



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
November 15, 2022**

Commencing at **3:00 p.m. on TUESDAY, NOVEMBER 15, 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 October 18, 2022 Houston Housing Authority Board Meeting Minutes
- V. President’s Report
- VI. Public Comments
- VII. Public Hearing for Acquisition, Lease, and Operation of PROSE SOUTH MAIN
- VIII. Public Hearing for Acquisition, Lease, and Operation of GRANARY FLATS
- IX. Public Hearing for Acquisition, Lease, and Operation of ALLORA NORTHWEST CROSSING
- X. Public Hearing for Acquisition, Lease, and Operation of PREMIER AT KATY APARTMENTS
- XI. New Business

Resolution No. 3558: Consideration and/or to take action to authorize the President & CEO or designee to approve dates for the 2023 Board of Commissioners’ Meetings.

Resolution No. 3559: Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Gilson for Call Center Services.

Resolution No. 3560: Consideration to approve and authorize the President & CEO or designee to submit the Fiscal Year 2023 Annual PHA Plan, including the Moving to Work (MTW) Supplement and related documents, to the US Department of Housing and Urban Development (HUD).



Resolution No. 3561: Consideration and/or action to award of Contract for Third Party Independent Audit Services to Berman Hopkins CPA's & Associates, LLP

Resolution No. 3562: Consideration and/or action to implement updated Utility Allowance Schedules for Housing Choice Voucher Programs.

Resolution No. 3563: Consideration and/or to take action to authorize the President & CEO or designee to execute a contract for Consulting Services to Edgemere Consulting Corporation, Du & Associates, and Neutral Gray.

Resolution No. 3564: Consideration and/or take action to authorize the President & CEO or designee to update the Utility Allowance Rates for Applicable Public Housing Developments.

Resolution No. 3565: Consideration and/or take action to authorize the President & CEO or designee to award the Contract to Betco and EJP Consulting for Development Consulting Services.

Resolution No. 3566: Consideration and/or take action to authorize the President & CEO or designee to submit a Disposition Application to HUD for the Forest Green Townhome Development located at or about 8945 Forest Hollow, Houston, TX 77078.

Resolution No. 3567: 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 Multifamily Housing Governmental Note (Park at Humble Apartments, located at or about 9390 FM 1960 West, Humble, Texas 77338) Series 2022.

XII. 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. 3568: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Middle Street Partners for the acquisition of Broadstone Energy Park, an apartment community located at or about 880 S. Texas 6, Houston, Texas 77079.

Resolution No. 3569: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Middle Street Partners for the acquisition of Circle at Point Park Apartments, an apartment community located at or about 8727 Point Park Dr., Houston, Texas 77095.

Resolution No. 3570: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lone Star Capital for the acquisition of Madison at Bear Creek, an apartment community located at or about 5735 Timber Creek Place Dr., Houston, Texas 77084.



Resolution No. 3571: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lone Star Capital for the acquisition of Parc @ Champion Forest, an apartment community located at or about 15330 Bammel North Houston Rd., Houston, Texas 77014.

Resolution No. 3572: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lone Star Capital for the acquisition of Timberwalk Apartments, an apartment community located at or about 5635 Timber Creek Place Dr., Houston, Texas 77084.

Resolution No. 3573: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lonestar Capital for the acquisition of Briar Court Apartments, an apartment community located at or about 11250 Briar Forest Dr., Houston, Texas 77042.

Resolution No. 3574: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lone Star Capital for the acquisition of Broadstone Briar Forest, an apartment community located at or about 2215 Avenida La Quinta St., Houston, Texas, 77077.

Resolution No. 3575: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lone Star Capital for the acquisition of 5 Oaks Apartments, an apartment community located at or about 18203 Westfield Place Dr., Houston, Texas 77090.

Resolution No. 3576: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Civitas Capital Management for the acquisition of Cathedral Lakes, an apartment community located at or about 698 Basilica Bay Dr., Spring, Texas 77386.

Resolution No. 3577: 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, at or near (ii) 0 Truxillo Street, Houston, Texas, at or near (iii) 3242 Alabama Street, Houston, Texas and at or near (v) 3341 Winbern Street, Houston, Texas, 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. 3578: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Texas Group for the development of The Orem Circle, an apartment community that will be located at or about 0 Martin Luther King Blvd., Houston, Texas 77048.

Resolution No. 3579: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Allied Harrison Company for the development of The



Oaks at Fall Creek, an apartment community that will be located at or about 9310 N. Sam Houston Parkway E. Humble, TX 77396

Resolution No. 3580: Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Greystar Development Central for the development of The 8311 FM 1960, an apartment community that will be located at or about 8311 FM 1960 Bypass Rd. W, Humble, TX 77338.

Resolution No. 3581: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of and the placement of "affordable" units within, Allora Northwest Crossing located at or about 5550 Bingle Rd., Houston, Texas 77092, and the execution of all required documents therefor.

Resolution No. 3582: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, Deerwood Apartments located at or about 5800 Woodway Dr., Houston, Texas 77057, and the execution of all required documents therefor.

Resolution No. 3583: 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 or about 12111 Main St., Houston, Texas, 77035, and the execution of all required documents therefor.

Resolution No. 3584: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, Windsor Cypress Apartments located at or about 12035 Huffmeister Road, Cypress, Texas 77429, and the execution of all required documents therefor.

Resolution No. 3585: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, Sendera at Greenway located at or about 3400 Edloe St., Houston, Texas 77027, and the execution of all required documents therefor.

Resolution No. 3586: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, Delray Apartments located at or about 1715 Enclave Parkway, Houston, Texas 77077, and the execution of all required documents therefor.

Resolution No. 3587: 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 Boulevard located at or about 2440 North Boulevard, Houston, Texas 77098, and the execution of all required documents therefor.

Resolution No. 3588: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, Granary Flats located at or about 4647 Harvest Corner Dr., Richmond, Texas, 77406, and the execution of all required documents therefor.



Resolution No. 3589: 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 Boulevard located at or about 24117 Bella Dolce Lane, Katy, Texas 77494, and the execution of all required documents therefor.

Resolution No. 3590: 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 Cortland Spring Cypress Apartments, an apartment community located at or about 2539 Spring Cypress Rd, Spring, TX 77388.

Resolution No. 3591: Consideration and/or take actions to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the refinance of the affordable housing development known as Fountain View Apartments located at 2636 Fountain View Drive, Houston, Harris County, Texas 77057 (the “Project”), and the execution of all required documents therefor.

Resolution No. 3592: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition and development of The Vireo Apartments located at or about 12212 Tidwell Road, Houston, Texas 77044.

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

XIV. 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