



**HOUSTON**  
HOUSING AUTHORITY

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**MINUTES OF THE HOUSTON HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING**

**Tuesday, July 19, 2022**

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, July 19, 2022, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:00 p.m. Secretary Northern called the roll and declared a quorum present. Chair Snowden offered the use of an interpreter to be available to Spanish speakers who may be need assistance for public comments only. Ms. Elizabeth Paris was asked to introduce herself in Spanish and let the attendees know of her service.

Present: LaRence Snowden, Chair  
Kristy Kirkendoll, Vice Chair  
Kris Thomas, Commissioner  
Andrea Hilliard Cooksey, Commissioner  
Stephanie A.G. Ballard, Commissioner  
David A. Northern, Sr., Secretary

Absent: Dr. Max A. Miller, Jr., Commissioner  
Guillermo “Will” Hernandez, Commissioner

**APPROVAL OF MINUTES**

Chair Snowden stated - the Board has had an opportunity to review the June 14, 2022, Board of Commissioners meeting minutes. He asked for a motion to adopt the June 14, 2022 meeting minutes.

Commissioner Thomas moved to adopt the June 14, 2022, Board of Commissioners meeting minutes. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to the June 14, 2022 Board of Commissioners meeting minutes. Having none, the minutes passed unanimously and are adopted.

**PRESIDENT’S REPORT**

Secretary Northern stated- a few updates and highlights for HHA.

- Job changes: Cheryl Rivers – Interim Vice President of HCVP and Donna Dixon – Dir of Community Affairs and Customer Service.
- New employees: Khadija Darr – Senior Vice President of Administration, Cupid Alexander – Senior Vice President of Operations and Jennifer Jensen – Communications and Social Media Coordinator.

- The Astros awarded a ticket grant to the HHR for 2 baseball games. We had a total of 45 children (from Oxford Place, Kelly Village & Clayton Homes) attend the game & HHR donated \$30 gift cards for each child to spend on food and/or souvenirs.
- We have had FAIR Housing training conducted by the HUD Field Office, and there was great information provided. We additionally had two internal pieces of training: Cyber Security and Active shooter.
- On Thursday, July 14, I testified in my official capacity on behalf of HHA as CEO to the Texas House of Representatives Urban affair committee public housing hearing on workforce housing. This provided an excellent opportunity for state officials and the public, to hear about the large-scale benefits HHA provides to our communities.
- We held a Resident Council Meeting (RC) at HHA (Thursday, June 30<sup>th</sup>, 2022) with Commissioner Ballard as an attendee. Additionally, has a PMC Meet and greet at Independence Heights.
- We had a number of meetings related to Cuney Homes Choice Neighborhood Initiative – People Plan Open House & Visioning Workshops to Review the findings of the Cuney Homes Resident Survey, confirm guiding principles, develop the overarching vision, and the development of preliminary housing plan goals and strategies on July 12<sup>th</sup>.
- Upcoming Backpack Extravaganza event at Kelly village on August 6. B2BB is donating 300 backpacks and school supplies to the youth at Kelly Village.

## **PUBLIC COMMENTS**

Chair Snowden stated speakers will be allowed three (3) minutes for public comments. Speakers will only be allowed to speak once. I will inform you when your three minutes have expired. The Board will generally not provide responses to the comments or answer any questions. However, HHA residents making comments are encouraged to clearly state their name and the property where they reside. We will have someone from the property management team or from our staff, reach out to you directly regarding any issue or concern you may have

Chair Snowden asked if there are any individuals that would like to make public comments at this time.

Wayne Dolcefino has requested that HHA delay any new real estate deals involving PFCs until the audit is complete.

## **COOP AT EADO PUBLIC HEARING**

Chair Snowden stated the Public Hearing for the Development of COOP AT EADO is now open for comments. If there is an individual of the public who wishes to comment on this hearing, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made regarding COOP AT EADO.

## **WATERWORKS HIGHLINE PHASE II PUBLIC HEARING**

Chair Snowden stated the Public Hearing for the Development of WATERWORKS HIGHLINE PHASE II is now open for comments. If there is an individual of the public who wishes to comment on this hearing, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made regarding WATERWORKS HIGHLINE PHASE II.

