

HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING January 23, 2024 3:00 P.M.

Houston Housing Authority Central Office 2640 Fountain View Houston, TX 77057





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

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BOARD OF COMMISSIONERS MEETING TUESDAY, JANUARY 23, 2024 3:00 PM Houston Housing Authority Central Office 2640 Fountain View Drive, Houston, TX 77057

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the December 19, 2023 Houston Housing Authority Board Meeting Minutes
- IV. President's Report
- **V.** Introduction of a Spanish interpreter.
- 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. New Business

Resolution No. 3737: Consideration and/or take action to authorize the President & CEO or designee to establish a direct referral preference for participants in the City of Houston or Harris County grant-funded, targeted population subsidized housing programs (including H.O.M.E. TBRA, Rapid Re-Housing, and Covid-19 programs which HHA administers) or other temporary or transitional housing programs, that as a component of their service, HHA has an Inter-governmental Agreement (IGA), Memorandum of Understanding (MOU), Memorandum of Agreement (MOA), or other similar agreement, and the grant funding is discontinued, and/or their program participants will become displaced because of reaching the end of their program eligibility.

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- VIII. 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. 3743: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Broadstone Energy Park located at or about 880 S. Texas 6, Houston, Texas 77079, and the execution of all required documents therefor.

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Resolution No. 3756: Consideration and/or action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of, and the placement of "affordable" units within, The Oaks at Fall Creek located at 9310 North Sam Houston Parkway East, Humble, Texas 77396, and the execution of all required documents therefor.

- **IX.** Reconvene Public Session to take action on Executive Session agenda items.
- **X.** Adjournment



Transforming Lives & Communities

MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

TUESDAY, DECEMBER 19, 2023

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, December 19, 2023 at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

Chair Snowden called the meeting to order at 3:02 p.m. Secretary Northern called the roll and declared a quorum present.

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

APPROVAL OF MINUTES

Chair Snowden stated the Board has had an opportunity to review the November 14, 2023, Board of Commissioners meeting minutes and asked for a motion to adopt the meeting minutes.

Commissioner Cooksey moved to adopt the meeting minutes and Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to the November 14, 2023 Board of Commissioners meeting minutes. Having none, the minutes are adopted.

Chair Snowden said we will now move into our President's Report.

PRESIDENT'S REPORT

Secretary Northern stated each Commissioner received a copy of the updated development detailed report and progress. In the report, there are several items. The 2024 Housing Forecast "What's Our Next" Luncheon is scheduled for Wednesday, January 31, 2024. We are working on our Landlord Engagement Event to strengthen relationships with our landlords and we will host a 'meet and greet' engagement event to build upon those relationships with property managers, realtors and landlords. The CNI grant application will be ready to submit, which will bring \$300M plus in infrastructure for new housing and opportunities for community members in the Third Ward area and throughout the City of Houston. We hosted the latest in a series of community meetings to get community input on the revitalization plans for Cuney Homes and the Third Ward area. The Flock Camera update was very impressive. We gathered data and insights that indicate the benefits of the new security system

implemented earlier this year. The report contains detailed numbers of data for stolen vehicles, stolen plates, protection orders, missing persons, and more.

Mr. Terry Bryant, Security stated the report contains detailed numbers of data for stolen vehicles, stolen plates, protection orders, missing persons, and more. HHA and the Houston Police Department receive the same surveillance information regarding all criminal activity.

Secretary Northern stated it was a very good investment and the report reflects the 20 individual sex offenders driving vehicles on the properties.

Mr. Terry Bryant stated the camera web report will be sent monthly with updates.

Secretary Northern stated HHA's goal is to research additional financial resources for our communities and the clients that we serve. Funding will expand options for families in the Housing Choice Voucher Program, with a focus on increasing access to opportunity neighborhoods offering high-performing schools, job opportunities, low crime rates, and essential amenities.

PUBLIC COMMENTS

Chair Snowden offered the use of an interpreter to be available to Spanish speakers who may need assistance for public comments only. Ms. Elizabeth Parris was asked to introduce herself in Spanish and let the attendees know of her service.

Chair Snowden stated that 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 you 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 who would like to make public comments at this time.

Ms. Glenda Williams requested three months of past-due compensation for a problematic tenant who requested to move and filed three complaints. Ms. Williams corrected two of the complaints. Ms. Williams made numerous attempts to coordinate with the tenant to correct complaint number 3. However, the tenant refused to respond to all the communication efforts. Ms. Williams stated she had copies of all the correspondence to the tenant with no response. Ms. Williams stated the Houston Housing Authority stopped payments for rental assistance while her tenant was living in the property. Ms. Williams stated this caused a major inconvenience to her and is requesting the Houston Housing Authority pay her the past due amount for the three months.

Chairman Snowden stated there are no other public comments at this time. Commissioner Miller has joined the meeting at this time.

Chairman Snowden stated the critical work done by HHA is important to the livelihood of this city and the ultimate goal is to provide safe and affordable housing. Our commitment to the Board, Leadership Team, and staff members is to consistently provide an unwavering commitment to safe and affordable housing. It is the custodial workers, the pure staff, and the front-line individuals who contribute to providing all levels of assistance for housing.

Chairman Snowden applauds Jay Mason, Director of REID, and David A. Northern, President & CEO, along with others who are utilizing the public benefits of the ongoing and future developments. We also applaud the

Partners that work with us on transactions and work within the law and constraints to provide affordable housing across the city.

Chairman Snowden stated all staff directly speaking to individuals outside of the agency should represent the "voice" of the Houston Housing Authority and express the importance of work done for all of our surrounding communities.

Chairman Snowden stated we will move into new business.

NEW BUSINESS

Resolution No. 3722: Consideration and/or take action to authorize the President & CEO or designee to approve the 2024 Operating Budget.

Secretary Northern stated that Resolution No. 3722 will be presented by Mike Rogers, Vice President for Fiscal and Business Operations.

Mr. Rogers stated Resolution No. 3722 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 the 2024 Budget for the Houston Housing Authority for the Central Office Cost Center, Housing Choice Voucher Program, and the Consolidated Affordable Housing Program and LIHTC properties and to file Form HUD-52574 with the Department of Housing and Urban Development, pursuant to the memorandum dated December 5, 2023, from Michael Rogers, Vice President for Fiscal and Business Operations to David A. Northern Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3722.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3722.

Commissioner Kirkendoll moved to adopt Resolution No. 3722. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3722 is adopted.

Resolution No. 3723: Consideration and/or take action to authorize the President & CEO or designee to approve the recommended changes to the Houston Housing Authority Money Accumulation Pension Plan Summary Plan Description (SPD).

Secretary Northern stated that Resolution No. 3723 will be presented by Khadija K. Darr, Sr. Vice President of Administration.

Ms. Darr stated Resolution No. 3723 reads that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary revisions to the Houston Housing Authority Money Accumulation Pension Plan Summary Plan Description (SPD) pursuant to the memorandum from Khadija K. Darr, Sr. Vice President of Administration dated December 11, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3723.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3723.

Commissioner Miller moved to adopt Resolution No. 3723. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3723 is adopted.

Resolution No. 3724: Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Emphasys Software for one (1) year to allow transition to Yardi.

Secretary Northern stated that Resolution 3724 will be presented by Roy Spivey, Director of Information Technology.

Mr. Spivey stated Resolution No. 3724 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 a new software license agreement in an amount of \$572,880 for a period of one (1) year excluding possible future additional service purchases, pursuant to the memorandum from Roy Spivey, Director of Information Technology dated November 30, 2023 to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3724.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3724.

Commissioner Thomas moved to adopt Resolution No. 3724. Commissioner Ballard seconded the motion.

Chairman Snowden questioned if Emphasys increase was due to a penalty for HHA for non-renewal of contract.

Mr. Roy Spivey confirmed the Director of Sales at Emphasys explicitly stated the increase was due to Emphasys no longer being the vendor of choice and will not provide historical discounts for the Houston Housing Authority.

Chairman Snowden requested for Ms. Jennine Hovell-Cox, Sr. Vice President and General Counsel and David A. Northern, Sr. President & CEO and staff to review the contract amount.

Secretary Northern stated HHA has been working on a resolution.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3724 is adopted.

Resolution No. 3725: Consideration and/or take action to authorize the President & CEO or designee to execute any and all documents, or take any other action, that is necessary or desirable to approve and enter into a Project-Based Voucher Program PBV Housing Assistance Payments Contract in relation to the acquisition and development of the Knowles-Rowland House to be located at or about 2019 Crawford Street, Houston, Texas 77002.

Secretary Northern stated that Resolutions 3725 and 3726 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3725 reads that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to execute any and all documents or take any other action, that is necessary or desirable to approve and enter into a Project-Based Voucher Program PBV Housing Assistance Payments Contract in relation to the acquisition and development of the Knowles-Rowland House to be located at or about 2019 Crawford Street, Houston, Texas 77002, pursuant to the memorandum from Jay Mason, Director of REID dated December 5, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3725.

Chairman Snowden stated new development will house 31 additional units to the Knowles-Roland House.

Secretary Northern confirmed the new development was to replace the center that burned down.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3725.

Commissioner Kirkendoll moved to adopt Resolution No. 3725. Commissioner Thomas seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3725 is adopted.

Resolution No. 3726: Consideration and/or take action to authorize the President & CEO or designee to take all actions necessary or convenient to negotiate, execute, make changes to, and facilitate an easement agreement with the Buffalo Bayou Partnership; and approving such other actions necessary or convenient to carry out this resolution; and the execution of all required documents therefor.

Secretary Northern stated that Resolution 3726 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3726 reads that the Houston Housing Authority Board of Commissioners, authorizes the President & CEO or designee to take all actions necessary or convenient to (1) negotiate, execute, make changes to, and facilitate an easement agreement with the Buffalo Bayou Partnership granting a permanent, perpetual, exclusive easement upon, over, across and through that certain tract of land on the northern portion of the 800 Middle Street site (the "**Proposed Easement Area**") and (2) approve such other actions necessary or convenient to carry out this resolution; and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID, dated December 5, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3726.

Jay Mason stated HHA is working with Buffalo Bayou Partnership to achieve their goals and to make the edge of Buffalo Bayou to become a destination for the residents and also the wider Houston Community and will create a continuous trail from Downtown to our property and will allow residents to access to the northside of the bayou which will provide future potential commercial activity.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3726.

Commissioner Miller moved to adopt Resolution No. 3726. Commissioner Kirkendoll seconded the motion.

Chairman Snowden made several points. As we are good partners with Buffalo Bayou Partnership and we provided an easement across tracts of land and as we continue to do great work to provide housing, it would provide access to the north side of the bayou. The business and commerce for both the southside and northside will provide future partnership development, and the 300-plus households will contribute to the commercial purchasing power.

Chairman Snowden requested to speak with the Special Assistant to the President & CEO and/or Policy Advisory regarding advancing communication announcements for this area.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3726 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, December 19, 2023, at 3:40 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 4:31 p.m.

Secretary Northern called the roll and declared a quorum present.

NEW BUSINESS continued...

Resolution No. 3727: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with Columbia Independence Heights, LLC for the development of Independence Heights II (the "Project") to be located at or about North Main, Crosstimbers Road, Yale Street and 45th Street, Houston, Texas, to take such actions necessary or convenient to facilitate the development of the Project, and the execution of all required documents therefor.

Chairman Snowden stated the following resolution is an extension of Independence Heights I located across from Independence Heights II and is a fully affordable transaction and work continues in that area. We are developing Independent Heights II, which will consist of 260 units comprising affordable units at 30/50/60/80 at market rates. It is important to stress and be on record there will be some 30% beyond the 6% in this development providing affordability. This is not a PFC transaction and we continue to abide by the law and the legislative process.

Mr. Mason stated Resolution No. 3727 reads that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to execute a Memorandum of Understanding with Columbia Independence Heights, LLC for the development of Independence Heights II (the "**Project**") to be located at or about North Main, Crosstimbers Road, Yale Street and 45th Street, Houston, Texas, to take such actions necessary or convenient to facilitate the development of the Project, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated December 6, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3727.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3727.

Commissioner Thomas moved to adopt Resolution No. 3727. Commissioner Miller seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3727 is adopted.

Chairman stated he will read Resolution No. 3728 and 3729. Both of these resolutions have appeared before the Board to allow the President & CEO to negotiate the MOU and we return with those same transactions after they have completed the work and come to closing. Hence, you will see these Resolutions back on the agenda. We are establishing transparency and making sure these transactions appear before the Board twice.

Resolution No. 3728: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition and rehabilitation of Alexis Luxury Apartments located at or about 4604 Cypresswood Dr., Spring, Texas 77379, and the execution of all required documents therefor.

Mr. Mason stated Resolution No. 3728 reads that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition and rehabilitation of Alexis Luxury Apartments located at or about 4604 Cypresswood Dr., Spring, Texas 77379 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, pursuant to the memorandum from Jay Mason, Director of REID dated December 5, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3728.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3728.

Commissioner Cooksey moved to adopt Resolution No. 3728. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3728 is adopted.

Resolution No. 3729: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition and rehabilitation of Apex Apartments located at or about 8520 Madie Dr., Houston, Texas 77022, and the execution of all required documents therefor.

Secretary Northern stated that Resolution 3729 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3729 reads that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition and rehabilitation of Apex Apartments located at or about 8520 Madie Dr., Houston, Texas 77022 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, pursuant to the memorandum from Jay Mason, Director of REID dated December 5, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3729.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3729.

Commissioner Miller moved to adopt Resolution No. 3729. Commissioner Kirkendoll seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3729 is adopted.

Chairman Snowden stated Resolution No. 3730 is a LIHTC deal meaning all units will be affordable.

Resolution No. 3730: Consideration and/or take action to authorize the President & CEO or designee to execute a Memorandum of Understanding with SLM Woodland Hills DevCo, LLC for the construction of The Arboretum at Woodland Hills, an apartment community to be located at or about 4028 FM 1960 Rd., Humble, Texas 77346.

Secretary Northern stated that Resolution 3730 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3730 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 facilitate a Memorandum of Understanding with SLM Woodland Hills DevCo, LLC for the construction of The Arboretum at Woodland Hills, an apartment community to be located at or about 4028 FM 1960 Rd., Humble, Texas, 77346, for the formation of housing development partnership(s) to provide additional affordable housing units, pursuant to the memorandum from Jay Mason, Director of REID, dated December 6, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3730.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3730.

Commissioner Miller moved to adopt Resolution No. 3730. Commissioner Ballard seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3730 is adopted.

Chair Snowden stated Resolutions No. 3731, 3732, 3733, 3734, and 3735 are collectively extending affordability in these developments.

Mr. Mason stated these LIHTC properties are in existence with affordability at or below 60% AMI. We are negotiating an agreement, including the financing with Blackstone, to extend the affordability of these properties. Hence, the reason staff approves these transactions.

Chairman Snowden applauds HHA and the REID Department for maintaining affordability with Blackstone in the development of affordable housing.

Secretary Northern agreed we have 47,000 people on our waitlist and these five developments will assist and not add to our current waitlist.

Chairman Snowden stated this is preservation and rehab occurring in these developments. We make sure that our properties are safe and affordable.

Resolution No. 3731: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of Bellfort Pines located at or about 8300 Canyon Street, Houston, Texas 77051, and the execution of all required documents therefor.

Resolution No. 3732: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of Millstone Apartments located at or about 23405 W. Fernhurst Dr., Katy, Texas 77494, and the execution of all required documents therefor.

Resolution No. 3733: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of Deerwood Pines located at or about 414 Maxey Road, Houston, Texas 77013, and the execution of all required documents therefor.

Resolution No. 3734: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of Collingham Park located at or about 10800 Kipp Way Street, Houston, Texas 77099, and the execution of all required documents therefor.

Resolution No. 3735: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of Highland Meadow Village located at or about 10990 Highland Meadow Village Drive, Houston, Texas 77089, and the execution of all required documents therefor.

Secretary Northern stated that Resolutions No. 3731, 3732, 3733, 3734 and 3735 will be presented by Jay Mason, Director of REID.

Chair Snowden asked for a motion to vote on Resolution Nos. 3731, 3732, 3733, 3734 and 3735 in seriatim.

Commissioner Thomas motioned. Commissioner Ballard seconded the motion.

Chair Snowden asked for a motion to adopt Resolution Nos. 3731, 3732, 3733, 3734, and 3735.

Commissioner Thomas motioned, and Commissioner Ballard seconded.

