



**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**

**AUGUST BOARD MEETING OF THE HOUSTON HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
SEPTEMBER 7, 2022**

Commencing at **3:00 p.m. on WEDNESDAY, SEPTEMBER 7, 2022** to consider and act upon the following matters:

**Houston Housing Authority Central Office  
2640 Fountain View Dr, 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 July 19, 2022, Houston Housing Authority Board Meeting Minutes
- V. President’s Report
- VI. Public Comments
- VII. Public Hearing for Development of ALLORA CINCO RANCH (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 THE LAWNDALE (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)
- IX. New Business

**Resolution No. 3484:** Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Unicare Building Maintenance, Inc. to provide landscaping and ground clearing services at twenty-two (22) of HHA’s vacant parcels of land for three (3) years.

**Resolution No. 3485:** Consideration and/or take action to authorize the President & CEO or designee to execute a contract with AAA Plumbers to perform pneumatic gas testing and associated gas line repairs at Cuney Homes Apartments.



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**Resolution No. 3486:** Consideration and/or take action to authorize the President & CEO or designee to execute a contract with AAA Plumbers to perform pneumatic gas testing and associated gas line repairs at Irvinton Village Apartments.

**Resolution No. 3487:** Consideration and/or take action to authorize the President & CEO or designee to execute a contract with architectural firms Brave, Kirksey, GSMA, 1919 Architects, and AT3 + RDC, for various projects, across the Houston Housing Authority portfolio.

**Resolution No. 3488:** Consideration and/or take action to authorize the President & CEO or designee to authorize the refinance of Uvalde Ranch Apartments located at or about 5300 South Lake Houston Parkway, Houston, Texas, 77013, and the execution of all required documents therefor.

**Resolution No. 3489:** Consideration and/or take action to authorize the President & CEO or designee to make modifications to the existing Travel Policy.

**Resolution No. 3490:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Coats Rose, Reno and Cavanaugh, and Bracewell and make any necessary changes thereto to provide legal services and representation to the Houston Housing Authority for Public and Affordable Housing Developments and Acquisitions.

**Resolution No. 3491:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Fulton Law Group, Rogers Morris and Grover, and Coats Rose and make any necessary changes thereto, to provide legal services and representation to the Houston Housing Authority for commercial litigation regarding breach of contract and insurance disputes.

**Resolution No. 3492:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Coats Rose, Clark Hill, and Rogers Morris and Grover and make any necessary changes thereto, to provide legal services and representation to the Houston Housing Authority for construction litigation.

**Resolution No. 3493:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Ballard Spahr, Baker Wotring, and Denton Navarro Rocha Bernal and Zech and make any necessary changes thereto, to provide legal services and representation to the Houston Housing Authority for tort claims.

**Resolution No. 3494:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Denton Navarro Rocha Bernal & Zech, Clark Hill, and Rogers Morris and Grover and make any necessary changes thereto, to provide legal services and representation to the Houston Housing Authority for employment-related matters.

**Resolution No. 3495:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Fulton Law Group and Denton Navarro Rocha Bernal and Zech and make any necessary changes thereto, to provide legal services and representation to the Houston Housing Authority for residential landlord-tenant related matters.



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**Resolution No. 3496:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Fulton Law Group, Denton Navarro Rocha Bernal and Zech, and Rogers Morris and Grover and make any necessary changes thereto, to provide legal services and representation to the Houston Housing Authority for commercial landlord-tenant matters.

**Resolution No. 3497:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Fulton Law Group, Denton Navarro Rocha Bernal and Zech, and Reno and Cavanaugh and make any necessary changes thereto, to provide legal services and representation to the Houston Housing Authority for fair housing and federal housing policy matters.

**Resolution No. 3498:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Fulton Law Group, Denton Navarro Rocha Bernal and Zech, and Baker Wotring and make any necessary changes thereto, to provide legal services and representation to the Houston Housing Authority for civil rights matters.

**Resolution No. 3499:** Consideration and/or take action to authorize the President & CEO or designee to facilitate lender-required changes to the organizational debt structures of the Metro Midtown and Waterworks Phase II transactions and the execution of all required documents therefor.

**X.** 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. 3500:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lincoln Avenue Capital for the development of Spring Prairie Apartments, an apartment community that will be located at or about 21935 Rhodes Rd., Spring, TX 77389.

**Resolution No. 3501:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Brinshore Development for the development of Manson Place, an apartment community that will be located at or about the SW corner of Reeves St. and Scott St., Houston, TX 77004.

**Resolution No. 3502:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with KCG Development for the development of The Westermark, an apartment community that will be located at or about 0 West Bellfort Ave., Houston, TX 77099.

**Resolution No. 3503:** Consideration and/or take action to authorize the President & CEO or designee to take actions necessary, to (1) authorize the engagement of an appraiser to appraise certain lands; (2) to acquire tract(s) of land at or near (i) 3247 Truxillo Street, Houston, Texas 77004, at or near (ii) 0 Truxillo Street, Houston, Texas 77004, at or near (iii) 3242 Alabama Street,



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Houston, Texas 77004 and at or near (v) 3341 Winbern Street, Houston, Texas 77004, for the development of safe, sanitary, and affordable housing for public use and for public purpose, and (3) Authorize the acquisition of certain lands within the neighborhoods known as Sylvan Terrace for lands at or near 3247 Truxillo Street, Houston, and 0 Truxillo Street, Houston, and Forest Homes for the land at or near 3242 Alabama Street, Houston, and at or near 3341 Winbern Street, Houston, Texas, for the purchase or, if necessary, by exercising the powers of eminent domain.

**Resolution No. 3504:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Urban Genesis for the development of Coop at Farmers Market, an apartment community that will be located at or about the 1690 North Loop, Houston, TX 77009.

**Resolution No. 3505:** Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at 8225 Lawndale, Houston, Texas 77012, the construction and development of the 106-unit The Lawndale thereupon, and the execution of all required documents therefor.

**Resolution No. 3506:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Civicap Partners for the acquisition of Generation Grove, an apartment community located at or about 14807 Woodland Hills Dr., Humble, TX 77396.

**Resolution No. 3507:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Aspen Oaks Capital for the acquisition of Granary Flats, an apartment community located at or about 4647 Harvest Corner Dr., Richmond, TX 77406.

**Resolution No. 3508:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Pennington Chen for the acquisition of The Boulevard, an apartment community located at or about 2440 North Boulevard, Houston, TX 77098.

**Resolution No. 3509:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Pennington Chen for the acquisition of Deerwood Apartments, an apartment community located at or about 5800 Woodway Dr., Houston, TX 77057.

**Resolution No. 3510:** 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 Midtown Houston by Windsor, an apartment community located at or about 2310 Main St., Houston, TX 77002.

**Resolution No. 3511:** Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Pennington Chen for the acquisition of Sendera at Greenway, an apartment community located at or about 3400 Edloe St, Houston, TX 77027.



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**Resolution No. 3512:** Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at 20304 FM 1093, Richmond, Texas 77407, the construction and development of the 351-unit Allora Cinco Ranch thereupon, and the execution of all required documents therefor.

**XI.** Reconvene Public Session to take action on Executive Session agenda items.

**XII.** 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