## **WAREHOUSE DISTRICT PHASE II PUBLIC HEARING**

Chair Snowden stated the Public Hearing for the Development of WAREHOUSE DISTRICT PHASE II is now open for comments. If there is an individual of the public who wishes to comment on this hearing, please raise your hand for any questions or comments.

Chair Snowden stated hearing none, the Public Hearing will close with no public comments being made regarding WAREHOUSE DISTRICT PHASE II.

Chair Snowden stated he will now move forth with the New Business.

## **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.**

Secretary Northern stated that Resolution No. 3463 will be presented by Roy Spivey, Director of IT.

Mr. Spivey stated Resolution No. 3463 reads That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Emphasys Software for the modification of their Elite software system to incorporate changes for the Move To Work (MTW) program for the amount of \$144,296.00, pursuant to the memorandum from Roy Spivey dated June 24, 2022, to David A. Northern, Sr., President & CEO. In 2021, HUD announced the award to the HHA to be part of the MTW program. They assigned MDRC to facilitate that program. During that time, MDRC, HHA, and other PHA's have had meetings to specify the requirements that will need to be made to the Elite software system to make it capable to handle the MTW program. The cost for the program will be a pass-through in which MDRC will reimburse HHA. It will be 50% upfront and 50% upon completion. We will be responsible for maintenance of \$27,126 after the first year. Accordingly, staff recommends the Board adopt Resolution No. 3463.

Chair Snowden stated the Board has heard the resolution presented by Roy Spivey and asked for a motion to adopt Resolution No. 3463.

Commissioner Thomas moved to approve Resolution No. 3463. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to approving Resolution No. 3463. Having none, Resolution No. 3463 is adopted.

**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.**

Secretary Northern stated that Resolution No. 3464 will be presented by Rhonda Foster, Director of Asset Management for PHO.

Mr. Foster stated Resolution No. 3464 recommends That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to write off vacated tenant accounts in the amount of \$189,006.05 for the captured months of April 1, 2022, to June 30, 2022.

HUD requires public housing account receivable balances by writing on standing balances that are owed by former tenants after the debt has been deemed uncollectible.

The debt includes additional rent resulting from unreported income, maintenance fees, legal fees excessive utilities, and other fees. HHA and its agents are committed to providing education to its clients with other options. When clients are delinquent, property management agents by sending reminder notices if payment is not received by the 5<sup>th</sup> of each month and called to remind the tenants if payment is not received by the 10th of the month. We offer repayment agreements to assist families regarding their delinquent balances. In addition, we encourage residents who work closely with our client services department to identify resources available to meet household needs to seek viable employment solutions to support their household financial needs.

In comparison, HHA has experienced a 52% increase for the second quarter of 2021 and a 50% increase in the first quarter of 2022. The noted increase in charge-offs contributes to the outstanding balances as well as the prolonged amounts of time when the rent owners failed to make payments on time. Therefore resolution 3464 recommends the Houston Housing Authority Board of Commissioners authorizing the president and CEO to write off vacated 10 accounts in the amount of \$189,006.05 pursuant to the memorandum from Rhonda Foster, Director of Asset Management, dated July 5, 2022, to David A. Northern, Sr., President & CEO. Staff recommends the Board approve Resolution No. 3464.

Chair Snowden stated the Board has heard the resolution presented by Ms. Foster and asked for a motion to adopt Resolution No. 3464.

Commissioner Cooksey moved to adopt Resolution No. 3464. Commissioner Kirkendoll seconded the motion.

Chairman Snowden's comments: I have a few points I'd like to make. You answered many of the questions that I was going to ask because I am wanting to know the trend itself and where we're going. It looks like at times, we're all the place so I'm going to be asking the new SVP and the PHO group to be look at what we need to be doing better so that these are write-offs, which are not always good, and should be positive because we're pushing it off our books and it's going somewhere. It's the homelessness issues and things that you raised are very important, I appreciate property managers doing their work. We need to look at what is bringing this fluctuation about and how we get it to a point where it's stabilized getting closer to fluctuating down towards zero. I recognize that people need housing so these people also need to be preparing and need to be looking at the maintenance issues, and repair work that is going on which is causing vacancies to linger so we need to be looking at all of those trends I would say to make sure that we are optimizing how units being back online.