Chair Snowden asked if there is any discussion or objection to adopting Resolution Nos. 3731, 3732, 3733, 3734 and 3735. Having none, the Chairman called for a vote. All voted in favor; therefore, Resolution Nos. 3731, 3732, 3733, 3734 and 3735 are adopted.

Resolution No. 3736: Consideration and/or take action to authorize the President & CEO or designee to facilitate the acquisition of Encore Montrose located at or about 4508 Graustark Street, Houston, Texas 77006, and the execution of all required documents therefor.

Secretary Northern stated that Resolution No. 3736 will be presented by Jay Mason, Director of REID.

Mr. Mason stated Resolution No. 3736 reads that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition of Encore Montrose located at or about 4508 Graustark Street, Houston, Texas 77006 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, pursuant to the memorandum from Jay Mason, Director of REID dated December 6, 2023, to David A. Northern, Sr., President & CEO. Accordingly, staff recommends the Board adopt Resolution No. 3736.

Secretary Northern stated Resolution No. 3736 is a 392 deal and not a PFC. Affordability is 50% of the units and will be affordable 20% of the units at 80% AMI below and another 25% of the units at 60% AMI below.

Chairman Snowden stated we stress and are always above the required legislative action. The idea of having at least 25% of the units at 60% AMI below is beyond the expectations of the legislative action request. This will be more of a mixed development allowed by the ruling of 392.

Chair Snowden stated the Board has heard the reading of the resolution and asked for a motion to adopt Resolution No. 3736.

Commissioner Miller moved to adopt Resolution No. 3736. Commissioner Cooksey seconded the motion.

Chair Snowden asked if there is any discussion or objection to adopting this resolution. Having none, Resolution No. 3736 is adopted.

ADJOURNMENT

Chair Snowden remarked this concludes the items on today's agenda and declared the meeting adjourned at 4:49 p.m.



Transforming Lives & Communities

2640 Fountain View Drive Houston, Texas 77057 713.260.0500 P 713.260.0547 TTY www.housingforhouston.com

RESPONSES TO COMMENTS RECEIVED AT THE TUESDAY, DECEMBER 19, 2023 BOARD OF COMMISSIONER MEETING

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, December 19, 2023, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057.

The Board received comments during the public comment period; HHA's responses to each comment are detailed below:

C = Comments Received R = HHA Response

PUBLIC COMMENTS

C = Ms. Glenda Williams requested three months of past-due compensation for a problematic tenant who requested to move and filed three complaints. Ms. Williams corrected two of the complaints. Ms. Williams made numerous attempts to coordinate with the tenant to correct complaint number 3. However, the tenant refused to respond to all the communication efforts. Ms. Williams stated she had copies of all the correspondence to the tenant with no response. Ms. Williams stated the Houston Housing Authority stopped payments for rental assistance while her tenant was living in the property. Ms. Williams stated this caused a major inconvenience to her and is requesting the Houston Housing Authority pay her the past due amount for the three months.

 \mathbf{R} = HHA agreed that the voucher holder violated program Family Obligations by refusing unit entry to the landlord, Ms. Williams, and that Ms. Williams had appropriately provided supporting documentation to prove this point. HHA agreed to reinstate payment to Ms. Williams retroactively to the point it had been abated, to continue to the point the client moved from the unit – approximately for a 3-month period.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to establish a direct referral preference for participants in the City of Houston or Harris County grant-funded, targeted population subsidized housing programs (including H.O.M.E. TBRA, Rapid Re-Housing, and Covid-19 programs which HHA administers) or other temporary or transitional housing programs, that as a component of their service, HHA has an Inter-governmental Agreement (IGA), Memorandum of Understanding (MOU), Memorandum of Agreement (MOA), or other similar agreement, and the grant funding is discontinued, and/or their program participants will become displaced because of reaching the end of their program eligibility.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to establish a direct referral preference for participants in the City of Houston or Harris County grant-funded, targeted population subsidized housing programs (including H.O.M.E. TBRA, Rapid Re-Housing, and Covid-19 programs which HHA administers) or other temporary or transitional housing programs, that as a component of their service, HHA has an Inter-governmental Agreement (IGA), Memorandum of Understanding (MOU), Memorandum of Agreement (MOA), or other similar agreement, and the grant funding is discontinued, and/or their program participants will become displaced because of reaching the end of their program eligibility. This preference applies to admissions to the HCV program and any available PBV program site as determined by HHA and any site-specific project requirements., pursuant to the memorandum from Kenneth Coles, VP, Housing Choice Voucher Programs, dated January 17, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature _

6.

Docuoigneu by.	
kenneth (des	Date: 1/19/2024
FBF366182F30413	

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available	Yes No Source		
VP of FO Approval Signature	DocuSigned by: Mike Koneys	Date:	1/19/2024
Approval of President & CEO	3FC87AD4710742D DocuSigned by:	_	
Signature	David a. Northern, Sr.	_ Date:_	1/19/2024

HOUSING AUTHORITY Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: KENNETH COLES, VP, VOUCHER PROGRAMS

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO ESTABLISH A DIRECT REFERRAL PREFERENCE FOR PARTICIPANTS IN THE CITY OF HOUSTON OR HARRIS COUNTY GRANT-FUNDED, TARGETED POPULATION SUBSIDIZED HOUSING PROGRAMS (INCLUDING H.O.M.E. TBRA, RAPID RE-HOUSING, AND COVID-19 PROGRAMS WHICH HHA ADMINISTERS) OR OTHER TEMPORARY OR TRANSITIONAL HOUSING PROGRAMS, THAT AS A COMPONENT OF THEIR SERVICE, HHA HAS AN INTER-GOVERNMENTAL AGREEMENT (IGA), MEMORANDUM OF UNDERSTANDING (MOU), MEMORANDUM OF AGREEMENT (MOA), OR OTHER SIMILAR AGREEMENT, AND THE GRANT FUNDING IS DISCONTINUED, AND/OR THEIR PROGRAM PARTICIPANTS WILL BECOME DISPLACED BECAUSE OF REACHING THE END OF THEIR PROGRAM ELIGIBILITY
 DATE: JANUARY 17, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to establish a direct referral preference for participants in the City of Houston or Harris County grant-funded, targeted population subsidized housing programs (including H.O.M.E. TBRA, Rapid Re-Housing, and Covid-19 programs which HHA administers) or other temporary or transitional housing programs, that as a component of their service, HHA has an Inter-governmental Agreement (IGA), Memorandum of Understanding (MOU), Memorandum of Agreement (MOA), or other similar agreement, and the grant funding is discontinued, and/or their program participants will become displaced because of reaching the end of their program eligibility.

BACKGROUND:

Some City of Houston and Harris County grant-funded programs are designed to meet a temporary, supportive housing need for program participants, typically lasting no more than one year. Once program participation has ended, those participants have limited resources to maintain housing stability, become rent-burdened, and many return to a condition of homelessness.

In many cases, HHA will receive a referral of the family from the Coalition for the Homeless for one of the Homeless Preference vouchers to continue rental support for the family. The intent of the preference is to provide a housing subsidy to bridge the gap in support from the time the family exits the grant-funded program until the time the family leases a unit with a homeless preference targeted voucher.

HHA requests Board approval to make the following changes to its Administrative Plan document. Specifically, the following language will be added to Chapter III of the Administrative Plan, which is the chapter covering "Applications, Waiting List and Tenant Selection":

"Grant-funded Subsidized Housing Assistance Programs":

HHA will establish a direct referral preference for participants in the City of Houston or Harris County grant-funded, targeted population subsidized housing program (including H.O.M.E. TBRA, Rapid Re-Housing, and Covid-19 programs which HHA administers) or other temporary or transitional housing programs, that as a component of their service, HHA has an Inter-

governmental Agreement (IGA), Memorandum of Understanding (MOU), Memorandum of Agreement (MOA), or other similar agreement, and the grant funding is discontinued, and/or their program participants will become displaced because of reaching the end of their program eligibility.

This preference applies to admissions to the HCV program and any available PBV program site as determined by HHA and any site-specific project requirements.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to establish a direct referral preference for participants in the City of Houston or Harris County grant-funded, targeted population subsidized housing programs (including H.O.M.E. TBRA, Rapid Re-Housing, and Covid-19 programs which HHA administers) or other temporary or transitional housing programs, that as a component of their service, HHA has an Inter-governmental Agreement (IGA), Memorandum of Understanding (MOU), Memorandum of Agreement (MOA), or other similar agreement, and the grant funding is discontinued, and/or their program participants will become displaced because of reaching the end of their program eligibility. This preference applies to admissions to the HCV program and any available PBV program site as determined by HHA and any site-specific project requirements., pursuant to the memorandum from Kenneth Coles, VP, Housing Choice Voucher Programs, dated January 17, 2024, to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to establish a permissive deduction for payments received by families participating in Guaranteed Income Programs. This policy will apply to all assisted households, including households in the Moving To Work (MTW) treatment, control, excluded groups, and non-MTW households.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to establish a permissive deduction for payments received by families participating in Guaranteed Income Programs such as the Harris County UpLift Program – a guaranteed income pilot program that allows participating households to receive direct cash payments monthly for up to 18 months. The deduction will be equal to the amount received by the family under the program, such that it offsets the payments received by the family. This policy will apply to all assisted households, including households in the Moving To Work (MTW) treatment, control, excluded groups, and non-MTW households, pursuant to the memorandum from Kenneth Coles, VP, Housing Choice Voucher Programs, dated January 17, 2024, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval Signature	1/19/2024 Date:
5.	Statement regarding availability of funds by VP of Fiscal Operations	
	Funds Budgeted and Available Yes No Source	
	VP of FO Approval Signature <u>Mike Kogurs</u> Dates	te:1/19/2024
6.	Approval of President & CEO Signature David A. Northurn, Sr.	1/19/2024 te:

HOUSING AUTHORITY Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: KENNETH COLES, VP, VOUCHER PRORAMS
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO ESTABLISH A PERMISSIVE DEDUCTION FOR PAYMENTS RECEIVED BY FAMILIES PARTICIPATING IN GUARANTEED INCOME PROGRAMS. THIS POLICY WILL APPLY TO ALL ASSISTED HOUSEHOLDS, INCLUDING HOUSEHOLDS IN THE MOVING TO WORK (MTW) TREATMENT, CONTROL, EXCLUDED GROUPS, AND NON-MTW HOUSEHOLDS.
 DATE: JANUARY 17, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO or designee to establish a permissive deduction for payments received by families participating in Guaranteed Income Programs.

BACKGROUND:

The Final Rule implementing changes to Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was published in the Federal Register on February 14, 2023. Under HOTMA, Public Housing Authorities (PHA) may establish additional "permissive deductions" from a family's annual income outside of the standard mandatory deductions.

The Department of Housing and Urban Development's (HUD) Office of Policy Development and Research (PD&R) published a document in September 2023 outlining "Frequently Asked Questions (FAQ) for HUDassisted Housing and Guaranteed Income Program Payments." Guaranteed income programs provide individuals with monthly payments, usually for a defined period. This publication outlines various flexibilities that PHAs have when determining how guaranteed income payments will impact a family's income eligibility for HUD-assisted housing and how much those families will pay in rent.

One such flexibility is the ability for PHAs to establish a "permissive deduction" for guaranteed income payments under 24 CFR 5.611(b), which would impact the calculation of monthly adjusted income, which is used to calculate tenant rent. This would ensure that HHA-assisted households who are selected to participate in the Harris County UpLift Program – a guaranteed income pilot program – do not experience adverse impacts as a result of their participation in the program (i.e., it will not adversely affect their income calculation to establish program eligibility or determination of their tenant rent calculation).

HHA requests Board approval to make the following non-significant changes to its Administrative Plan and Admissions and Continued Occupancy Policy (ACOP) documents. Specifically, the following language will be added to Chapter VIII of both the Administrative Plan and ACOP, which are the chapters covering

"Determining Income and Adjusted Income":

HHA will establish a permissive deduction for payments received by families participating in Guaranteed Income Programs (such as the Harris County UpLift Program – a guaranteed income pilot program that allows participating households to receive direct cash payments monthly for up to 18 months).

The deduction will be equal to the amount received by the family under the program, such that it offsets the payments received by the family.

This policy will apply to all assisted households, including households in the Moving To Work (MTW) treatment, control, excluded groups, and non-MTW households.

The income received from HHA applicants or tenants participating in the UpLift program is intended to be temporary and on a short-term basis; therefore, it should not be used as a basis to disqualify a household for Housing Choice Voucher (HCV) or public housing assistance or increase the family's share of rent.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to establish a permissive deduction for payments received by families participating in Guaranteed Income Programs such as the Harris County UpLift Program – a guaranteed income pilot program that allows participating households to receive direct cash payments monthly for up to 18 months.

The deduction will be equal to the amount received by the family under the program, such that it offsets the payments received by the family.

This policy will apply to all assisted households, including households in the Moving To Work (MTW) treatment, control, excluded groups, and non-MTW households, pursuant to the memorandum from Kenneth Coles, VP, Housing Choice Voucher Programs, dated January 17, 2024, to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to execute and enter into Insurance Contracts for the Policy Year 2024 with Texas Municipal League Intergovernmental Risk Pool.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to the contracts for policy year 2024 with the Texas Municipal League Intergovernmental Risk Pool with a total premium paid not to exceed \$1,200,000.00 pursuant to the memorandum from Michael Rogers, Vice President of Fiscal and Business Operations dated January 9, 2024 to David A. Northern, Sr., President & CEO.

		DocuSigned by:	
4.	Department Head Approval Si	ignature Mile Konurs	Date:1/19/2024
5.	Statement regarding availability	of funds by VP of Fiscal Operations	
	Funds Budgeted and Available	X Yes No Source: 2024 C	Operating Budget
	VP of FO Approval Signature	DocuSigned by: Mike Kogers 3FC87AD4710742D	Date: 1/19/2024
6.	Approval of President & CEO Signature	DocuSigned by: David A. Northurn, Sr. 9E0B1D8C1AF04AA	1/19/2024 Date:



MEMORANDUM

TO:	DAVID A. NORTHERN, SR., PRESIDENT & CEO			
FROM:	MICHAEL ROGERS, VICE PRESIDENT OF FISCAL AND BUSINESS OPERATIONS			
SUBJECT:	CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO EXECUTE AND ENTER INTO INSURANCE CONTRACTS FOR THE POLICY YEAR 2024 WITH TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL.			
DATE:	JANUARY 10, 2024			

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with the Texas Municipal Intergovernmental risk pool for the policy year 2024 with a total premium paid not to exceed \$1,200,000.00.

BACKGROUND:

The Texas Municipal League Intergovernmental Pool (TML) is the leading provider of worker's compensation, liability and property coverage for local governments in Texas. Founded in 1974 TML is the oldest and largest pool of its type in the United States. Currently, the TML pool insures over 2,800 governments and political subdivisions as members. TML has been providing coverage to the Houston Housing Authority for several years. TML is the current provider of our property and liability insurance for all of our public housing properties. TML also provides our agency errors & omissions insurance, our fleet automobile insurance, our crime policy, and our worker's compensation policy.

The preliminary billing for the policy year 2024 is \$1,163,474.97 which includes all discounts. This preliminary billing represents an increase of 24.97% (\$232,475.70) over the 2023 total premium. This is a significant increase in overall premiums the majority of which is attributed to the increase in Real & Personal property coverage. Insurance rates have been rising in Texas over the past several years and this trend has continued in the current year. There have been recent significant claims events that occurred in Texas, including but not limited to the 2021 winter freeze, which, unlike most weather events, was not geographically limited. In addition, construction material and labor costs have increased in the past several years which increases the cost of replacement in the event a loss is incurred. We received notification from TML that a 12% inflationary cost increase was to be included in the 2024 renewal to adjust for the increase does of reconstruction in the event of a claim. In addition, there was an overall increase in the Housing Authority category of 20% to offset losses within this portion of the overall risk pool.

During the first quarter of 2024, there will be a worker's compensation audit by TML which will modify the amount we are currently being billed. Historically these adjustments have not been significant and are not expected to be any different when the next audit occurs.

In years past we have always added a buffer to the preliminary billing to allow there to be small changes to the policy should there be changes in the scope of the coverages provided during the year. We are recommending this practice be continued for the following year by adding an approximate 3.14% buffer to the preliminary billing. This will bring the total authorized expenditure with TML for the 2024 policy year to a not-to-exceed limit of \$1,200,000.00.

