Tenant Relations EP 2 ¹² a Chance Mtg. 3 pm More Monely Vonday Currey Homes 3 PM - Kidz Grub Meals @ Fulton, HOAPV, Independence, Lincoli, Oxford & YMCA Afterschool Prog. @ Cuney (M-F)
August 2022	Sunday		~	* 137	21	82