Chair Snowden asked if there is any discussion or objection to adopting Resolution No. 3464. Having none, Resolution No. 3464 is adopted.

**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.**

Ms. Foster stated Resolution 3465 recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to open the Public Housing waiting list, specific to public housing sites only, by August 31, 2022, and make any necessary corrections and changes. The waiting list will remain open until future notice is given.

In August 2018, the Houston Housing Authority closed the Public Housing waiting list in order to address the low-income housing demand. As a result, HHA Housing Operations and authorized agents have nearly exhausted, or in some cases, exhausted the applicant pool designated and applicable to Public Housing sites.

As of June 2022, there were 13,012 unduplicated and 43,888 duplicated applicants that remain on the public housing waitlist. The Public Housing process allows applicants to select three (3) public housing sites, based on their location preference. In the past, applicants selected newly renovated and/or acquired public housing locations that have extremely low vacancy rates, causing prolonged waiting times for the locations.

To ensure public awareness, the HHA will publicly announce the decision to open the Public Housing waiting lists. In addition to the public notice, at this Board Meeting, HHA will publicize in local newspapers, on our website, and inform local agencies and nonprofit entities within the Houston community. In addition, HHA Housing Operations Department will collaborate with organizations that serve the homeless or near homeless population to increase awareness of the public housing program. HHA will market but not limit to organizations that support youth aging out of foster care, transitional shelters, organizations that support the aging and disabled, and organizations that provide supportive services to homeless camps throughout the City of Houston.

HHA Housing Operations is proposing to open the following Site Base Waiting List specific to public housing sites and/or bedroom sizes applicable: Bellerive Senior Apartments, Irvinton Village, Kelly Village, Lyerly Senior Apartments, Cuney Homes, Ewing Apartments, Independence Heights, and Sweetwater Point Apartments.

HHA will consider language barriers and advertise in a manner to ensure outreach to potential clients with limited English proficiency.

Accordingly, I recommend that the Board considers this resolution, which states That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to open the Public Housing waiting list by August 31, 2022, and make any necessary corrections and changes, pursuant to the memorandum dated July 7, 2022, from Rhonda Foster, Director of Asset Management to David A. Northern Sr., President & CEO.

Chairman: I note that you are opening the waiting list and I've held discussing (with anyone) -so as not to catch you off guard but to make sure that the statements that I make are public. So, we're opening the waitlist for specific sites. Of the eight sites that you highlighted, a couple of them have individuals already on them, several thousand of them, so by opening it are we saying that those individuals stay on, or are we communicating with those individuals? What is being done? Please use an example.

Rhonda Foster: We went through a purging to ensure everyone that is on the waitlist now is active and their address is updated. Irvinton Village has 1,928 applicants waiting on one-bedrooms. If you look at the two, three, and four bedrooms, there is no one on the waiting list, and in order for us to have viable candidates to occupy those vacant units, in those bedrooms, we need to open the waiting list. There is a shortage of one-bedrooms throughout the city of the Houston housing industry so you will see that they do remain stagnant because they rarely become available in the affordable housing community.

Chairman Snowden: So, we'll be opening the waiting list for specific bedrooms?

Foster: For the specific sites.

Chairman: So that means that the one-bedroom (list) at Irvinton could likely grow? Why are you opening it for one-bedrooms knowing that you're not going to be able to get through the 1,900+ one-bedrooms that are already on your list? Can you open it up for specific bedrooms? If so I think it would be best to do that because you don't want to build up the hopes for people putting their names on an Irvinton site for one-bedrooms when you know it's very unlikely for anyone to get one. Am I making myself clear?

Secretary Northern: Yes, sir.