Prepaying the full premium for 2024 will allow us to take advantage of the prepayment discounts offered by TML. These discounts total \$23,744 for 2024.

During 2024 we anticipate there being some downward adjustments made to the current policy. These downward adjustments will come from the disposition of the Forest Green property. These events will require the units to be removed from the policy. At the current time, we do not know exactly when this will take place so no consideration was provided for these reductions in the not to exceed amount requested via this resolution.

HOUSTON HOUSING AUTHORITY				
TEXAS MUNICIPAL LEAGUE	2021	2022	2023	2024
POLICY COST HISTORY	ACTUAL	ACTUAL	ACTUAL	ESTIMATE
SUBTOTAL PROPERTY				
AUTOMOBILE LIABILITY	6,134.00	7,820.00	7,347.00	16,980.00
ERRORS AND OMISSIONS	27,689.00	35,606.00	34,150.00	37,129.00
GENERAL LIABILITY	15,468.00	18,198.00	17,424.00	18,982.00
CYBER LIABILITY	30.00	53.32	87.25	483.36
CRIME POLICY	5,212.00	5,212.00	5,212.00	5,212.00
LAW ENFORCEMENT	475.00	849.00	808.00	987.00
SUBTOTAL - LIABILITY	55,008.00	67,738.32	65,028.25	79,773.36
LIABILITY- 2% PREPAYMENT DISCOUNT	(1,100.16)	(1,354.77)	(1,300.57)	(1,595.47
LIABILITY- EQUITY RETURN	0.00	0.00	0.00	0.00
TOTAL LIABILITY PREMIUM	53,907.84	66,383.55	63,727.69	78,177.89
AUTO PHYSICAL DAMAGE	1,957.00	1,904.00	1,975.00	6,241.00
MOBILE EQUIPMENT	840.00	840.00	877.00	877.00
REAL & PERSONAL PROPERTY	439,211.00	513,413.00	708,377.00	940,402.00
REAL & PERSONAL PROPERTY - 2640/2650	51,184.00	61,656.00	84,332.00	84,332.00
PROPERTY CHANGE - CLAYTON TXDOT SALE	0.00	0.00	0.00	0.00
PROPERTY CHANGE -TELEPHONE ROAD -BILL CREDIT	(32,395.00)	0.00	0.00	0.00
	460,797.00	577,813.00	795,561.00	1,031,852.00
PROPERTY - 2% PREPAYMENT DISCOUNT	(9,863.84)	(11,556.26)	(15,911.22)	(20,637.04
PROPERTY - EQUITY RETURN	0.00	0.00	0.00	0.00
TOTAL PROPERTY PREMIUM	450,933.16	566,256.74	779,649.78	1,011,214.96
WORKERS COMPENSATION	62,917.00	65,754.00	89,410.00	75,594.00
W/C- 2% PREPAYMENT DISCOUNT	(1,258.34)	(1,315.08)	(1,788.20)	(1,511.88
W/C -EQUITY RETURN	0.00	0.00	0.00	0.00
TOTAL WORKERS COMPENSATION PREMIUM	61,658.66	64,438.92	87,621.80	74,082.12
TOTAL PREMIUM	566,499.66	697,079.21	930,999.27	1,163,474.97
PERCENTAGE CHANGE - FROM PRIOR YEAR	-1.14%	23.05%	33.56%	24.979

A recap of the recent billing history from 2021 to 2024 follows:

Of note, there was a property equity return in 2015 along with a liability equity return in 2016. Our participation in this pool provides us the opportunity to receive premium credits for these

types of items when pool performance allows for them. This issue is periodically reviewed by the TML board. No such return of equity is expected for the current year.

TML has responded very quickly to any claim we have filed with them. We have not had any complaints with them as far as their handling of our claims.

RECOMMENDATION

Accordingly, I recommend that the Board consider this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to the contracts for policy year 2024 with the Texas Municipal League Intergovernmental Risk Pool with a total premium paid not to exceed \$1,200,000.00 pursuant to the memorandum from Michael Rogers, Vice President of Fiscal and Business Operations dated January 9, 2024 to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to execute a contract with A.A. National Roofing, Inc. to replace the roof at Bellerive Senior Living Apartments.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: 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 A.A. National Roofing, Inc. to replace the roof at Bellerive Senior Living Apartments in an amount not to exceed \$915,460.00 pursuant to the memorandum from Jay Mason, Director of REID dated January 16, 2024 to David A. Northern, Sr., President & CEO.

4.	Department Head Approval Sig	nature <u>Jay Mason</u> FB1ADD6791F24F3		1/19/2024 Date:	
5.	Statement regarding availability of funds by VP of Fiscal Operations				
	Funds Budgeted and Available	Yes No Source			
	VP of FO Approval Signature	DocuSigned by: Mile Rogers 3FC87AD4710742D	Date:	1/19/2024	
6.	Approval of President & CEO Signature	Docusigned by: David A. Northurn, Sr.	Date: _	1/19/2024	



MEMORANDUM

TO:DAVID A. NORTHERN, SR., PRESIDENT & CEOFROM:JAY MASON, DIRECTOR OF REIDSUBJECT:CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED
REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO EXECUTE A CONTRACT WITH A.A.
NATIONAL ROOFING, INC. TO REPLACE THE ROOF AT BELLERIVE SENIOR LIVING APARTMENTS.DATE:JANUARY 16, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with A.A. National Roofing, Inc. to replace the roof at Bellerive Senior Living Apartments in an amount not to exceed \$915,460.00.

BACKGROUND:

In developing the Five (5) Year CFP Plan, the Houston Housing Authority (HHA) completed an exterior condition assessment of Bellerive Senior Living Apartments (May, 2021). Upon investigation, it was determined that the roof was past its useful life. The scope of work for repairs includes the following;

- Remove and properly dispose of existing roofing, insulation, and sheet metal down to the existing concrete deck
- Remove and reinstall lightning protection system
- Remove metal edge flashing
- Remove abandoned equipment, curbs, and/or penetrations and repair the metal roof panel system
- Install wood nailers at perimeters, curbs, and penetrations
- Install tapered polyisocyanurate and secondary insulation set in low-rise foam adhesive, and apply a fully adhered reinforced thermoplastic single-ply membrane
- Install new single ply membrane flashings at penetrations, curbs, perimeter walls, and risewalls
- Install new sheet metal coping and edge flashings
- Raise, lower, or modify all utility lines, piping, equipment, or other items which affect the installation of the new roof system
- Raise all curbs, equipment, etc., as necessary to achieve a minimum flashing height of 8-inches (200mm) above the finished roof

The specified repairs are a necessary capital improvements project, covered by HUD's Capital Funds Program (CFP). The Scope of Work (SOW) and Independent Cost Estimate (ICE) were developed by the REID Department in conjunction with our Building Envelope Consultant, Price Consulting, Inc.

The original ICE for this project was \$1,100,000 so A.A. National Roofing, Inc. is below the estimated budget.

ADVERTISEMENT

In September of 2023, a legal notice advertising IFB 23-48 Replacement of Roof at Bellerive Senior Living Apartments Complex ("IFB 23-48") was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 23-48" on its website, HHA's Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder's List; to the City of Houston Office of Business Opportunity ("OBO"); and to the Houston Minority Supplier Development Council ("HMSDC").

Interested parties were also able to access "IFB 23-48" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

Interested parties were invited to attend a non-mandatory pre-bid conference either in-person or virtually with an opportunity for those attending to walk the site with HHA personnel. Additional site visits were held upon request.

EVALUATION PROCESS

Rank	Firm/Company	M/WBE	M/WBE Participation	Bid Price
1	SNR Construction & Consulting*	M/WBE	Yes	\$736,900.00*
2	A.A. National Roofing, Inc.	N/A	Yes	\$915,460.00
3	Jones Roofing, Inc.	N/A	N/A	\$932,963.00
4	Tadco Roofing & Waterproofing	MBE	N/A	\$950,740.50
5	RSI Restoration Services	N/A	Yes	\$1,177,000.00
6	Guaranteed Builders	N/A	N/A	\$1,421,142.00
7	Marton Roofing Industries	N/A	Yes	\$1,693,850.00
8	Able Construction Services	M/WBE	No	\$2,650,550.00
9	Warehouse Recon	MBE	No	\$2,933,215.00

On December 5, 2023, HHA's Procurement Department opened the following sealed bids in response to "IFB 23-48":

*SNR Construction & Consulting, LLC. – The ICE for this project is \$1,100,000.00. SNR Construction & Consulting, LLC submitted a bid for this project at \$736,900.00. It has been determined that the disparity between the two numbers is greater than 30%. In efforts to control the issues with change orders, HHA is leaning on its Engineer's (Price Consulting, Inc.) experience in determining the adequate costs of this

project. We are moving forward with a bid that more accurately reflects the costs given by our consultants. Supporting documentation from the Engineer is attached. This project was previously awarded in September 2021 for a cost of \$920,000.00.

References have been checked & returned positive. There are no conflicts of interest and A.A National Roofing, Inc. is not on the HUD Debarment List.

Agency goal is to have all contracts utilizing sub-contractors to spend at least 30% of the project funds with M/WBE businesses. A.A. National Roofing, Inc. has stated they will subcontract 19.68 % of this work to MBE's and WBE's.

Additionally, A.A. National Roofing Inc will hire 2 Section 3 participants to fill employment opportunities (laborers) and offer paid, on the job, training.

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: 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 A.A. National Roofing, Inc. to replace the roof at Bellerive Senior Living Apartments in an amount not to exceed \$915,460.00 pursuant to the memorandum from Jay Mason, Director of REID dated January 16, 2024 to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to execute a contract with Omega Builders Group to replace the roof and various repairs at Heatherbrook Apartments.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

6.

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to the contract with Omega Builders Group to replace the roof and various repairs at Heatherbrook Apartments in an amount not to exceed \$1,198,447.50 pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

DocuSigned by:

4.	Department Head Approval	Signature	Jay Mason	Date:
			FB1ADD6791F24F3	

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available	Yes No Source		
VP of FO Approval Signature	DocuSigned by: Mike Koners	Date: _	1/19/2024
Approval of President & CEO	3FC87AD4710742D DocuSigned by:		
Signat	David a. Northurn, Sr. 960B1D8C1AF04AA	Date:	1/19/2024



Transforming Lives & Communities

MEMORANDUM

TO:DAVID A. NORTHERN, SR., PRESIDENT & CEOFROM:JAY MASON, DIRECTOR OF REIDSUBJECT:CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO
EXECUTE A CONTRACT WITH OMEGA BUILDERS GROUP TO REPLACE THE ROOF AND VARIOUS REPAIRS
AT HEATHERBROOK APARTMENTS.DATE:JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with Omega Builders Group to replace the roof and various repairs at Heatherbrook Apartments in an amount not to exceed \$1,198,447.50.

BACKGROUND:

As part of refinancing this property, the Houston Housing Authority (HHA) prepared a property assessment report that resulted in the following upgrades/rehabilitation scope of work:

- Roof Replacement Includes all Roof Singles
- Replacement of Damaged Facia, Roof Gutters and Downspouts
- Repair Sidewalks as noted to confirm with Accessibility Standards
- Restore Exterior Wall Finishes, including Front Porch Wrap
- Replace Wall/ Window Trim
- Upgrades to ADA Units Restroom and Kitchen, Fixtures and Appliances
- LED Lighting Upgrades on building exterior
- Addition and Upgrades to Dumpster Enclosure

The Scope of Work (SOW) and Independent Cost Estimate (ICE) were developed by the REID Department in conjunction with our Architect - STOA.

The original ICE for this project was \$1,365,623.45 so the lowest responsible bid is within the estimated budget.

ADVERTISEMENT

In September 2023, a legal notice advertising IFB 23-47 Roof Replacement and Various Repairs at Heatherbrook ("IFB 23-47") was posted in the Houston Chronicle and Forward Times Newspapers and in the Houston Business Journal.

In addition to posting "IFB 23-47" on its website, HHA's Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder's List, to the City of Houston Office of Business Opportunity ("OBO"); and to the Houston Minority Supplier Development Council ("HMSDC").

Interested parties were also able to access "IFB 23-47" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

Interested parties were invited to attend a non-mandatory pre-bid conference either in-person or virtually with an opportunity for those attending to walk the site with HHA personnel. Additional site visits were held upon request.

EVALUATION PROCESS

On October 27, 2023, HHA's Procurement Department opened the following sealed bids in response to "IFB 23-47":

Rank	Firm/Company	M/WBE	M/WBE Participation	Bid Price
1	Omega Builders Group, LP	N/A	TBD	*\$1,198,447.50
2	Trenton Development Group	MBE	Yes	\$1,283,666.20
3	Ables Construction Services, LLC	M/WBE	No	\$1,462,870.90
4	A. Alexander and Associates	MBE	Yes	\$1,496,906.00
5	Alza Kultura, LLC	WBE	No	\$1,576,987.00
6	Warehouse Recon	MBE	No	\$1,612,247.19

As part of the evaluation process, the procurement department performed a responsive analysis of the bid and determined that Omega was the lowest Responsive bidder, submitting all required documentation.

REID performed a responsible analysis of the bids and determined that Omega was the lowest Responsible bidder, meeting all the financial and technical requirements of the project. As part of the analysis all references were checked & returned positive. There are no conflicts of interest and Omega Builders Group is not on the HUD Debarment List.

Agency goal is to have all contracts utilizing sub-contractors to spend at least 30% of the project funds with M/WBE businesses. Omega Builders Group has not identified a minority or women owned business to subcontract with at the time of the bid due date. REID will monitor the vendor to determine that all effort is made to subcontract with an M/WBE per agency goals.

Additionally, Omega Builders Group will hire Section 3 participants to fill employment opportunities (laborers) and offer paid, on the job, training.

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to the contract with Omega Builders Group to replace the roof and various repairs at Heatherbrook Apartments in an amount not to exceed \$1,198,447.50 pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024 to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Ables Construction for roof replacement and various repairs at Oxford Place Apartments.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: 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 Ables Construction for roof replacement and various repairs at Oxford Place Apartments in an amount not to exceed \$1,955,000.25 pursuant to the memorandum from Jay Mason, Director of REID dated January 17, 2024, to David A. Northern, Sr., President & CEO.

4.	Department Head Approval Sig	gnature <u>Jay Masón</u> FB1ADD6791F24F3		1/19/2024 Date:				
5.	Statement regarding availability of funds by VP of Fiscal Operations							
	Funds Budgeted and Available	Yes No Source						
	VP of FO Approval Signature	DocuSigned by: Mike Kogers 3FC87AD4710742D	Date:	1/19/2024				
6.	Approval of President & CEO Signature	David d. Northurn, Sr. 9E0B1D8C1AF04AA	Date: _	1/19/2024				



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 THRU: JAY MASON, DIRECTOR OF REID
 FROM: HOANGHAI PHAM, SENIOR CONSTRUCTION COORDINATOR
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO NEGOTIATE, EXECUTE AND MAKE NECESSARY CHANGES AND CORRECTIONS TO A CONTRACT WITH ABLES CONSTRUCTION FOR ROOF REPLACEMENT AND VARIOUS REPAIRS AT OXFORD PLACE APARTMENTS.
 DATE: JANUARY 17, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO to take all necessary actions to negotiate, execute, and make necessary changes and corrections to a contract with Ables Construction for roof replacement and various repairs at Oxford Place Apartment in an amount not to exceed \$1,9550,00.25.

BACKGROUND:

In developing the Five (5) Year CFP Plan, the Houston Housing Authority (HHA) completed an exterior condition assessment of the Oxford Place Apartments (May 2023) that resulted in the following upgrades/rehabilitation scope of work:

- Roof Replacement Includes all Roof Singles;
- Replacement of Damaged Facia, Roof Gutters and Downspouts;
- Repair Sidewalks as noted to confirm with Accessibility Standards;
- Restore Exterior Wall Finishes, including Front Porch Wrap;
- Replace Wall/ Window Trim
- Repair/replace damaged windows and screens.
- Remove abandoned equipment and junction boxes on exterior walls.
- Install sheet metal splash pans where downspouts discharge onto lower roofs.
- Install splash blocks at downspouts.

The specified repairs are a necessary capital improvements project, covered by HUD's Capital Funds Program (CFP). The Scope of Work (SOW) and Independent Cost Estimate (ICE) were developed by the REID Department in conjunction with our Building Envelope Consultant, Price Consulting, Inc.

The original ICE for this project was \$2,255,000, so the lowest responsible bid is \$1,955,000.25 and below the estimated budget.

