



**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  
February 28, 2023**

Commencing at **3:00 p.m. on TUESDAY, FEBRUARY 28, 2023** 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. Election of Board Officers
- V. Approval of the December 13, 2022 Houston Housing Authority Board Meeting Minutes
- VI. Approval of the December 30, 2022 Houston Housing Authority Board Meeting Minutes
- VII. President's Report
- VIII. Public Comments
- IX. Public Hearing for Acquisition, Lease, and Operation of CORTLAND SPRING CYPRESS APARTMENTS
- X. Public Hearing for Acquisition, Lease, and Operation of BROADSTONE TOSCANO
- XI. Public Hearing for Acquisition, Lease, and Operation of CATHEDRAL LAKES
- XII. Public Hearing for Development of COOP AT FARMERS MARKET
- XIII. Public Hearing for Development of LIVELY AT CYPRESS CREEK
- XIV. Public Hearing for Acquisition, Lease, and Operation of 5 OAKS APARTMENTS
- XV. Public Hearing for Acquisition, Lease, and Operation of BRIAR COURT
- XVI. Public Hearing for Acquisition, Lease, and Operation of TIMBERWALK APARTMENTS



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- XVII.** Public Hearing for Acquisition, Lease, and Operation of PARC AT CHAMPION FOREST
- XVIII.** Public Hearing for Acquisition, Lease, and Operation of MADISON AT BEAR CREEK
- XIX.** Public Hearing for Acquisition, Lease, and Operation of BROADSTONE BRIAR FOREST
- XX.** New Business

**Resolution No. 3612:** Consideration and/or action to authorize the President & CEO or designee to Write-off vacant tenant accounts for October 1, 2022 to December 31, 2022.

**RESOLUTION No. 3613:** Consideration and/or action to authorize the President and CEO to enter into Insurance Contracts for the Policy Year 2023 with Texas Municipal League Intergovernmental Risk Pool.

**Resolution No. 3614:** Consideration and/or action to authorize the President & CEO or designee to increase the contract amount for Sankofa Research Institute to continue providing consulting services in support of the Choice Neighborhood People Plan.

**Resolution No. 3615:** Consideration and/or action to authorize the President & CEO or designee to increase the contract amount for Wallace, Roberts & Todd to continue providing Planning Coordinator technical assistance services for the HHA Choice Neighborhoods Planning Grant for Cuney Homes.

**Resolution No. 3616:** Consideration and/or action to award a Contract for the Fleet Replacement to Classic Leasing for the purchase and/or lease of ten (10) vehicles.

**Resolution No. 3617:** Consideration and/or 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 the properties as noted in Exhibit 'A' attached and incorporated by reference herein, 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 Greater Third Ward for lands at or near the properties as noted in Exhibit 'A' attached and incorporated by reference herein, for the purchase or, if necessary, by exercising the powers of eminent domain

**Resolution No. 3618:** Consideration and/or action to authorize the President & CEO or designee to execute a contract with TRT Environmental for the demolition of thirty-one buildings at Clayton Homes Housing Development

**Resolution No. 3619:** Consideration and/or action to authorize the President & CEO or designee to facilitate subordinate financing for the Smart Living Heights Apartments (f.k.a. Smart Living at West 12<sup>th</sup> Apartments), and the execution of all required documents therefor.

**Resolution No. 3620:** Consideration and/or action awarding Project-Based Vouchers to KCG Development for affordable housing units at The Westermark located at or about 12716 West Bellfort Avenue, Houston, TX 77099.



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**XXI.** 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. 3621:** Consideration and/or action to authorize the President & CEO or designee to facilitate the acquisition of, and the placement of “affordable” units within, Cortland Spring Cypress located at or about 2539 Spring Cypress Road, Spring, Texas 77388, and the execution of all required documents therefor.

**Resolution No. 3622:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Civitas Capital Group for the acquisition of Cypresswood Apartments, an apartment community that will be located at or about 708 E. Cypresswood Dr., Houston, TX 77373.

**Resolution No. 3623:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Civitas Capital Group for the acquisition of Territory at Greenhouse apartments, an apartment community that will be located at or about 2500 Greenhouse Rd., Houston, TX 77084.

**Resolution No. 3624:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Civitas Capital Group for the acquisition of Park at Tour 18 an apartment community that will be located at or about 18110 Hunters Terrace Dr., Houston, TX 77338.

**Resolution No. 3625:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with The Morgan Group for the acquisition of Pearl Midtown, an apartment community that will be located at or about 3101 Smith St., Houston, TX 77006.

**Resolution No. 3626:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Avid Reality Partners for the acquisition of The Pines at Woodcreek, an apartment community that will be located at or about 21021 Aldine Westfield Rd, Houston TX 77073.

**Resolution No. 3627:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with McDowell Properties for the acquisition of Mirabella Apartment Homes, an apartment community that will be located at or about 12055 Sabo Rd., Houston, TX 77089.

**Resolution No. 3628:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Pedcor Investments, for the development of Willow Creek Manor, an apartment community that will be located at or about Southwest Corner of Hufsmith-Kohrville Road and Cossey Road, Houston, TX 77070.



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**Resolution No. 3629:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Greystar Development Central, LLC, for the development of Birchway at Bear Creek, an apartment community that will be located at or about 00 Clay Rd., and 00 Fry Rd., Katy, TX 77449.

**Resolution No. 3630:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lone Star Capital, for the acquisition of Beckley Apartments, an apartment community that will be located at or about 7550 Wilshire Place Dr., Houston, TX 77040

**Resolution No. 3631:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lone Star Capital, for the acquisition of Highland Apartments, an apartment community that will be located at or about 6969 Hollister Rd., Houston, TX 77040.

**Resolution No. 3632:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lone Star Capital, for the acquisition of The Meritage, an apartment community that will be located at or about 4550 North Braeswood Blvd., Houston, TX 77096.

**Resolution No. 3633:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Lynd Development Group, for the acquisition of Lucciola Midtown, an apartment community that will be located at or about 4001 Fannin St., Houston, TX 77004.

**Resolution No. 3634:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with New Hope Housing, for the development of New Hope Housing Berry, an apartment community that will be located at or about 8855 McGallion Rd., Houston, Texas 77022.

**Resolution No. 3635:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Post Investment Group, for the acquisition of Lofts at the Ball Park, an apartment community that will be located at or about 610 Saint Emanuel St., Houston, TX 77003.

**Resolution No. 3636:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Civitas Capital, for the acquisition of Trails at City Park, an apartment community that will be located at or about 2201 W. Orem Dr., Houston, TX 77047.

**Resolution No. 3637:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Starwood Capital Group, for the acquisition of Brandon Oaks Apartments, an apartment community that will be located at or about 11111 Saathoff Dr., Cypress, TX 77429



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**Resolution No. 3638:** Consideration and/or action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Encore Multi-Family LLC, for the acquisition of Encore Montrose Apartments, an apartment community that will be located at or about 4508 Graurstartk St., Houston, TX 77006.

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

**XXIII.** 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