Chairman: I want to get some shakes and nods from my Commissioners so I know that you hear what I'm saying.

Commissioner Cooksey: Yes, we were asking the same questions.

Chairman: Again, I want to make this public because I want to make sure we are clear. How long has this one-bedroom at Irvinton been at 1,900+?

Foster: I don't have that number in front of me but the number has been higher in the past. One of the concerns that were presented in the past is when you isolate the bedroom size that can cause an issue. I'm working with marketing staff to ensure that communication is clear. In the resolution, I did cite "housing sites and/or bedroom sizes applicable because it would be at the discretion of the president, as well as the board of commissioners if we open up by bedroom sizes.

Chairman: I just think you're getting their hopes up for nothing, to say that you're opening up one-bedrooms at an Irvinton when you know you're not going to get a one-bedroom. It is very unlikely. First, you're telling me that there is a shortage of one-bedrooms which means that folks are going to be waiting, that are on the waiting list, that needs these a one-bedroom. And to put other people on the list to become number 1,929 and 1,930, to me is a problem of setting someone up to think that something is going to happen when we know it is highly unlikely that it will happen anytime soon. So, if it is legally within the guidelines that we open up where we see opportunities, then I think we need to do it that way. Also, we need to look at the idea of how many three-bedrooms are located at Irvinton and we need to set some metrics systems of understanding. I don't want you to get their expectations up. Therefore, they get on the list and the backlog continues to grow and we end up getting the calls because number 1930 thinks that they need to be number 2.

Foster: The goal is not to have anyone on the waiting list for more than 12 months. The next phase of our purging is to determine if applicants have increased their family composition.

Chairman: So, there was a phase one, I heard you make a comment about communicating with these individuals with outreach to these 43,888 people. Was that by phone?

Foster: Mail.

Northern: That is a process that HUD requires us to do every so often to purge our waiting list. Now I do believe, as you said, we can find more effective ways to do it and we can look at the numbers and make some decisions. I've done things in other housing authorities where we have 1,000 people on the waiting list, so we'll do a random selection of those thousand people so it would be fair and put that on there so they won't be waiting so long. That's why the resolution would state we may or may not open on a certain bedroom size so we can further evaluate before we make that final decision but we want that flexibility so it can be educated decision making. Also, some of those specialized activities that we can utilize to help drill down bedrooms, we have to put in our admin plan. We haven't had a chance to update that plan. That is a process you have to go through but we know we need to open some of the bedroom sizes.

Lastly, I just want to say when new grants and opportunities for funding come out, they want to know how many are on our waitlist. Sometimes those numbers or new programs come available we can partner with them and pass people from our waitlist over to them. I am not saying that we should have 5,000 on each side but it helps us to bring in more affordable housing and work with additional partners and communities that we can pass our wait list on.

Chairman: Referring to the chart in the resolution, I would like to see a blank space when there aren't any four bedrooms in a place. Think about the people that would see this, so we really need it to be clear on how many bedrooms are available.

When we follow up with this, Mr. Northern and staff, I want to make sure that we come back to this page and be able to look at where it is. I say that only because I want to make sure that our process remains fair with number one, in waiting for a one-bedroom. I also need to say to people are going to get excited about opening

the public housing waitlist. I like the piece about marketing, but I also want you to let people know where they are on the waitlist when we get started.

Foster: Applicants' names are pulled based on date/time of application.

Chairman: When we get individuals to sign up, are we putting in their names as they apply to the waitlist, or are we doing a random lottery?

Foster: Their names are put in as they apply on the online portal.

Chairman: I have a concern about the online portal opening at 8:00 o'clock in the morning and mommy is at work trying to keep a roof over her head and she's not able to get to that portal until 5:00 o'clock so all of the people that have applied from 8 until five are all ahead of her and that is not fair. Most people who do not have housing do not have access to the internet.

Foster: The Asset Management department, we are going to work very closely with the nonprofit organizations and the organizations that help the homeless.

Chairman: That doesn't get fairness to me because it's who knows how to get to the coalition for the homeless to get on the internet. It still doesn't eliminate, what I call the equity piece, the fairness piece, of people. I would suggest that we think about a lottery for individuals having a time frame to apply.