ADVERTISEMENT

In November of 2023, a legal notice advertising IFB 23-52 Roof Replacement and Various Repairs at Oxford Place Apartments ("IFB 23-52") was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 23-52" on its website, HHA's Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder's List; to the City of Houston Office of Business Opportunity ("OBO"); and to the Houston Minority Supplier Development Council ("HMSDC").

Interested parties were also able to access "IFB 23-52" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

Interested parties were invited to attend a non-mandatory pre-bid conference either in-person or virtually with an opportunity for those attending to walk the site with HHA personnel. Additional site visits were held upon request.

EVALUATION PROCESS

Rank	Firm/Company	M/WBE	M/WBE Participation	Bid Price
1	IHOME, LLC.	MBE	No	\$1,379,797.66
2	Vincents Roofing, Inc.	N/A	No	\$1,400,000.00
3	Omega Builder Group LP	N/A	No	\$1,749,309.60
4	Ables Construction	N/A	No	\$1,955,000.25
5	Construction Masonry, Inc.	MBE	No	\$2,150,719.00
6	GeoFill Construction	N/A	Yes	\$2,400,000.00
7	SoneForce Restoration HTX LLC	N/A	No	\$2,485,612.40
8	Guaranteed Builders	N/A	TBD	\$3,165,022.00
9	Tadco Roofing	N/A	No	\$4,548,084.34

On December 13, 2023, HHA's Procurement Department opened the following sealed bids in response to "IFB 23-52":

I-Homes LLC was considered "Non-Responsive" for failure to provide the required Bid Bond, per the solicitation documents, with their submission and was not further evaluated.

Vincents Roofing Inc. was considered Non-Responsive for failing to provide the required financial information for analysis to determine the bidder's financial capability to carry out the project. Documentation was required to be provided with the bid per the posted solicitation and was not further evaluated.

Omega Builder Group, LP was considered Not Responsible by REID during the evaluation process as the total amount bid exceeded 20% of the agency's Independent Cost Estimate (ICE).

Agency goal is to have all contracts utilizing sub-contractors to spend at least 30% of the project funds with M/WBE businesses. Ables Construction has not identified or stated that they will be subcontracting any part of the project.

Additionally, Ables Construction will hire Section 3 participants to fill employment opportunities (roofers) and offer paid, on-the-job, training.

There are no conflicts of interest and Ables Construction is not on the HUD Debarment List.

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: 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 Ables Construction for roof replacement and various repairs at Oxford Place Apartments in an amount not to exceed \$1,955,000.25 pursuant to the memorandum from Jay Mason, Director of REID dated January 17, 2024 to David A. Northern, Sr., President & CEO.



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Broadstone Energy Park located at or about 880 S. Texas 6, Houston, Texas 77079, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Broadstone Energy Park located at or about 880 S. Texas 6, Houston, Texas 77079 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

- 4. Department Head Approval Signature Jay Mason Date: 1/19/2024
- 5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available X Yes No Source Third F	Party Fur	nding
VP of FO Approval Signature Mike Koneys	Date:	1/19/2024
Approval of President & CEO	-	
Signature David a. Northern, Sr.	Date: _	1/19/2024

6.



MEMORANDUM

TO:DAVID A. NORTHERN, SR., PRESIDENT & CEOFROM:JAY MASON, DIRECTOR OF REIDSUBJECT:CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED
REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF
BROADSTONE ENERGY PARK LOCATED AT OR ABOUT 880 S. TEXAS 6, HOUSTON, TEXAS 77079, AND
THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.DATE:JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Broadstone Energy Park located at or about 880 S. Texas 6, Houston, Texas 77079 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a deed from the seller, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and Broadstone Operating NewCo, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Broadstone Energy Park MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Company desires to obtain a loan from CBRE Capital Markets, Inc., a Texas corporation (the "**Lender**"), in an aggregate principal amount not to exceed \$52,000,000 (the "**Loan**"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "**Loan Documents**").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Broadstone Energy Park located at or about 880 S. Texas 6, Houston, Texas 77079 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3743

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF BROADSTONE ENERGY PARK LOCATED AT OR ABOUT 880 S. TEXAS 6, HOUSTON, TEXAS 77079 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a deed from the seller, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents"); and

WHEREAS, upon such acquisition, the Authority and Broadstone Operating NewCo, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Broadstone Energy Park MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company; and

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income;

WHEREAS, the Company desires to obtain a loan from CBRE Capital Markets, Inc., a Texas corporation (the "Lender"), in an aggregate principal amount not to exceed \$52,000,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd day of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to execute a Memorandum of Understanding with Heritage Investments Partners, LLC and facilitate the acquisition of Cardiff at Louetta Lakes located at or about 3400 Louetta Road, Spring, Texas 77388, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to execute a Memorandum of Understanding with Heritage Investments Partners, LLC and facilitate the acquisition of Cardiff at Louetta Lakes located at or about 3400 Louetta Road, Spring, Texas 77388 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

		DocuSigned by:		
4.	Department Head Approval	Signature		Date:
5.	Statement regarding availabili	ty of funds by VP of Fiscal Operations		
	Funds Budgeted and Available	X Yes No Source Third F	Party Fur	nding
	VP of FO Approval Signatu	ure <u>Mike Konevs</u>	Date:	1/19/2024
6.	Approval of President & CEO	3FC87AD4710742D DocuSigned by:		
	Signatu	David A. Northurn, Sr. 9EOB1D8C1AF04AA	Date: _	1/19/2024



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH HERITAGE INVESTMENTS PARTNERS, LLC AND FACILITATE THE ACQUISITION OF CARDIFF AT LOUETTA LAKES LOCATED AT OR ABOUT 3400 LOUETTA ROAD, SPRING, TEXAS 77388, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to execute a Memorandum of Understanding with Heritage Investments Partners, LLC and facilitate the acquisition of Cardiff at Louetta Lakes located at or about 3400 Louetta Road, Spring, Texas 77388 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

The Authority desires to negotiate and enter into a Memorandum of Understanding ("**MOU**") to set forth the terms of the agreement with Heritage Investments Partners, LLC ("**Heritage**"), for the acquisition of the Project.

Upon such acquisition, the Authority and Heritage Cardiff SPE, LLC, a Texas limited liability company (the "**Company**"), that of which the managing member is APV Cardiff at Louetta Lakes MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income.

The Company desires to obtain a loan from CBRE Capital Markets, Inc., a Texas corporation (the "Lender"), in an aggregate principal amount not to exceed \$19,500,000 (the "Loan"), and in connection therewith,

the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to execute a Memorandum of Understanding with Heritage Investments Partners, LLC and facilitate the acquisition of Cardiff at Louetta Lakes located at or about 3400 Louetta Road, Spring, Texas 77388 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3744

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH HERITAGE INVESTMENTS PARTNERS, LLC AND FACILITATE THE ACQUISITION OF CARDIFF AT LOUETTA LAKES LOCATED AT OR ABOUT 3400 LOUETTA ROAD, SPRING, TEXAS 77388 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and Heritage Cardiff SPE, LLC, a Texas limited liability company (the "**Company**"), that of which the managing member is APV Cardiff at Louetta Lakes MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income;

WHEREAS, the Company desires to obtain a loan from CBRE Capital Markets, Inc., a Texas corporation (the "Lender"), in an aggregate principal amount not to exceed \$19,500,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Circle at Point Park Apartments located at or about 8727 Point Park Dr., Houston, Texas 77095, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Circle at Point Park Apartments located at or about 8727 Point Park Dr., Houston, Texas 77095 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

- 5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Availa	able X Yes No Source Thir	d Party Funding
VP of FO Approval Sig	nature Mike Kogers	Date:
Approval of President & C	3FC87AD4710742D	Date:1/19/2024

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: JAY MASON, DIRECTOR OF REID
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF CIRCLE AT POINT PARK APARTMENTS LOCATED AT OR ABOUT 8727 POINT PARK DR., HOUSTON, TEXAS 77095, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition of Circle at Point Park Apartments located at or about 8727 Point Park Dr., Houston, Texas 77095 (the "Project") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and Circle Park Operating NewCo, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Circle Park MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income.

The Company desires to obtain a loan from CBRE Capital Markets, Inc., a Texas corporation (the "**Lender**"), in an aggregate principal amount not to exceed \$75,000,000 (the "**Loan**"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "**Loan Documents**").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Circle at Point Park Apartments located at or about 8727 Point Park Dr., Houston, Texas 77095 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3745

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF CIRCLE AT POINT PARK APARTMENTS LOCATED AT OR ABOUT 8727 POINT PARK DR., HOUSTON, TEXAS 77095 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents"); and

WHEREAS, upon such acquisition, the Authority and Circle Park Operating NewCo, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Circle Park MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company; and

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income;

WHEREAS, the Company desires to obtain a loan from CBRE Capital Markets, Inc., a Texas corporation (the "Lender"), in an aggregate principal amount not to exceed \$75,000,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Cypresswood Apartments located at or about 708 E. Cypresswood Dr., Spring, Texas 77373, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Cypresswood Apartments located at or about 708 E. Cypresswood Dr., Spring, Texas 77373 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

- 4. Department Head Approval Signature Jay Mason Date: 1/19/2024
- 5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and A	vailable X Yes	No	Source Third F	Party Fur	nding
VP of FO Approval	Signature Mike	iSigned by: L Rogers		Date:	1/19/2024
Approval of President	& CEO	itad4710742D cusigned by: udd al, Novflue)B1D8C1AF04AA	m, Sr.	Date:	1/19/2024

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: JAY MASON, DIRECTOR OF REID
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF CYPRESSWOOD APARTMENTS LOCATED AT OR ABOUT 708 E. CYPRESSWOOD DR., SPRING, TEXAS 77373, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition of Cypresswood Apartments located at or about 708 E. Cypresswood Dr., Spring, Texas 77373 (the "Project") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and Civitas Cypresswood Owner I, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Cypresswood Apartments MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Company desires to obtain a loan from Berkadia Commercial Mortgage LLC (the "Lender"), in an aggregate principal amount not to exceed \$48,500,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Cypresswood Apartments located at or about 708 E. Cypresswood Dr., Spring, Texas 77373 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3746

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF CYPRESSWOOD APARTMENTS LOCATED AT OR ABOUT 708 E. CYPRESSWOOD DR., SPRING, TEXAS 77373 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and Civitas Cypresswood Owner I, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Cypresswood Apartments MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income;

WHEREAS, the Company desires to obtain a loan from Berkadia Commercial Mortgage LLC (the "Lender"), in an aggregate principal amount not to exceed \$48,500,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of District at Memorial located at or about 10300 Katy Freeway, Houston, Texas 77043, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of District at Memorial located at or about 10300 Katy Freeway, Houston, Texas 77043 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

- 4. Department Head Approval Signature Jay Mason Date: 1/19/2024
- 5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available $igsqcap X$ Y	es No Source Third	Party Fu	nding
VP of FO Approval Signature	— DocuSigned by: Mike Kogers	_ Date:	1/19/2024
Approval of President & CEO	— 3FC87AD4710742D — DocuSigned by:		
Signature	David a. Northurn, Sr.	_ Date:	1/19/2024

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: JAY MASON, DIRECTOR OF REID
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF DISTRICT AT MEMORIAL LOCATED AT OR ABOUT 10300 KATY FREEWAY, HOUSTON, TEXAS 77043, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition of District at Memorial located at or about 10300 Katy Freeway, Houston, Texas 77043 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and Simpson Kaplan District at Memorial, LLC, a Delaware limited liability company (the "**Company**"), that of which the sole member is Origin Kaplan, LLC, a Delaware limited liability company (the "**Controlling Entity**"), that of which the managing member is APV District at Memorial MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Company desires to obtain a loan from Berkadia Commercial Mortgage, LLC, a Delaware limited liability company (the "Lender"), in an aggregate principal amount not to exceed \$42,500,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of District at Memorial located at or about 10300 Katy Freeway, Houston, Texas 77043 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3747

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF DISTRICT AT MEMORIAL LOCATED AT OR ABOUT 10300 KATY FREEWAY, HOUSTON, TEXAS 77043 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and Simpson Kaplan District at Memorial, LLC, a Delaware limited liability company (the "**Company**"), that of which the sole member is Origin Kaplan, LLC, a Delaware limited liability company (the "**Controlling Entity**"), that of which the managing member is APV District at Memorial MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income; and

WHEREAS, the Company desires to obtain a loan from Berkadia Commercial Mortgage, LLC, a Delaware limited liability company (the "Lender"), in an aggregate principal amount not to exceed \$42,500,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[*Remainder of page intentionally left blank for signature*]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Encore Motif at Grand Crossing located at or about 23233 Western Centre Drive, Katy, Texas 77450, and the execution of all required documents therefor.

- 2. Date of Board Meeting: January 23, 2024
- 3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Encore Motif at Grand Crossing located at or about 23233 Western Centre Drive, Katy, Texas 77450 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

- 4. Department Head Approval Signature Jay Mason Date: 1/19/2024
- 5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available	Yes No Source T	hird Party Funding
VP of FO Approval Signature	DocuSigned by: Mike Kogers 3FC87AD4710742D	Date: 1/19/2024
Approval of President & CEO Signature	David d. Northurn, Sr. 9EOBID8CIAF04AA	Date:

6.



MEMORANDUM

TO:	DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM:	JAY MASON, DIRECTOR OF REID
SUBJECT:	CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED
	REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF
	ENCORE MOTIF AT GRAND CROSSING LOCATED AT OR ABOUT 23233 WESTERN CENTRE DRIVE, KATY,
	TEXAS 77450, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE:	JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Encore Motif at Grand Crossing located at or about 23233 Western Centre Drive, Katy, Texas 77450 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a deed from the seller, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and EMF Grand Parkway, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Grand Parkway MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Company desires to obtain a loan from Berkadia Commercial Mortgage, LLC, a Delaware limited liability company (the "Lender"), in an aggregate principal amount not to exceed \$36,500,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Encore Motif at Grand Crossing located at or about 23233 Western Centre Drive, Katy, Texas 77450 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3748

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF ENCORE MOTIF AT GRAND CROSSING LOCATED AT OR ABOUT 23233 WESTERN CENTRE DRIVE, KATY, TEXAS 77450 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a deed from the seller, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents"); and

WHEREAS, upon such acquisition, the Authority and EMF Grand Parkway, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Grand Parkway MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company; and

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income;

WHEREAS, the Company desires to obtain a loan from Berkadia Commercial Mortgage LLC, a Delaware limited liability company (the "Lender"), in an aggregate principal amount not to exceed \$36,500,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd day of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Green Pines located at or about 6060 Greens Road, Humble, Texas 77396, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Green Pines located at or about 6060 Greens Road, Humble, Texas 77396 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature

___ Date:_____

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Ava	ailable X Yes No Source Th	nird Party Fu	nding
VP of FO Approval	Signature Mile Kogers	Date:	1/19/2024
Approval of President &	Signature	Date:	1/19/2024

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: JAY MASON, DIRECTOR OF REID
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF GREEN PINES LOCATED AT OR ABOUT 6060 GREENS ROAD, HUMBLE, TEXAS 77396, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Green Pines located at or about 6060 Greens Road, Humble, Texas 77396 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and Greens 14 Partners LP, a Texas limited partnership (the "**Partnership**"), that of which the general partner is APV Green Pines GP, LLC, a Texas limited liability company (the "**General Partner**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Partnership.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income.

The Partnership has obtained a loan from Mutual of Omaha Bank, a Nebraska bank (the "**Lender**"), in an aggregate principal amount not to exceed \$9,800,000 (the "**Loan**"), and such Loan shall be assumed by the Authority contemporaneous with the transfer of the Project to the Authority. In connection therewith, the Lender will require the Authority to join in the execution of documents evidencing the Loan and the assumption by the Authority thereof (the "**Loan Documents**").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Green Pines located at or about 6060 Greens Road, Humble, Texas 77396 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3749

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF GREEN PINES LOCATED AT OR ABOUT 6060 GREENS ROAD, HUMBLE, TEXAS 77396 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and Greens 14 Partners LP, a Texas limited partnership (the "**Partnership**"), that of which the general partner is APV Green Pines GP, LLC, a Texas limited liability company (the "**General Partner**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Partnership;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income;

WHEREAS, the Partnership has obtained a loan from Mutual of Omaha Bank, a Nebraska bank (the "Lender"), in an aggregate principal amount not to exceed \$9,800,000 (the "Loan"), and such Loan shall be assumed by the Authority contemporaneous with the transfer of the Project to the Authority. In connection therewith, the Lender will require the Authority to join in the execution of documents evidencing the Loan and the assumption by the Authority thereof (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Little Nell Apartments located at or about 8565 W Sam Houston Pkwy S, Houston, Texas 77072, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Little Nell Apartments located at or about 8565 W Sam Houston Pkwy S, Houston, Texas 77072 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature <u>Jay Mason</u> Date: <u>1/19/2024</u>

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available	X Yes No Source Thir	d Party Fu	nding
VP of FO Approval Signature	Docusigned by: Mike Kogers	Date:	1/19/2024
Approval of President & CEO			
Signature	David A. Northurn, Sr.	Date: _	1/19/2024

6.



