



**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.** | **Stephanie A.G. Ballard** | **Andrea Hilliard Cooksey** | **Kris Thomas**

**BOARD MEETING OF THE HOUSTON HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
DECEMBER 13, 2022**

Commencing at **3:00 p.m. on TUESDAY, DECEMBER 13, 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 November 15, 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 Acquisition, Lease, and Operation of DEERWOOD APARTMENTS ([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 Acquisition, Lease, and Operation of SENDERA AT GREENWAY ([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 THE BOULEVARD ([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 Acquisition, Lease, and Operation of LA MARIPOSA APARTMENTS ([To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting](#))
- XI. Public Hearing for Acquisition, Lease, and Operation of WINDSOR CYPRESS APARTMENTS ([To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting](#))
- XII. Public Hearing for Acquisition, Lease, and Operation of DELRAY APARTMENTS ([To Make Comments during the Public Hearing – Please add your name to the sign-in sheet when you enter the Board Meeting](#))



**HOUSTON**  
HOUSING AUTHORITY

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**XIII.** Old Business

**Resolution No. 3465:** Consideration and/or action to authorize the President & CEO or designee to open the Public Housing Waiting List, specific to public housing sites only, by January 15, 2023.

**Resolution No. 3591:** Consideration and/or action to authorize the President & CEO or designee to take such actions necessary or convenient to facilitate the refinance of the property located at 2636 Fountain View Drive, Houston, Harris County, Texas 77057 (the "Property"), and the execution of all required documents therefor.

**XIV.** New Business

**Resolution No. 3593:** Consideration and/or action to authorize the President & CEO or designee to execute a contract with Comcast Business Communications, LLC, for Telephony SIP line, Internet ISP, and Fiber connectivity to remote properties.

**Resolution No. 3594:** Consideration and/or action to authorize the President & CEO or designee to execute a contract for Consulting Services to Edgemere Consulting Corporation and Du & Associates.

**Resolution No. 3595:** Consideration and/or action to authorize the President & CEO to adopt 2023 Public Housing Flat Rents & Tax Credit Capped Rents.

**Resolution No. 3596:** Consideration and/or action to authorize the President & CEO or designee to approve Victory Street Public Facility Corporation's Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Park at Humble Apartments, located at or about 9390 FM 1960 West, Humble, Texas 77338) Series 2022B.

**Resolution No. 3597:** Consideration and/or action to authorize the President & CEO or designee to approve the Houston Housing Authority 2023 Operating Budget.

**XV.** 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. 3598:** Consideration and/or 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. 3599:** Consideration and/or 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. 3600:** Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of "affordable" units within, La Mariposa Apartments



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HOUSING AUTHORITY

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(consisting of La Mariposa 1 and La Mariposa 2) located at or about 2930 Plum Creek Lane, Houston, Texas 77087 and 140 Winkler Drive, Houston, Texas 77087, and the execution of all required documents therefor.

**Resolution No. 3601:** Consideration and/or 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. 3602:** Consideration and/or 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. 3603:** Consideration and/or 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. 3604:** Consideration and/or action to authorize the President & CEO or designee to facilitate certain changes to the organizational and debt structures of the Almeda Genoa transaction, and the execution of all required documents therefor.

**Resolution No. 3605:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Alliance Residential for the acquisition of Broadstone Toscano, an apartment community that will be located at or about the 2900 North Braeswood Blvd., Houston, TX 77025.

**Resolution No. 3606:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lovett Commercial, for the development of Buffalo Bayou East, an apartment community that will be located at or about 0 Frank Tech Dr., Houston, TX 77020.

**Resolution No. 3607:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Origin Investments for the acquisition of The District at Memorial, an apartment community that will be located at or about the 10300 Katy Frwy., Houston, TX, 77043.

**Resolution No. 3608:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with KCG Development, LLC for the development of an apartment community that will be located at or about 11826 Riceville Rd., Houston, TX 77031.

**Resolution No. 3609:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with KCG Development, LLC for the development of an apartment community that will be located at or about US 290 & Retton Rd., Houston, TX 77092.



**HOUSTON**  
HOUSING AUTHORITY

Transforming Lives & Communities

**Resolution No. 3610:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Nova Asset Management, Inc for the acquisition of The Franklin, an apartment community that will be located at or about the 6620 Gessner Rd., Houston, TX 77040.

**Resolution No. 3611:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Layne Property Partners, for the development of Gosling Town Center, an apartment community that will be located at or about 24818 Gosling Rd., Spring, TX 77389.

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

**XVII.** 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