Northern: We have to change our admin policy and go through the PHA plan in order to conduct the lottery and right now, it is not in our policy.

Chairman: Then we will not be ready to do this until it is in our policy. Please help me understand why we would want to do this when it is not fair for someone having to work, not having a computer, etc.

In the past, we have done lotteries with vouchers so I don't know why we wouldn't be consistent with the same in PHO and so if we aren't able to have a lottery to pull from, opening up the portal as you say, that is a great idea for the vacancies, opening the portal, allowing people to get into the portal, we do a lottery of the names that come into the portal to pull them out to place them.

Northern: We can do that, we just have to delay the opening until we go through the process of getting the policies changed. We have to base it on what HUD has approved for us. It is currently not an approved policy for us.

Chairman: What is the time frame for getting the policy change?

Northern: With the addition of our new Sr. VPs, we are in the process of evaluating all of our policies and looking at what we need to change.

Chairman: Where is this policy?

Northern: It is called the ACOP for public housing.

Chairman: Is ACOP that restricted to be able to say that we can't do a lottery? We are going to table this for a month. I need the other commissioners to be on board and I just want to make sure that there is a complete understanding on both parts I think we all need to see at least be allowed to see the plan that you are talking about that we've put in place and I would like to the GC to look and make sure wording has not been put in there that restricts us for not being allowed to do a lottery. and if we get that clarity, Commissioners, I may want to

bring you all back for a special board meeting. I'm just not prepared with the information that is here today and the lack of response to questions that I think we have for us to approve.

Chair Snowden stated the Board has heard the resolution presented by Ms. Foster and asked for a motion to TABLE Resolution No. 3465.

Commissioner Thomas moved to TABLE Resolution No. 3464. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to TABLING Resolution No. 3464. Having none, Resolution No. 3464 is TABLED.

**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.**

Secretary Northern stated that Resolution No. 3466 will be presented by Jay Mason, Interim Director of REID.

Mr. Mason stated Resolution No. 3466 reads That the Houston Housing Authority Board of Commissioners authorizes APV Redevelopment Corporation, a sponsored affiliate of the Houston Housing Authority, to reduce the previously approved infrastructure subordinate loan for the development of the 800 Middle Street development (formerly known as EADO 800) from \$10,000,000.00 to \$6,000,000.00 and make a bridge loan to EADO 800 Ltd. in an amount not to exceed \$4,000,000.00, which Bridge Loan will be repaid upon subsidy layering approval by the United States Department of Housing and Urban Development, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated July 11, 2022, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3466.

Chair Snowden stated the Board has heard the resolution presented by Mr. Mason and asked for a motion to adopt Resolution No. 3466.

Commissioner Kirkendoll moved to approve Resolution No. 3466. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to approving Resolution No. 3466. Having none, Resolution No. 3466 is adopted.

Chair Snowden stated at this time, the Board will move into Executive Session.

#### **EXECUTIVE SESSION**

Chair Snowden suspended the Public Session on Tuesday, July 19, 2022 at 3:45 p.m. to convene into Executive Session to discuss personnel, legal, and real estate issues in accordance with Sections 551.074, 551.071 and 551.072 respectively, of the Texas Government Code.

#### **PUBLIC SESSION RECONVENED**

Chair Snowden reconvened Public Session at 4:53 p.m.



Secretary Northern called the roll and declared a quorum present.

**NEW BUSINESS continued...**

**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.

Chair Snowden stated, at this time I would like to entertain a motion to adopt the following resolutions as a group: Resolution Nos. 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, and 3483.

Commissioner Kirkendoll moved to approve Resolution Nos. 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, and 3483. Commissioner Cooksey seconded the motion.

President Snowden asked if there is any discussion or objection to the approval of 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, and 3483 as a group.

Having none, Resolution Nos. 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, and 3483 have been approved

## **ADJOURNMENT**

Chair Snowden stated this concludes the items on today's agenda and declared the meeting adjourned at 4:56 p.m.