MEMORANDUM

TO:DAVID A. NORTHERN, SR., PRESIDENT & CEOFROM:JAY MASON, DIRECTOR OF REIDSUBJECT:CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED
REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF LITTLE
NELL APARTMENTS LOCATED AT OR ABOUT 8565 W SAM HOUSTON PKWY S, HOUSTON, TEXAS 77072,
AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.DATE:JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Little Nell Apartments located at or about 8565 W Sam Houston Pkwy S, Houston, Texas 77072 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and Little Nell Apartments, L.P., a Texas limited partnership (the "**Partnership**"), that of which the general partner is APV Little Nell Apartments GP, LLC, a Texas limited liability company (the "**General Partner**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Partnership.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income.

The Partnership has obtained a loan from Berkadia Commercial Mortgage LLC (the "**Lender**") in an aggregate principal amount not to exceed \$9,800,000 (the "**Loan**") and such Loan shall be assumed by the Authority contemporaneous with the transfer of the Project to the Authority. In connection therewith, the Lender will require the Authority to join in the execution of documents evidencing the Loan and the assumption by the Authority thereof (the "**Loan Documents**").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Little Nell Apartments located at or about 8565 W Sam Houston Pkwy S, Houston, Texas 77072 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3750

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF LITTLE NELL APARTMENTS LOCATED AT OR ABOUT 8565 W SAM HOUSTON PKWY S, HOUSTON, TEXAS 77072 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and Little Nell Apartments, L.P., a Texas limited partnership (the "**Partnership**"), that of which the general partner is APV Little Nell Apartments GP, LLC, a Texas limited liability company (the "**General Partner**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Partnership;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income;

WHEREAS, the Partnership desires to obtain a loan from Berkadia Commercial Mortgage LLC (the "Lender") in an aggregate principal amount not to exceed \$9,800,000 (the "Loan"), and such Loan shall be assumed by the Authority contemporaneous with the transfer of the Project to the Authority. In connection therewith, the Lender will require the Authority to join in the execution of documents evidencing the Loan and the assumption by the Authority thereof (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Park at North Vista located at or about 311 North Vista Drive, Houston, Texas 77073, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Park at North Vista located at or about 311 North Vista Drive, Houston, Texas 77073 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature _______ Jay Mason

1/19/2024 Date:

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available X Yes No Source Third P	Party Funding
VP of FO Approval Signature <u>Mike Kogurs</u>	Date: 1/19/2024
Approval of President & CEO — DocuSigned by:	
Signature David A. Northern, Sr.	Date:

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: JAY MASON, DIRECTOR OF REID
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF PARK AT NORTH VISTA LOCATED AT OR ABOUT 311 NORTH VISTA DRIVE, HOUSTON, TEXAS 77073, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition of Park at North Vista located at or about 311 North Vista Drive, Houston, Texas 77073 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and North Vista Apartments Limited Partnership, a Texas limited partnership (the "**Partnership**"), that of which the general partner is APV Park at North Vista GP, LLC, a Texas limited liability company (the "**General Partner**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Partnership.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income.

The Partnership desires to obtain a loan from JLL Real Estate Capital, LLC, a Delaware limited liability company (the "**Lender**"), in an aggregate principal amount not to exceed \$9,900,000 (the "**Loan**"), and such Loan shall be assumed by the Authority contemporaneous with the transfer of the Project to the Authority. In connection therewith, the Lender will require the Authority to join in the execution of documents evidencing the Loan and the assumption by the Authority thereof (the "**Loan Documents**").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Park at North Vista located at or about 311 North Vista Drive, Houston, Texas 77073 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3751

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF PARK AT NORTH VISTA LOCATED AT OR ABOUT 311 NORTH VISTA DRIVE, HOUSTON, TEXAS 77073 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and North Vista Apartments Limited Partnership, a Texas limited partnership (the "**Partnership**"), that of which the general partner is APV Park at North Vista GP, LLC, a Texas limited liability company (the "**General Partner**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Partnership;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income;

WHEREAS, the Partnership desires to obtain a loan from JLL Real Estate Capital, LLC, a Delaware limited liability company (the "Lender"), in an aggregate principal amount not to exceed \$9,900,000 (the "Loan"), and such Loan shall be assumed by the Authority contemporaneous with the transfer of the Project to the Authority. In connection therewith, the Lender will require the Authority to join in the execution of documents evidencing the Loan and the assumption by the Authority thereof (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Park at Tour 18 located at or about 18110 Hunters Terrace Dr., Humble, Texas 77338, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Park at Tour 18 located at or about 18110 Hunters Terrace Dr., Humble, Texas 77338 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: _____ Date:

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available	X Yes No Source Third	l Party Fur	nding
VP of FO Approval Signature	Docusigned by: Mile Kogers	Date:	1/19/2024
Approval of President & CEO	JFC87AD4710742D		
Signature	David a. Northurn, Sr. 9E0B1D8C1AF04AA	Date:	1/19/2024

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: JAY MASON, DIRECTOR OF REID
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF PARK AT TOUR 18 LOCATED AT OR ABOUT 18110 HUNTERS TERRACE DR., HUMBLE, TEXAS 77338, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition of Park at Tour 18 located at or about 18110 Hunters Terrace Dr., Humble, Texas 77338 (the "Project") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and CAI Park at Tour 18 Owner I, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Park at Tour 18 MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Company desires to obtain a loan from JLL Real Estate Capital, LLC, a Delaware limited liability company (the "**Lender**"), in an aggregate principal amount not to exceed \$43,000,000 (the "**Loan**"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "**Loan Documents**").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Park at Tour 18 located at or about 18110 Hunters Terrace Dr., Humble, Texas 77338 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3752

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF PARK AT TOUR 18 LOCATED AT OR ABOUT 18110 HUNTERS TERRACE DR., HUMBLE, TEXAS 77338 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and CAI Park at Tour 18 Owner I, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Park at Tour 18 MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income;

WHEREAS, the Company desires to obtain a loan from JLL Real Estate Capital, LLC, a Delaware limited liability company (the "**Lender**"), in an aggregate principal amount not to exceed \$43,000,000 (the "**Loan**"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "**Loan Documents**");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Stonebridge at City Park located at or about 11800 City Park Central Lane, Houston, Texas 77047, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Stonebridge at City Park located at or about 11800 City Park Central Lane, Houston, Texas 77047 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: 1/19/2024

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available $\begin{tabular}{ c c c c c } X & Yes & \end{tabular}$ No Sou	rce Third Party Funding
VP of FO Approval Signature Mike Konurs	Date: 1/19/2024
Approval of President & CEO	
Signature	5r Date:1/19/2024

6.



MEMORANDUM

TO:	DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM:	JAY MASON, DIRECTOR OF REID
SUBJECT:	CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED
	REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF
	STONEBRIDGE AT CITY PARK LOCATED AT OR ABOUT 11800 CITY PARK CENTRAL LANE, HOUSTON,
	TEXAS 77047, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE:	JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Stonebridge at City Park located at or about 11800 City Park Central Lane, Houston, Texas 77047 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and CAI Stonebridge Owner, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Stonebridge at City Park MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority, will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Company desires to obtain a loan from Berkadia Commercial Mortgage, LLC, a Delaware limited liability company (the "Lender"), in an aggregate principal amount not to exceed \$36,000,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Stonebridge at City Park located at or about 11800 City Park Central Lane, Houston, Texas 77047 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3753

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF STONEBRIDGE AT CITY PARK LOCATED AT OR ABOUT 11800 CITY PARK CENTRAL LANE, HOUSTON, TEXAS 77047 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and CAI Stonebridge Owner, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Stonebridge at City Park MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority, will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income; and

WHEREAS, the Company desires to obtain a loan from Berkadia Commercial Mortgage, LLC, a Delaware limited liability company (the "Lender"), in an aggregate principal amount not to exceed \$36,000,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and CEO of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Territory at Greenhouse located at or about 2500 Greenhouse Rd., Houston, TX 77084, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Territory at Greenhouse located at or about 2500 Greenhouse Rd., Houston, TX 77084 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

- 4. Department Head Approval Signature Jay Mason Date Date Date Date
- 5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and A	vailable X Yes No Source	e Third Party Funding
VP of FO Approval	Signature Mile Rogers	Date:1/19/2024
Approval of President		
	Signature David A. Northurn, Sr	1/19/2024 Date:

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: JAY MASON, DIRECTOR OF REID
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF TERRITORY AT GREENHOUSE LOCATED AT OR ABOUT 2500 GREENHOUSE RD., HOUSTON, TX 77084, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Territory at Greenhouse located at or about 2500 Greenhouse Rd., Houston, TX 77084 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and CAI Territory Owner I, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Territory at Greenhouse MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Company desires to obtain a loan from KeyBank National Association, a national banking association (the "Lender"), in an aggregate principal amount not to exceed \$54,000,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of Territory at Greenhouse located at or about 2500 Greenhouse Rd., Houston, TX 77084 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3754

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT FACILITATE THE ACQUISITION OF TERRITORY AT GREENHOUSE LOCATED AT OR ABOUT 2500 GREENHOUSE RD., HOUSTON, TX 77084 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and CAI Territory Owner I, LLC, a Delaware limited liability company (the "**Company**"), that of which the managing member is APV Territory at Greenhouse MM, LLC, a Texas limited liability company (the "**Managing Member**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Company;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income;

WHEREAS, the Company desires to obtain a loan from KeyBank National Association, a national banking association (the "Lender"), in an aggregate principal amount not to exceed \$54,000,000 (the "Loan"), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing the Loan (the "Loan Documents");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); and BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Brittmore located at or about 16101 Imperial Valley Dr., Houston, Texas 77060, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of The Brittmore located at or about 16101 Imperial Valley Dr., Houston, Texas 77060 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature _________ Jay Mason ________ Date:_______ Date:_______

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and A	vailable X Yes No Sourc	e Third Party Funding
VP of FO Approval	Signature <u>Mike Koners</u>	Date:1/19/2024
Approval of President	3FC87AD4710742D	
Approvalor resident	Signature	1/19/2024 Date:

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
 FROM: JAY MASON, DIRECTOR OF REID
 SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF THE BRITTMORE LOCATED AT OR ABOUT 16101 IMPERIAL VALLEY DR., HOUSTON, TEXAS 77060, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "Authority") to take such actions necessary or convenient to facilitate the acquisition of The Brittmore located at or about 16101 Imperial Valley Dr., Houston, Texas 77060 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents").

Upon such acquisition, the Authority and Park Row Apartments, L.P., a Texas limited partnership (the "**Partnership**"), that of which the general partner is APV Brittmore LLC, a Texas limited liability company (the "**General Partner**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Partnership.

Pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income.

The Partnership has obtained a loan from Hunt Capital Partners, LLC (the "Lender") in an aggregate principal amount of \$12,500,000 (the "Loan"), and such loan shall be assumed by the Authority contemporaneous with the transfer of the Project to the Authority. In connection therewith, the Lender will require the Authority to join in the execution of documents evidencing the Loan and the assumption by the Authority thereof (the "Loan Documents").

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of The Brittmore located at or about 16101 Imperial Valley Dr., Houston, Texas 77060 (the "**Project**") using an ownership structure under Chapter 392 of the Texas Local Government Code and without the usage of a public facility corporation, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3755

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF THE BRITTMORE LOCATED AT OR ABOUT 16101 IMPERIAL VALLEY DR., HOUSTON, TEXAS 77060 (THE "PROJECT") USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITHOUT THE USAGE OF A PUBLIC FACILITY CORPORATION, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project will be located (the "Land") pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the "Acquisition Documents");

WHEREAS, upon such acquisition, the Authority and Park Row Apartments, L.P., a Texas limited partnership (the "**Partnership**"), that of which the general partner is APV Brittmore LLC, a Texas limited liability company (the "**General Partner**"), that of which is wholly owned by APV Redevelopment Corporation, a Texas nonprofit corporation and sponsored affiliate of the Authority ("**APV**"), will enter into a ground lease (the "**Ground Lease**") granting site control of the Land to the Partnership;

WHEREAS, pursuant to the terms of the Ground Lease, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 60% of area median income;

WHEREAS, the Partnership has obtained a loan from Hunt Capital Partners, LLC (the "**Lender**") in an aggregate principal amount of \$12,500,000 (the "**Loan**"), and such loan shall be assumed by the Authority contemporaneous with the transfer of the Project to the Authority. In connection therewith, the Lender will require the Authority to join in the execution of documents evidencing the Loan and the assumption by the Authority thereof (the "**Loan Documents**").

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the "**Executing Officer**"), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, including, without limitation the Ground Lease, the Acquisition Documents, the Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the Loan, and any other Project financing that requires the Authority's signature (collectively, the "**Agreements**"); BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary



REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of, and the placement of "affordable" units within, The Oaks at Fall Creek located at 9310 North Sam Houston Parkway East, Humble, Texas 77396, and the execution of all required documents therefor.

2. Date of Board Meeting: January 23, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within, The Oaks at Fall Creek located at 9310 North Sam Houston Parkway East, Humble, Texas 77396 (the "**Project**"), and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason. Date: 1/19/2024

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Av	vailable X Yes	No Source Third Part	ty Fur	nding
VP of FO Approval	Signature <u>Mile Kopy</u> 3FC87AD4710743)	ate:	1/19/2024
Approval of President		Northern, Sr.	ate: _	1/19/2024

6.



MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO

FROM: JAY MASON, DIRECTOR OF REID

SUBJECT: CONSIDERATION AND/OR ACTION TO AUTHORIZE THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF, AND THE PLACEMENT OF "AFFORDABLE" UNITS WITHIN, THE OAKS AT FALL CREEK LOCATED AT 9310 NORTH SAM HOUSTON PARKWAY EAST, HUMBLE, TEXAS 77396, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
 DATE: JANUARY 9, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within, The Oaks at Fall Creek located at 9310 North Sam Houston Parkway East, Humble, Texas 77396 (the "**Project**"), and the execution of all required documents therefor.

BACKGROUND

The Authority has created Lakeside Place PFC ("LPPFC") to assist in the development of certain multifamily housing developments such as the Project.

The Authority desires for LPPFC to purchase the Project.

LPPFC and AHC PFC The Oaks, LLC, a Delaware limited liability company (the "**Owner**"), will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner.

Pursuant to the terms of the Lease Agreement and regulatory agreement recorded against the property upon which the Project is constructed, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income.

The Owner will obtain a loan in an aggregate principal amount not to exceed \$48,000,000 (the "**Loan**") from Associated Bank, N.A., a national banking association ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender may require LPPFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**").

APPROVALS

The Board of Commissioners of the Authority (the "**Board**") authorizes the President and Chief Executive Officer of the Authority and/or his designee to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the

President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated.

The Board authorizes that all acts, transactions, or agreements undertaken prior hereto by the President and Chief Executive Officer of the Authority or his designee, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken.

