



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

2640 Fountain View Drive, Houston, Texas 77057 | Phone 713.260.0500 | **David A. Northern, Sr.**, *President & CEO*

Board of Commissioners: *LaRence Snowden, Chair* | *Kristy Kirkendoll* | *Dr. Max A. Miller, Jr.* | *Guillermo “Will” Hernandez* | *Stephanie A.G. Ballard* | *Andrea Hilliard Cooksey* | *Kris Thomas*

**BOARD MEETING OF THE HOUSTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS
July 19, 2022**

Commencing at **3:00 p.m. on TUESDAY, JULY 19, 2022** to consider and act upon the following matters:

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

To consider and act upon the following matters:

- 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
- VII. Public Hearing for development of COOP AT EADO
- VIII. Public Hearing for development of WATERWORKS HIGHLINE PHASE II
- IX. Public Hearing for development of WAREHOUSE DISTRICT PHASE II
- 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.



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

XIII. Adjournment

The meeting will be open to the public at all times during which such subjects are discussed and conserved as required by the Open Meeting Law complied in Chapter 551 seq. of the Texas Government Code.

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

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

DocuSigned by:

David A. Northern, Sr.

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David A. Northern, Sr.
Secretary