



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
OCTOBER 18, 2022**

Commencing at **3:00 p.m. on TUESDAY, OCTOBER 18, 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 September 19, 2022, Houston Housing Authority Board Meeting Minutes
- V. President’s Report
- VI. Public Comments (To Make Comments during the Public Comments Section – Please add your name to the sign-in sheet when you enter the Board Meeting)
- VII. Public Hearing for Development of ALLORA GOSLING (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 THRIVE ALMEDA GENOA (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)
- IX. Public Hearing for Acquisition, Lease, and Operation of MIDTOWN HOUSTON BY WINDSOR (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)
- X. Public Hearing for Development of THE ANTOINE AT SPRING BRANCH (To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting)
- XI. Old Business

Resolution No. 3523: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Olive Tree Property Holdings LLC for the acquisition of The Life at Timber Ridge, an apartment community located at or about 5350 Aeropark Dr., Houston, Texas 77060.



Transforming Lives & Communities

Resolution No. 3524: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Olive Tree Property Holdings LLC for the acquisition of The Life at Clearwood, an apartment community located at or about 9465 Clearwood Dr., Houston, Texas 77075.

Resolution No. 3525: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Olive Tree Property Holdings LLC for the acquisition of The Life at Brighton Estates, an apartment community located at or about 130 Aldine Bender Rd, Houston, TX 77060.

Resolution No. 3526: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Olive Tree Property Holdings LLC for the acquisition of The Life at Sterling Woods, an apartment community located at or about 8625 Winkler Dr., Houston, TX 77017.

XII. New Business

Resolution No. 3534: Consideration and/or to take action to authorize the President & CEO or designee to Write-off vacant tenant accounts for July 1, 2022 to September 30, 2022

Resolution No. 3535: Consideration and/or to take action to authorize the President & CEO or designee to increase the contract amount for Building Envelope Consulting Services at the Houston Housing Authority properties.

Resolution No. 3536: Consideration and/or to take action to authorize the President & CEO or designee to increase the contract amount with HD Supply Facilities Maintenance, Ltd. to furnish and install carbon monoxide detectors at various HHA public housing properties.

Resolution No. 3537: Consideration and/or action to Award Contract to Betco and EJP Consulting for Development Consulting Services.

Resolution No. 3538: Consideration and/or action to award Project-Based Vouchers to NHP Foundation at Citadel Apartments located at or about 3331 Elgin, Houston, TX 77004.

Resolution No. 3539: Consideration and/or action to authorize the President & CEO or designee to renew employee health and welfare benefits effective January 1, 2023.

Resolution No. 3540: Consideration and/or take action to authorize the President & CEO or designee to adopt Payment Standards for FY 2023.

XIII. Convene an Executive Session to discuss:

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

Resolution No. 3523: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Olive Tree Property Holdings LLC for the acquisition of The Life at Timber Ridge, an apartment community located at or about 5350 Aeropark Dr., Houston, Texas 77060.

Resolution No. 3524: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Olive Tree Property Holdings LLC for the acquisition of The Life at Clearwood, an apartment community located at or about 9465 Clearwood Dr., Houston, Texas 77075.



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

Resolution No. 3525: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Olive Tree Property Holdings LLC for the acquisition of The Life at Brighton Estates, an apartment community located at or about 130 Aldine Bender Rd, Houston, TX 77060.

Resolution No. 3526: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Olive Tree Property Holdings LLC for the acquisition of The Life at Sterling Woods, an apartment community located at or about 8625 Winkler Dr., Houston, TX 77017.

Resolution No. 3541: Consideration and/or to take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at or about 22103 Gosling Rd., Spring, Texas 77389, the construction and development of the 351-unit Allora Gosling thereupon, and the execution of all required documents therefor.

Resolution No. 3542: Consideration and/or to take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at or about 10100 Almeda Genoa Road, Houston, Texas 77075, the construction and development of the 300-unit Thrive Almeda Genoa thereupon, and the execution of all required documents therefor.

Resolution No. 3543: Consideration and/or to take action to authorize the President & CEO or designee to facilitate the acquisition of that certain parcel of land located at or about 2102 Antoine Dr., Houston, Texas 77055, the construction and development of the 240-unit, The Antoine at Spring Branch thereupon, and the execution of all required documents therefor.

Resolution No. 3544: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lincoln Avenue Capital for the development of Bissonnet Apartments, an apartment community that will be located at or about 12000 Bissonnet St., Houston, TX 77099.

Resolution No. 3545: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lynd Development for the development of 6010 Richmond, an apartment community that will be located at or about 6010 Richmond Ave., Houston, TX 77057.

Resolution No. 3546: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with DevCo Preservation LLC for the acquisition of Brookside Gardens, an apartment community located at or about 3525 South Sam Houston Parkway East, Houston, TX 77047.

Resolution No. 3547: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Galium Properties, for the acquisition of Forum on San Felipe, an apartment community located at or about 6363 San Felipe, Houston, TX 77057.

Resolution No. 3548: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Ojala Partners, for the acquisition of Hollister Place, an apartment community located at or about 6565 Hollister St, Houston, TX 77040.

Resolution No. 3549: Consideration and/or to take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, Midtown Houston by Windsor located at or about 2310 Main Street, Houston, Texas 77002, and the execution of all required documents therefor.

Resolution No. 3550: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Ojala Holdings, LLC, for the acquisition of Old Farm, an apartment community located at or about 2500 Old Farm Rd, Houston, TX 77063.



Transforming Lives & Communities

Resolution No. 3551: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group, for the acquisition of Pearl at the Mix, an apartment community located at or about 2910 Milam St., Houston, TX 77006.

Resolution No. 3552: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Bluebonnet Investments, LLC, for the acquisition of The Reserve at Jones Road, an apartment community located at or about 11925 Jones Road, Houston, TX 77070.

Resolution No. 3553: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Ojala Holdings, LLC, for the acquisition of Stone Creek at Old Farm, an apartment community located at or about 8585 Woodway Dr, Houston, TX 77063.

Resolution No. 3554: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Opportunity Housing Group, for the acquisition of Territory at Greenhouse, an apartment community located at or about 2500 Greenhouse Rd. Houston, TX 77084.

Resolution No. 3555: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Allen Harrison for the development of The Oaks at Fall Creek, an apartment community that will be located at or about the 9310 N. Sam Houston Pkwy E, Humble, TX 77369.

Resolution No. 3556: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Ojala Holdings, LLC, for the acquisition of The Meritage, an apartment community located at or about 4550 N Braeswood Blvd, Houston, TX 77096.

Resolution No. 3557: Consideration and/or to take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lynd Development for the development of 7979 Fannin an apartment community that will be located at or about 7979 Fannin St., Houston, TX 77054.

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

XV. 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.

9E0B1D8C1AF04AA...

David A. Northern, Sr.

Secretary