The Board authorizes that the President and Chief Executive Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the President and Chief Executive Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President and Chief Executive Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or authorized representative of the Houston Housing Authority (the "**Authority**") to take such actions necessary or convenient to facilitate the acquisition of, and the placement of "affordable" units within, The Oaks at Fall Creek located at 9310 North Sam Houston Parkway East, Humble, Texas 77396 (the "**Project**"), and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated January 9, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3756

RESOLUTION AUTHORIZING THE PRESIDENT & CEO OR AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY (THE "AUTHORITY") TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF, AND THE PLACEMENT OF "AFFORDABLE" UNITS WITHIN, THE OAKS AT FALL CREEK LOCATED AT 9310 NORTH SAM HOUSTON PARKWAY EAST, HUMBLE, TEXAS 77396 (THE "PROJECT"), AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority has created Lakeside Place PFC ("LPPFC") to assist in the development of certain multifamily housing developments such as the Project;

WHEREAS, the Authority desires for LPPFC to purchase the Project;

WHEREAS, LPPFC and AHC PFC The Oaks, LLC, a Delaware limited liability company (the "**Owner**"), will enter into a lease agreement (the "**Lease Agreement**") granting site control of the Project to the Owner;

WHEREAS, pursuant to the terms of the Lease Agreement and regulatory agreement recorded against the property upon which the Project is constructed, no less than 50% of the units in the Project will be reserved for or occupied by individuals or families earning less than 80% of area median income;

WHEREAS, the Owner will obtain a loan in an aggregate principal amount not to exceed \$48,000,000 (the "**Loan**") from Associated Bank, N.A., a national banking association ("**Lender**"), to finance the Project and, in connection with the making of the Loan, Lender may require LPPFC to join in the execution of documents evidencing and/or securing the Loan (collectively, the "**Loan Documents**");

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the President and Chief Executive Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the President and Chief Executive Officer of the Authority or his designee, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the President and Chief Executive Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the President and Chief Executive Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President and Chief Executive Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

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PASSED 23rd of January, 2024.

CHAIR

ATTEST:

Secretary

BOARD REPORT FOR MONTH ENDING DECEMBER 31, 2023

Ι.	Executive Summary124
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LOW-INCOME PUBLIC HOUSING

The Low-Income Public Housing (LIPH) program had an adjusted vacancy rate of 1.9% on December 31, 2023. As of January 1, 2024, rent collection for December was 94.5% of rents billed on an adjusted cash accounting basis.

There are currently 31,395 active applications for the Public Housing Waiting List, which represents a decrease of 0.7% from last month.

Low-Income Public Housing									
	Oc	tober	Nov	vember	Dec	ember			
Vacancy Rate	2	6%	1	9%	1	9%			
Rent Collection	98	8.5%	93.1%		94.5%				
Unit Turnaround Time (Days)		67	66		67				
Avg. Non- Emergency Work Order Days	2.05		1	1.73	1.65				
Maiting Lists	Duplicated Unduplicated		Duplicated	Unduplicated	Duplicated	Unduplicated			
Waiting Lists	31,665	14,097	31,621	13,986	31,395	13,832			

HOUSING CHOICE VOUCHER PROGRAM

During December 2023, the HCV staff completed 1,366 annual re-examinations. The HCV department also completed 450 interims, 225 change of units (moves), 157 new admissions and 92 portability move-in transactions.

As of December 31, 2023, 400 families are enrolled in the Family Self Sufficiency (FSS) program; 213 of the 400 (53%) families are eligible for escrow and currently have an FSS escrow balance.

The PIH Information Center (PIC) reporting rate for the one-month period ending December 31, 2023 was 93%.

Voucher Programs									
	October	November	December						
Households	19,436	19,394	19,407						
ABA Utilization/Unit Utilization	114.8%/95%	117.8%/95%	121.0%/94.3%						
Reporting Rate	85%	89%	93%						
Annual Reexaminations Completed	2,293	1,962	1,366						
HQS Inspections	2,243	2,072	1,891						
Waitlist	17,769	17,769	17,769						

PROPERTY MANAGEMENT SUMMARY

	Vacancy							Unit T	urnarou	nd Time	(YTD)	
PMC	Oct	ober	Nove	ember	Dece	mber	Octo	ober	Nove	ember	Dece	mber
	%	Grade	%	Grade	%	Grade	%	Grade	%	Grade	%	Grade
Orion	2.6	В	2.1	В	2.1	В	81.4	F	85.8	F	95.3	F
Lynd	2.3	В	0.5	А	0.0	Α	39.1	D	36.8	D	29.7	С
J. Allen	2.6	В	2.3	В	2.6	В	57.6	F	53.6	F	50.9	F

	Emergency Work Orders (Completed within 24 hours)							Routine Work Orders							
PMC	Oct	ober	Nove	ember	Dece	mber	Octo	ober	Nove	ember	Dece	ember			
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade			
Orion	93.5	F	84.1	F	93.1	F	2.3	А	2.3	А	4.2	А			
Lynd	100	Α	100	А	100	Α	2.4	Α	1.0	А	1.0	А			
J. Allen	100	А	100	А	100	А	3.0	А	3.0	А	2.6	А			

	Rent Collection										
PMC	October		Nove	ember	December						
	%	Grade	%	Grade	%	Grade					
Orion	98.3	А	92.3	D	91.3	E					
Lynd	100	А	90.1	E	97.2	В					
J. Allen	98.4	А	94.5	C	97.0	В					

PHAS Score	Occupancy Rate	Avg. Total Turnaround Days	Rent Collection Percentage	Avg. W/O Days
А	98 to 100	1 to 20	98 to 100	≤24
В	97 to 97.9	21 to 25	96 to 97.9	25 to 30
С	96 to 96.9	26 to 30	94 to 95.9	31 to 40
D	95 to 95.9	31 to 40	92 to 93.9	41 to 50
E	94 to 94.9	41 to 50	90 to 91.9	51 to 60
F	≥93.9	≥51	≥89.9	≥61

PUBLIC HOUSING MANAGEMENT ASSESSMENT

VACANCY RATE	Goal 2.0%	Actual 1.9%	А	0 to 2
			В	2.1 to 3
This indicator examines the vacancy rate, a		-	С	3.1 to 4
unit turnaround time. Implicit in this indic	•		D	4.1 to 5
to track the duration of vacancies and uni	Е	5.1 to 6		
ready time, and lease up time.			F	≥6.1
RENT COLLECTION (YTD)	Goal 98%	Actual 94.5%	А	98 to 100
			В	96 to 97.9
This report examines the housing authority			С	94 to 95.9
residents in possession of units during t	•		D	92 to 93.9
balance of dwelling rents uncollected as a collected.	a percentage of tota	i dwelling rents to be	Е	90 to 91.9
			F	≤89.9
EMERGENCY WORK ORDERS	Goal 100%	Actual 93.4%	А	99 to 100
			В	98 to 98.9
This indicator examines the average numb	•	• •	С	97 to 97.9
work order to be completed. Emergency v hours or less and must be tracked.	vork orders are to be	e completed within 24	D	96 to 96.9
hours of less and must be tracked.			E	95 to 95.9
			F	≤94.9
NON-EMERGENCY WORK ORDERS	Goal 3 Days	Actual 1.65 Days	A	≤24
-	· · · · • • • • • • • • • • • • • • • •	C	В	25 to 30
This indicator examines the average numb			С	31 to 40
be completed. Implicit in this indicator is t in terms of how HHA accounts for and cor		•	D	41 to 50
preparing/issuing work orders.			E	51 to 60
			F	≥61
• • • • • • •	0 1 4 6 6 6 4			100
ANNUAL INSPECTIONS	Goal 100%	Actual 100.0%	A	100
This indicator eventines the newspatters of			В	97 to 99
This indicator examines the percentage of in order to determine the short-terr	•		С	95 to 96.9
modernization needs. Implicit in this indic		-	D	93 to 94.9
program in terms of the quality of HHA'			E	90 to 92.9
inspections and needed repairs.	· · ·		F	≥89.9*
*PMC's have discretional authority to sele so long as all inspections are completed by		o inspect each month,		

VACANCY RATE AND TURNAROUND DAYS

Low-Income Public Housing Development	РМС	ACC Units	Approv ed Units Offline	Total Available ACC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turne d YTD	Avg. Total Turnarou nd Days YTD	Grade
Bellerive	J. Allen	210	0	210	209	1	99.5%	Α	790	32	25	В
Cuney Homes	Orion	553	0	553	521	32	94.2%	E	9,022	87	104	F
Ewing	Orion	40	0	40	40	0	100.0%	А	0	0	0	А
Fulton Village	Lynd	108	0	108	108	0	100.0%	А	431	14	31	С
Heatherbrook	Lynd	53	0	53	53	0	100.0%	А	193	7	28	С
Independence Heights	Orion	36	0	36	36	0	100.0%	А	180	2	90	F
Irvinton Village	J. Allen	318	10	308	294	14	95.5%	D	4,612	82	56	F
Kelly Village	J. Allen	270	0	270	262	8	97.0%	В	3,568	71	50	E
Kennedy Place	Orion	108	0	108	107	1	99.1%	А	299	7	43	E
Lincoln Park	Orion	200	0	200	194	6	97.0%	В	2,304	30	77	F
Lyerly	J. Allen	199	0	199	194	5	97.5%	В	2,120	33	64	F
Oxford Place	Orion	230	19	211	205	6	97.2%	В	2,395	23	104	F
Totals		2,325	29	2,296	2,223	73	98.1%	Α	25,914	388	67	F
Section 8 New Construction Development	РМС	S8 NC Units	Units Offline	Total Available S8 NC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turne d YTD	Avg. Total Turnarou nd Days YTD	Grade
Long Drive	Tarantino	100	0	100	98	2	98.0%	A	235	9	26	В
Totals Tax Credit	РМС	100 TC Units	0 Units Offline	100 Total Available TC Units	98 Occupied Units	2 Vacant Units	98.0% Occupancy Percentage	A Grade	235 Total Vacant Days	9 Units Turne d YTD	26 Avg. Total Turnarou nd Days YTD	B Grade
Telephone Road	Tarantino	200	0	200	200	0	100.0%	А	0	0	0	А
Totals		200	0	200	200	0	100.0%	Α	0	0	0	Α
RAD-PBV	РМС	RAD- PBV Units	Units Offline	Total Available RAD PBV Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turne d YTD	Avg. Total Turnarou nd Days YTD	Grade
Allen Parkway Village	Orion	278	8	270	92	178	34.1%	F	0	0	0	Α
Historic Oaks of APV	Orion	222	0	222	36	186	16.2%	F	0	0	0	Α
HRI-Victory	Orion	140	0	140	117	23	83.6%	F	0	0	0	Α
Sweetwater Point	Lynd	26	0	26	26	0	100.0%	А	0	2	0	Α

*Clayton Homes has been removed due to TxDot expansion as of August 31, 2022.

*Forest Green has been removed from PHO portfolio as of January 1, 2023.

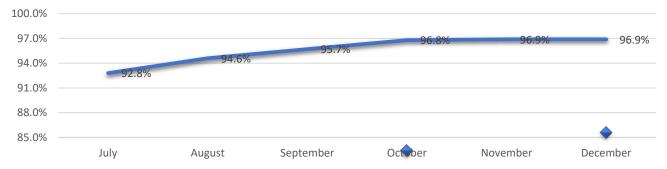
PHAS Score	Occupancy Rate	Avg. Total Turnaround Days
Α	98 to 100	1 to 20
В	97 to 97.9	21 to 25
С	96 to 96.9	26 to 30
D	95 to 95.9	31 to 40
E	94 to 94.9	41 to 50
F	≤93.9	≥51



Property	Property Manager	Total Units	Public Housing Units	Total Tax Credit Units	Market Units	Vacant Tax Credit/Market Units	Occupied (%)	
2100 Memorial	Ividildgei	*CURRENTLY BEING REDEVELOPED						
Heatherbrook	Lynd	176	53	87	36	1	99.4%	
Mansions at Turkey Creek	Orion	252	0	252	0	15	94.0%	
Independence Heights	Orion	154	36	118	0	2	98.7%	
Peninsula Park	Orion	280	0	280	0	6	97.9%	
Pinnacle at Wilcrest	Embrey	250	0	250	0	11	95.6%	
Uvalde Ranch	Hettig- Kahn	244	0	244	0	22	91.0%	
Willow Park	Embrey	260	0	260	0	1	99.6%	
Telephone Rd	Tarantino	200	0	200	0	0	100.0%	
PH-LIHTC								
Fulton Village	Lynd	108	1	08	0	0	100.0%	
Lincoln Park	Orion	250	2	00	50	5	98.0%	
Oxford Place	Orion	250	2	30	20	8	96.8%	
TOTALS		2,424	627	1,691	106	71	2424	
RAD-PBV								
Allen Parkway Village	Orion	278	2	78	0	178	36.0%	
Historic Oaks of APV	Orion	222	222		0	36	83.8%	
HRI-Victory	Orion	140	140		0	23	83.6%	
Sweetwater Point	Lynd	260	26	234	0	5	98.1%	
TOTAL		900	666	234	0	242	75.4%	

TAX CREDIT APARTMENT LEASING/OCCUPANCY INFORMATION

6 Month Trailing Occupancy Rate



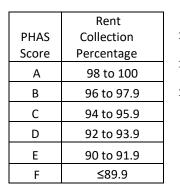
RENT COLLECTION

Low-Income Public Housing Development	РМС	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Bellerive	J. Allen	\$60,790	\$60,439	99.42%	А	\$706,258	\$705 <i>,</i> 428	99.88%	А
Cuney Homes	Orion	\$135,450	\$126,763	93.59%	D	\$1,733,407	\$1,561,086	90.06%	Е
Ewing	Orion	\$10,568	\$9,659	91.40%	Е	\$119,526	\$116,643	97.59%	В
Fulton Village	Lynd	\$35,952	\$35,952	100.00%	А	\$463,222	\$443,431	95.73%	С
Heatherbrook	Lynd	\$13,691	\$12,316	89.96%	E	\$176,876	\$172,409	97.47%	В
Independence Heights	Orion	\$4,947	\$1,164	23.53%	F	\$70,222	\$49,096	69.92%	F
Irvinton Village	J. Allen	\$71,171	\$70,581	99.17%	А	\$956,651	\$851,534	89.01%	F
Kelly Village	J. Allen	\$73,802	\$67,276	91.16%	Е	\$863,634	\$812,305	94.06%	С
Kennedy Place	Orion	\$38,059	\$35,028	92.04%	D	\$452,572	\$434,987	96.11%	В
Lincoln Park	Orion	\$40,146	\$40,146	100.00%	А	\$502,822	\$479,639	95.39%	С
Lyerly	J. Allen	\$59,265	\$58,889	99.37%	А	\$684,970	\$682,199	99.60%	А
Oxford Place	Orion	\$31,126	\$24,955	80.17%	F	\$476,464	\$439,205	92.18%	D
Totals	-	\$574,967	\$543,168	94.47%	С	\$7,206,625	\$6,747,961	93.64%	D
Section 8 New Construction Development		Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Long Drive	Tarantino	\$23,150	\$22,341	96.51%	В	\$251,843	\$246,957	98.06%	А
Totals		\$23,150	\$22,341	96.51%	В	\$251,843	\$246,957	98.06%	А
Tax Credit	РМС	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	%YTD Collected	Grade
Telephone Road	Tarantino	\$217,732	\$214,732	98.62%	А	\$669,047	\$578,977	86.54%	F
Totals		\$217,732	\$214,732	98.62%	Α	\$669,047	\$578,977	86.54%	F
RAD-PBV		Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Allen Parkway Village	Orion	\$34,190	\$34,190	100.00%	А	\$1,894,752	\$413,257	21.81%	F
Historic Oaks of APV	Orion	\$9,825	\$7,565	77.00%	F	\$1,142,832	\$279,162	24.43%	F
HRI-Victory	Orion	\$89,429	\$86,269	96.66%	А	\$586,059	\$420,988	71.83%	F
Sweetwater	Lynd	\$216,900	\$211,205	97.37%	В	\$2,798,615	\$2,551,505	91.17%	E
Totals	,	\$354,885	\$270,364	76.18%	F	\$6,422,258	\$3,664,912	57.07%	F

*APV/HOAPV has been under renovation/RAD conversion as of August 31, 2022.

*Clayton Homes has been removed due to TxDot expansion as of August 31, 2022.

*Forest Green has been removed from PHO portfolio as of January 1, 2023.





6 Months Trailing Rent Collection Rate

Low-Income Public Housing Development	РМС	Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Bellerive	J. Allen	1	1	100.0%	А
Cuney Homes	Orion	123	115	93.5%	F
Ewing	Orion	5	5	100.0%	А
Fulton Village	Lynd	0	0	100.0%	А
Heatherbrook	Lynd	0	0	100.0%	А
Independence Heights	Orion	0	0	100.0%	А
Irvinton Village	J. Allen	1	1	100.0%	А
Kelly Village	J. Allen	4	4	100.0%	А
Kennedy Place	Orion	2	1	50.0%	F
Lincoln Park	Orion	0	0	100.0%	А
Lyerly	J. Allen	0	0	100.0%	А
Oxford Place	Orion	0	0	100.0%	А
Totals		136	127	93.4%	F

EMERGENCY WORK ORDERS

Section 8 New Construction Development		Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Long Drive	Tarantino	0	0	100.0%	Α
Totals		0	0	100.0%	Α
TAX CREDIT	РМС	Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Telephone Road	Tarantino	0	0	100.0%	Α
Totals		0	0	100.0%	Α
RAD-PBV		Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours	Grade
Allen Parkway Village	Orion	3	3	100.0%	А
Historic Oaks of APV	Orion	2	2	100.0%	А
HRI-Victory	Orion	5	5	100.0%	А
Sweetwater Point	Lynd	11	11	100.0%	А
Totals		21	21	100.0%	Α

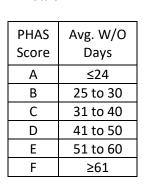
PHAS	Avg. W/O
Score	Days
Α	99 to 100
В	98 to 98.9
С	97 to 97.9
D	96 to 96.9
E	95 to 95.9
F	≤94.9

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Low-Income Public Housing Development	РМС	Work Orders Generated	Average Completion Time (Days)	Grade
Bellerive	J. Allen	41	1.71	А
Cuney Homes	Orion	143	5.08	А
Ewing	Orion	15	1.75	А
Fulton Village	Lynd	12	1.00	А
Heatherbrook	Lynd	0	0.00	А
Independence Heights	Orion	0	0.00	А
Irvinton Village	J. Allen	178	3.91	А
Kelly Village	J. Allen	154	1.65	А
Kennedy Place	Orion	4	1.00	А
Lincoln Park	Orion	7	0.00	А
Lyerly	J. Allen	54	1.63	А
Oxford Place	Orion	19	2.06	А
Totals		627	1.65	Α

NON-EMERGENCY WORK ORDERS

Section 8 New Construction Development		Work Orders Generated	Average Completion Time (Days)	Grade
Long Drive	Tarantino	62	3.28	А
Totals		62	3.28	Α
TAX CREDIT	РМС	Emergency Work Orders Generated	Emergency W/O Completed within 24 hours	Percentage Completed within 24 hours
Telephone Road	Tarantino	20	0.00	А
Totals		20	0.00	Α
RAD-PBV		Work Orders Generated	Average Completion Time (Days)	Grade
Allen Parkway Village	Orion	13	0.00	А
Historic Oaks of APV	Orion	5	0.00	А
HRI-Victory	Orion	63	0.00	А
Sweetwater Point	Lynd	194	0.00	А
Totals		275	0.00	Α



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ANNUAL INSPECTIONS

Low-Income Public Housing Development	РМС	YTD Inspections Due	YTD Inspections Performed	Percentage Complete	Grade
Bellerive	J. Allen	210	210	100.0%	А
Cuney Homes	Orion	553	553	100.0%	А
Ewing	Orion	40	40	100.0%	А
Fulton Village	Lynd	108	108	100.0%	А
Heatherbrook	Lynd	53	53	100.0%	А
Independence Heights	Orion	36	36	100.0%	А
Irvinton Village	J. Allen	308	308	100.0%	А
Kelly Village	J. Allen	270	270	100.0%	А
Kennedy Place	Orion	108	108	100.0%	А
Lincoln Park	Orion	200	200	100.0%	А
Lyerly	J. Allen	199	199	100.0%	А
Oxford Place	Orion	211	211	100.0%	А
Totals		2,296	2,296	100.0%	Α

Section 8 New Construction Development	РМС	Inspections Due	Inspections Performed	Percentage Complete	Grade
Long Drive	Tarantino	100	100	100.0%	А
Totals		100	100	100.0%	Α
TAX CREDIT	РМС	Inspections Due	Inspections Performed	Percentage Complete	Grade
Telephone Road	Tarantino	200	200	100.0%	А
Totals		200	200	100.0%	Α

RAD-PBV	РМС	Inspections Due	Inspections Performed	Percentage Complete	Grade
Allen Parkway Village	Orion	270	270	100.0%	А
Historic Oaks of APV	Orion	222	222	100.0%	А
HRI-Victory	Orion	140	140	100.0%	А
Sweetwater Point	Lynd	26	26	100.0%	А
Totals		658	658	100.0%	Α

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PHAS	Inspections		
Score	Performed YTD		
А	100%		
В	97 to 99%		
С	95 to 96.9%		
D	93 to 94.9%		
E	90 to 92.9%		
F	≤89.9%		

*PMC's have until September 30th to complete all required inspections. Therefore, PMC's have the discretion of deciding how many inspections they want to perform each month.

HOUSING CHOICE VOUCHER HUD-GRADED SEMAP INDICATORS

			Score	Performance
ANNUAL REEXAMINATIONS REPORTING RATE	Goal 96%	Actual 93%	10	≥96
			5	90 to 95
This Indicator shows whether the Agency co participating family at least every twelve (1	•	nination for each	0	≤89
CORRECT TENANT RENT CALCULATIONS	Goal 98%	Actual 100%	5	98 to 100
This Indicator shows whether the Agency corrent to owner in the Rental Voucher Progra	•	the family's share of	0	≤97
PRECONTRACT HQS INSPECTIONS	Goal 100%	Actual 100%	5	98 to 100
This Indicator shows whether newly leased	units pass HOS insi	pection on or before	0	≤97
the beginning date of the Assisted Lease an	d HAP Contract.			
FSS ENROLLMENT	Goal 80%	Actual 111%	10	≥80
This Indicator shows whather the Agency h	a annallad familia	in the FSS Dreamon	8	60 to 79
This Indicator shows whether the Agency has required. To achieve the full points for the have 80% or more of its mandatory FSS mandatory slots on the FSS Program; 400 factors and the the test of	5	≤59		
FSS Escrow	Goal 30%	Actual 53%	10	≥30
			5	≤29
This Indicator shows the extent of the Ag measuring the percent of current FSS pa entered in the PIC system that have had incr in escrow account balances. To achieve th 30% of a housing authority's enrolled familie are 400 families participating in the FSS p (53%) of the families are eligible for escro- balance.				

REAL ESTATE, INVESTMENT, AND DEVELOPMENT

JANUARY 2024

RENOVATION PROJECTS

PUBLIC HOUSING DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS

• Major Capital Projects

• **License Plate Reader (LPR) Cameras** – Installation is in progress, with Phase 1 - 34 Cameras in Service and 46 units in the permit phase;

Resolutions to the HHA Board in Jan 2024

- **Oxford Place Apartments** for exterior repairs at including roof replacement, exterior wall, and sidewalk repairs, and replacing damaged windows and screens.
- o Bellerive Senior Living Apartments roof replacement and associated work;
- **Heatherbrook Apartments** As part of the refinancing of Heatherbrook, the plan is to carry out selected repairs to the exterior façade, including the roof, the exterior façade, and site work.

NEW DEVELOPMENT

- Standard on Jensen (Replacement Housing for Clayton Homes) will be named 'The Bend':
 - Construction has started, with a projected occupancy in October 2024. Lease-up coordination will start in January 2024 for the relocation of Clayton Residents. Construction is 50% Complete.
- 800 Middle Street (Replacement Housing for Clayton Homes will be named 'The Point at Bayou Bend'):
 - Construction has started. Estimated full occupancy in December 2024, with the first units being available for lease in the third quarter of 2024. Construction is 54% Complete.
 - Infrastructure Package construction has started. Completed is anticipated to be around December 2023. Construction is 66% Complete. (Construction is delayed due to redesign of parking/roadwork).
- Kelly II: In December 2020, we closed on all the lots owned by the 5th ward. The closing of lot six is expected shortly.

<u>REDEVELOPMENT – (9% LIHTC)</u>

• See Telephone Road above.

<u>REDEVELOPMENT – (RAD)</u>

Allen Parkway Village & Historic Oaks of Allen Parkway Village

In August 2022, construction activities started with site work. Since August 2022, the HHA has been working to relocate approximately one-quarter of the residents to alternate accommodations to facilitate the interior renovations. This work was completed in the middle of January 2023, allowing the interior renovations of these units to commence – Phase A. Construction is 14% Complete (both APV and HOAPV). Phase A and B construction are running concurrently with an anticipated completion of May 2024.

HURRICANE HARVEY

FEMA has consolidated the flooring projects into a 428 fund that allows the HHA to use the balance of \$34 million remaining dollars across the following projects:

Independence Heights II – Approved by the HHA Board in December 2023, approximately \$24.5 of FEMA has been allocated to a new 260-unit development at the intersection of Yale and Crosstimbers. The HHA is working with FEMA to reallocate the dollars earmarked for Forest Green and Clayton to develop the project.

2100 Memorial: \$5 million of FEMA funds were allocated to the property to address the flood mitigation and detention for a new 197-unit mixed-income development at the site. The anticipated opening is scheduled for April 2024.

The balance of the FEMA 428 funds will be used on another HHA planned development yet to be determined.

In addition to the FEMA 428 Funds - the HHA is currently developing a strategy to mitigate future flooding at our Uvalde Ranch and Mansions property that has been allocated - \$5.2 million and \$6.7 million, respectively. The HHA is currently considering a deployable system due to cost constraints.

TxDOT LAND SALES

- **Clayton:** All residents have been relocated off the property. HHA is working with TxDOT to close Phase 2 by the end of January 2024.
- **Kelly II:** The HHA is getting an appraisal done. HHA and TxDOT will resume negotiations after the completion of land appraisals.

Third Ward – Cuney Homes Choice Neighborhood Initiative

In December, the Houston Housing Authority, in collaboration with the City of Houston, submitted a Third Ward Choice Neighborhood Initiative implementation grant. The Execute Summary of the grant is contained on the following page.

HUD anticipates awarding the FY 2023/2024 Implementation Grant in early fall 2024.

JANUARY 2024

HHA'S PROCUREMENT DEPT.

NO OPEN SOLICITATIONS AT THIS TIME

OPERATING STATEMENTS: 11 MONTHS ENDING NOVEMBER 30, 2023

Central Office	Annual Budget 2023	Month To Date	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income					
Total Operating Income	9,137,785	764,257	8,376,303	8,397,427	21,124
Operating Expenses					
Salaries and Benefits	4,733,958	356,559	4,369,807	4,277,958	91,849
Facilities and Other					
Administrative Expenses	3,851,584	308,223	3,530,619	3,498,050	32,569
Total Central Office Expenses	8,585,542	664,782	7,900,426	7,776,008	124,418
Surplus/(Use) of Business					
Activities Funds for COCC	552,243	99 <i>,</i> 475	475,877	621,419	145,542

Housing Choice Voucher Program	Annual Budget 2023	Month To Date	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Administrative Operating					
Income					
Total Operating Income	15,135,123	1,357,879	13,873,863	14,460,928	587,065
Operating Expenses					
Salaries and Benefits	8,398,269	178,491	7,106,228	6,721,408	384,820
Administrative Expenses	1,580,100	182,529	1,448,425	1,812,120	(363,695)
COCC-Management Fees	4,618,062	397,024	4,233,224	4,263,050	(29,827)
Total Operating Costs Expenses	14,596,431	758,044	12,787,876	12,796,578	(8,702)
Cash Flow (Deficit) from					
Operations	538,692	599,835	1,085,987	1,664,350	578,363
Housing Assistance Payments (HAP)					
Housing Assistance Payment Subsidy	175,000,000	17,273,461	160,416,667	185,423,815	25,007,148
Investment Income on HAP					
Reserves	0	0	0	0	0
Housing Assistance Payments	175,000,000	16,349,433	160,416,667	185,309,921	(24,893,254)
HAP Current Year Excess (Use)	0	924,028	0	113,894	113,894

Affordable Housing Rental Programs	Annual Budget 2023	Month To Date	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income					
HUD Subsidy - Low Rent					
Housing2826	15,708,640	1,326,251	14,399,587	14,432,369	32,782
Tenant Rental Income	12,923,062	1,235,232	11,846,140	11,885,624	39,484
Other Income	870,965	22,872	798,385	688,185	(110,200)
Total Operating Income	29,502,667	2,584,355	27,044,111	27,006,178	(37,933)
Operating Expenses					
Administrative Expenses	9,177,403	780,512	8,412,619	8,108,775	303,844
Tenant Services	449,799	6,647	412,316	334,148	78,168
Utilities	3,281,262	320,047	3,007,824	3,056,271	(48,448)
Maintenance	9,179,106	842,425	8,414,181	8,531,740	(117,560)
Protective Services	2,224,127	141,404	2,038,783	1,953,204	85,579
Insurance Expense	1,756,251	198,759	1,609,897	1,671,448	(61,551)
Other General Expense	250,000	51,650	229,167	275,372	(46,205)
Total Routine Operating Expenses	26,317,948	2,341,444	24,124,786	23,930,958	193,828
Net Income from Operations	3,184,719	242,911	2,919,326	3,075,220	155,894
Non-Routine Maintenance (Capital Funds)	8,348,176	1,034,797	7,652,495	7,882,743	(230,248)
Debt Service	1,848,961	133,543	1,694,881	1,657,550	37,331
Debt Service- ESCO	,		, ,	,	
Cash Flow from Operations	(7,012,418)	(925,429)	(6,428,050)	(6,465,073)	(37,023)
Funds from Capital Funds	8,348,176	1,034,797	7,652,495	7,882,743	230,248
Cash Flow (Deficit) from Operations	1,335,758	109,368	1,224,445	1,417,670	193,225

SECTION 8 – NEW CONSTRUCTION	Annual Budget 2023	Month To Date	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income					
HUD Subsidy – Section 8 New					
Construction	2,193,590	192,684	2,010,791	1,889,166	(121,625)
Tenant Rental Income	1,024,200	123,279	938,850	448,759	(490,091)
Other Income	1,640	5,139	1,503	10,161	8,658
Total Operating Income	3,219,430	321,102	2,951,144	2,348,086	(603,058)
Operating Expenses					
Administrative Expenses	828,483	69,024	759,443	757,990	1,453
Tenant Services	25,215	(544)	23,114	20,372	2,742
Utilities	403,756	34,799	370,110	308,201	61,909
Maintenance	422,320	36,045	387,127	461,349	(74,222)
Protective Services	85,000	28,531	77,917	136,957	(59,040)
Insurance Expense	250,000	26,021	229,167	183,762	45,405
Other General Expense	25,000	105,224	22,917	115,654	(92,737)
Total Routine Operating					
Expenses	2,039,774	299,100	1,869,793	1,984,285	(114,492)
Net Income from Operations	1,179,656	22,002	1,081,351	363,801	(717,550)
Non-Routine Maintenance	125,000	0	114,583	0	114,583
Debt Service	0	0	0	0	0
	0				
Cash Flow (Deficit) from					
Operations	1,054,656	22,002	966,768	363,801	(602,967)

OPERATING STATEMENTS: 11 MONTHS ENDING NOVEMBER 30, 2023

RAD PROPERTIES	Annual Budget 2023	Month To Date	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income					
Rental Income	11,068,801	1,060,328	10,146,401	8,729,932	(1,416,469)
Other Income	363,952	20,733	333,623	178,917	(154,706)
Total Operating Income	11,432,753	1,081,061	10,480,024	8,908,849	(1,571,175)
Operating Expenses					
Administrative Expenses	2,605,819	224,808	2,388,667	2,143,172	245,495
Tenant Services	126,752	5,237	116,189	57,601	58,588
Utilities	866,255	82,271	794,067	854,777	(60,710)
Maintenance	1,308,018	154,549	1,199,017	1,347,904	(148,888)
Protective Services	187,431	16,098	171,812	170,314	1,498
Insurance Expense	920,817	121,144	844,082	856,312	(12,230)
Other General Expense	11,800	12,871	10,817	32,628	(21,811)
Total Routine Operating Expenses	6,026,892	616,978	5,524,651	5,462,708	61,943
Net Income from Operations	5,405,861	464,083	4,955,373	3,446,141	(1,509,232)
Non-Routine Maintenance	425,000	36,969	389,583	352,845	36,738
Debt Service	4,264,905	152,525	3,909,496	1,667,285	2,242,211
Funds from Replacement Reserve	425,000	0	389,583	315,876	(73,707)
Cash Flow (Deficit) from Operations	1,140,956	274,589	1,045,876	1,741,887	696,011



Third Ward - Cuney Homes Choice Neighborhood Initiatives

The Houston Housing Authority (HHA) and the City of Houston submitted a Choice Neighborhoods Implementation (CNI) grant application requesting \$50M from the U.S. Department of Housing and Urban Development in December 2023 to implement the Third Ward Cuney Homes Choice Neighborhoods initiatives. The CNI initiatives include public and private funding in the amount of \$671.2M in both social and physical investments that HHA and the City leveraged in collaboration with local and regional partners.

The Third Ward is one of Houston's most historic African American neighborhoods, located within one mile southeast of downtown and adjacent to the city's four-mile Innovation Corridor. Since 2018, the city has worked with stakeholders to develop and implement the Third Ward Complete Communities Action Plan to build on opportunities, such as active civic engagement, strong community-based organizations, historic landmarks, major universities, proximity to the Texas Medical Center and the central business district, and quality transportation, while also working to address challenges that lead to displacement and a loss of history in one of Houston's most important neighborhoods. To preserve the legacy of the Third Ward and its historic figures, Houston applied to the State in 2020 to officially designate the Third Ward as an Arts and Culture District. Also in 2020, Emancipation Avenue was recognized by the National Trust for Historic Preservation through its Texas Main Street Program. In that same year, HHA and the City were awarded a Choice Neighborhoods (CN) Planning grant to develop a transformation plan to revitalize Cuney Homes, develop a coordinated supportive services plan, and align investments in the Third Ward.

Community Engagement Through both Complete Communities and the CN Planning process, HHA and the City have hosted dozens of resident and stakeholder input sessions, interviews, and focus groups. In early 2022, Sankofa Research Institute conducted a Needs Assessment of 353 Cuney Homes public housing residents. The city continuously updates the goals, policies, and strategies in the Third Ward Complete Communities Action Plan to align with the Third Ward-Cuney Homes CNI strategies.

Houston Choice key public/private initiatives The timing for the transformation of the Third Ward and Cuney Homes is once-in-a-generation to align CNI with the following key public/private Houston initiatives:

- \$341.4M for 1,115 family and senior mixed-income/mixed-use, transit-oriented, climate-resilient apartments, including first-floor spaces for both community and commercial uses.
- University Corridor Bus Rapid Transit (BRT) and infrastructure in 2025, METRO will begin construction on the longest dedicated BRT in the United States, a 25.3-mile route, which will serve as the backbone of the METRO's BRT system. The Third Ward is central to the BRT connections as the fourth of seven segments. METRO will provide east/west and north/south connectivity by strategically intersecting three light rail lines and 52 bus routes with 200K daily boardings, providing access to four colleges and universities, downtown, and major job centers with a low/no-emission fleet. The City is investing \$114.8M in Third Ward infrastructure and recreation improvements.
- **\$15.3M Houston's Innovation Corridor** includes new incubators, accelerators, and a collaborative life sciences research campus, anchored on the south by the world's largest medical complex, Texas Medical Center and Rice University, and on the north by the central business district's corporate headquarters and financial institutions. At the center of the Innovation Corridor is the ION, a 266,000SF innovation hub including commercial, educational, accelerator, and retail spaces.
- **\$37.2M Third Ward Workforce Initiative** includes the development of a new environmental career working training facility with programs for Cuney Homes and Third Ward residents, community solar and microgrid technologies in the Third Ward and developing an affordable housing equity dashboard.
- \$60.4M committed for Cuney Homes resident wrap-around services from partners including TSU Bullard Center, UH, Sankofa Research Institute, Emancipation Economic Development Council Project Rowhouses, We are the Ones, Family Scholar House, FIT Houston, LEVERAGE, YMCA, Houston Public Library, S.H.A.P.E, Search Homeless, The Children's Collaborative, Yellowstone Schools, TAPS, Civic Heart, Urban League, United Way, BLOCK Companies, and Waterman Steele.



The Houston Choice Team HHA (Lead Applicant) has assembled a team with local and national experts to work with the Cuney Homes, Third Ward residents and local and regional partners, including the City (Co-Applicant and Neighborhood Implementation Entity), Integral Properties/Rule Enterprises (Integral/Rule – Housing Implementation Entity), Urban Strategies, Inc, (USI- People/Education Implementation Entity), Houston Independent School District (HISD - Principal Education Partner), Texas Southern University and University of Houston (Anchor Institutions/Evaluation Partners) and Sankofa Research Institute (Key local partner).

The CNI team has adopted the City's philosophy that by tapping the strengths of our community members, nonprofits, businesses, and philanthropic partners, we are working collaboratively to build a stronger and more resilient community. Together we are working to build one complete city from recovery to resilience by championing the voices of residents that have been ignored for far too long and to offer every Houston resident the foundational resources needed to thrive, working across private, public, and nonprofit sectors to collectively overcome economic, environmental, and equity challenges to benefit all residents.

Choice Neighborhoods Implementation Funding The Third Ward CNI team proposes to allocate the \$50M in Choice funds as follows: (1) Case management, service coordination and supportive services in the amount of \$10M to undertake the People/Education Strategy; (2) Critical Community Improvements, identified in the Neighborhood Strategy, in the amount of \$7M; (3) Construction in the amount of \$30M to fund the Housing Strategies; and (4) HHA administration and evaluation in the amount of \$3M. These amounts are leveraged by more than \$60.4M in supportive services dedicated to the Cuney Homes residents, \$258M in neighborhood investments, and \$352.7M for housing, relocation, and demolition.

Housing Integral Properties/Rule Enterprises will lead the implementation of the Third Ward-Cuney Homes Housing Plan. The Housing Plan includes a total of 1,115 mixed-income apartments (740 for families and 375 for seniors), all of which are transit-oriented developments. Working closely with METRO, the Housing team is ensuring that the location and orientation of the housing has enhanced access to the University Corridor Bus Rapid Transit project planned investments. Of the total 1,115 apartments, 553 will replace the existing Cuney Homes public housing units. The Housing Plan utilizes a build-first strategy that will strive to build new apartments within the Third Ward prior to the relocation of Cuney Homes households and demolition of the public housing units. A total of 155 replacement apartments will be included in three separate developments within the Third Ward CNI area, but not built on the Cuney Homes public housing footprint. The HUD CNI program requires that all new Cuney Homes replacement apartments be included in mixed-income developments. Below is a summary of the Housing Plan by phase.

Replacement Apartments With Vouchers The Housing Plan includes three developments that will provide replacement apartments for Cuney Homes residents through Project Based Vouchers (PBV): (1) Manson Place Apartments is a family development with a total of 76 apartments, of which 40 will be PBV replacement units; (2) Trinity Project is a senior development with a total of 90 apartments, of which 60 will be PBV replacement units; and (3) The Emancipation West Project will provide 80 apartments as PBV replacement units. In addition, based on preferences expressed in the Cuney Homes resident needs assessment, 55 or more Cuney Homes households may elect a tenant-based voucher to move to any location of their choice. HHA is a Moving to Work agency and was recently awarded \$5M as part of a 2023 Housing Mobility-Related Services grant to provide pre-move and post-move services, family preparation, housing search assistance, and ongoing support to ensure successful integration into new communities.

Phase 1 (2025) new construction of 80 senior apartments on Emancipation Avenue, a block from the historic Emancipation Park. This initial phase, in addition to the replacement apartments with vouchers, will allow the Housing Team to implement the build-first model, in which Cuney Homes residents are able to move directly from their public housing unit to their new home. The phase will also include retail space to continue to catalyze the Third Ward's designated Main Street, Emancipation Avenue, as the community's vibrant commercial and civic corridor.



Phase 2 (2026) new construction of 95 senior apartments on the former Cuney Homes public housing site, along Alabama Street. In addition to a traditional-style multi-family building, this phase will include eight-shotgun style duplexes facing the single-family homes on Winbern Street. This approach honors the neighborhood's architectural heritage and continues the context that Project Rowhouses has set for the neighborhood. As part of this phase, the CNI team is working with the Bezos Academy to potentially include a tuition-free Montessori-inspired preschool for 3-to 5-year-olds. The development will also incorporate senior services, as part of intergenerational strategies. This phase will include community services for seniors, opportunities for entrepreneurs, and feature a mural – continuing the Third Ward community mural project.

Phase 3 (2027) new construction of 155 apartments on the former Cuney Homes site, along an extension of Nettleton Street and Tierwester Street below an extension of Truxillo Street. This will serve as a greenway and Eastern gateway into this new mixed-use community. This phase will include two multi-family buildings. Additional townhomes will be built along a newly connected Isabella Street. This phase will provide additional commercial space on the corner of Cleburne and Nettleton Streets, in addition to a mural and a community green that will provide places for families to gather and children to play.

Phase 4 (2028) new construction of 230 apartments on the former Cuney Homes site. This phase will complete the extension of Nettleton Street and provide more community, commercial, and entrepreneurial space, a public lounge/ plaza, a mural, and stacked townhomes for seniors.

Phase 5 (2029) new construction of 100 senior apartments along the Columbia Tap Trail. This phase may include an early childhood center. The Greater Southeast Management District is planning \$250K in trail enhancements and security upgrades along the trail. The redevelopment will include the extension of Briley Street off of Cleburne Street and a connection to Isabella Street. Working in collaboration with Project Rowhouses, this is slated to become a 'makers plaza' with art installations.

Phase 6 (2030) new construction of 145 family apartments along a newly reconstructed Cuney Drive and in between a newly connected Isabella Street, Truxillo Street, and the extension of Burkett Street. This phase includes a variety of building types with one-story frontages along Truxillo Street. Truxillo Street will be recreated as a greenway, working with Trees For Houston to preserve mature trees and additional trees and rain gardens. A gateway park will be newly constructed, connecting to the Columbia Tap Trail, with a sports field, more green infrastructure, outdoor fitness equipment, and family gathering areas and a kids' play area.

Phase 7 (2031) new construction of 160 apartments between Cuney Drive and Burkett Street, facing Cleburne Street. This phase will feature a small pocket park along Cleburne Street. Ground floor apartments will activate the newly landscaped streets with multi-modal options, including new bike trails and bus rapid transit service connected to light rail.

Future development After all Cuney Homes public housing households are provided a replacement apartment within new mixed-income communities, the Housing Team plans to develop the remaining block along Cleburne Street between Burkett and Nettleton Streets as an 'edge of campus' mixed-use building. The Housing team intends to integrate new apartments for Texas Southern University and University of Houston students and faculty into the new Third Ward apartment communities. This block will face the newly connected Isabella Street and a new proposed park to provide a gathering area for families, kids, students, and faculty to come together for events and activities.



Neighborhood The City has focused on the Third Ward as a Complete Community revitalization area since 2018. The City and CNI partners are deeply invested, with future projects that include over \$258M in Third Ward investments. The CNI neighborhood strategies include the primary objectives described below.

- 1. Housing Quality and Variety To create additional affordable homeownership opportunities, Change Happens CDC will build a minimum of 25 solar-powered (in collaboration with TSU's Bullard Center new solar array/microgrid) affordable single-family for-sale homes in the Third Ward, developing on vacant and blighted sites that have been strategically acquired. Rebuilding Houston Together will restore at least 40 owner-occupied homes. To create additional affordable and mixed-income apartments, the City acquired the Wesley Chapel A.M.E. Historic Church that will be redeveloped as a mixed-use cultural arts public facility and housing development. In addition, Row House CDC is developing mixed-income housing, creating more green space, public facilities, and artists' living/studio spaces. TSU's Bullard Center is creating an affordable housing equity dashboard.
- Economic Opportunity To stimulate business development, particularly by local entrepreneurs and minority- and women-owned businesses, Emancipation Economic Development Council (EEDC) and PRH will lead the business development and incubation of the CNI target small business corridors, which include Emancipation Ave and Scott St (north-south) and Elgin and Alabama Sts (east-west).

The EEDC's incubator and training facilities are located at 4214 Emancipation Ave. TRE incubator space for Thriving Resilient Entrepreneurs opened in October 2023, providing a supportive storefront space for small businesses to learn, scale and grow their businesses. To further support entrepreneurs, EEDC provides business training, business lending, technical assistance, and real Estate/location assistance. In addition, EEDC offers a Small Business Financial Literacy Workshop Series that includes 12 weekly classes offered on a rotating basis that includes: business plan development, one-on-one business consulting. TSU's Bullard Center is developing a new \$5M workforce development training facility a few blocks from the Cuney Homes site and will provide environmental career training programs for Cuney Homes and Third Ward residents.

- 3. Community Assets and Amenities As part of the community-driven \$7.5 billion METRONext Moving Forward Plan, METRO's investments in the Third Ward are focused on light rail and BRT routes to deliver speed, reliability, affordability, and access. METRO is partnering with HHA, the City, and the CNI team regarding the location and orientation of the CNI transit-oriented developments to provide Cuney Homes residents and other neighborhood stakeholders with enhanced multi-modal options that connect to high-quality schools and education programs, neighborhood services, and assets, and job centers. The city is also working with local partners in the Third Ward to ensure the light rail, BRT, recently installed and planned bikeways, the Columbia Tap Trail, and Brays Bayou Greenways are strategically linked. Houston Public Libraries plan to redevelop Smithfield Neighborhood Library as a new TECHLink Center and potentially include a mix of uses with community gathering spaces. Harris County is planning to invest over \$30M to renovate Riverside General Hospital, connected with UH's College of Medicine. The City is also planning \$114.8M in future Third Ward infrastructure improvements and improvements to the 10-acre \$33.6M Emancipation Park, the oldest park in Texas founded by enslaved African Americans to commemorate Juneteenth, June 19, 1865.
- 4. Community Confidence Building on the Third Ward as an Arts and Culture District and the main street designation of Emancipation Ave, a placemaking, gateway, and art installation plan is being developed. The S.H.A.P.E. Center was recognized by the Black, Indigenous, People of Color Arts and Network Fund (BANF) as a Houston Cultural Treasure with a recent award of grant funds. The City will lead the community-driven work, coordinating with the S.H.A.P.E. Center, Project Rowhouses, EEDC, the Southeast Management District, and Trees for Houston. The Southeast Management District was recently awarded a USDOT FY23 Safe Streets and Roads for All grant for the Third Ward.
- 5. **Community Safety** Civic Heart administers over 25 programs and provides services to 65K individuals; as part of their work, Civic Heart is the intermediary for \$575K from the Harris County Youth Justice Reinvestment Fund through the Office of Justice Program. Seven grass roots organizations focus on wrap-around services for at-risk youth and meeting individuals where they are. Metrics are tracked to understand the impact and dynamically adjust service delivery.



People Urban Strategies, Inc. (USI) serves as the People Implementation Lead. As the People Lead, USI will provide supportive services and case management in coordination with 20 local and regional partners. These partnerships have leveraged over \$60.4M in services for Cuney Homes residents. USI has developed a Cradle to Career and Beyond people-based plan for Cuney Homes residents to provide support, coaching, counseling, and connections to high-quality services and necessary resources, including education, income and employment, and health.

- 1. **Education:** To date, \$37.3M in education services solely focused on Cuney Homes residents has been committed. USI has secured leverage commitments from the following local organizations: The YMCA, Houston Public Library, S.H.A.P.E Center, Search Homeless, The Children's Collaborative, Yellowstone Schools, TAPS, Civic Heart, and the University of Houston. The Principal Education Partner will be the Houston Independent School District (HISD). To realize the vision of the education strategy, these partners will form an Education Network that will support the needs of the target youth.
- 2. Income and Employment: To date, \$16.1M for economic mobility services focused on Cuney Homes residents has been committed. As leverage, BLOCK Companies and Waterman Steele will provide personnel for the bi-annual BLOCK construction career academy sessions, workforce development & career planning guidance, and space and materials for eight years. Commitments have also been made by the Urban League, University of Houston, United Way, Sankofa Research Institute, and the Emancipation Economic Development Council. These partners will work in alignment to increase household income through securing higher-paying jobs and opportunities for business ownership/entrepreneurship, reducing the unemployment rate among work-ready residents and increasing access to employment for youth ages 14 to 21.
- 3. Health: To date, nearly \$7M for health services focused on Cuney Homes residents has been committed. The University of Houston has agreed to provide resource navigation, health education tools, lunch and learn sessions, and primary care/behavioral health services for the full duration of the grant. Community Health Workers from the Sankofa Research Institute have agreed to provide outreach support and assist in the planning to support health-related initiatives. A new Food Incubator across the street from Cuney Homes will provide access to fresh food.

Texas Southern University and the University of Houston serve as anchor institutions in the Third Ward. In addition to being Third Ward economic/cultural drivers, they are providing significant early education/job training, health/wellness, and income/employment services while also working with the CNI team on metric assessment by collecting, evaluating, and assembling both qualitative and quantitative data.