



HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MAY 22, 2024

**Houston Housing Authority Central Office
2640 Fountain View Dr.
Houston, TX 77057**



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Transforming Lives & Communities

2640 Fountain View Drive, Houston, Texas 77057 | Phone 713.260.0500 | David A. Northern, Sr., *President & CEO*

Board of Commissioners: Joseph “Jody” Proler | Alton Smith | Cynthia Aceves-Lewis | Stephanie A.G. Ballard | E.G. Carter | Kristy Kirkendoll | Kenneth C. Li

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2640 Fountain View Drive, Houston, Texas 77057 | Phone 713.260.0500 | **David A. Northern, Sr., President & CEO**
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BOARD OF COMMISSIONERS MEETING
WEDNESDAY, MAY 22, 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 April 23, 2024, Houston Housing Authority Board Meeting Minutes
- IV. President’s Report
- V. Introduction of the Interpreters
- 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

Recount Election for the position of Vice Chairman for the sole purpose of resubmitting and recounting votes for the position of Vice Chairman.
- 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
- IX. Reconvene Public Session to take action on Executive Session agenda items.

Resolution No. 3772: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Lake Ranch to be located at or about 11122 Lake Ranch Drive, Houston, Texas 77089, and the execution of all required documents therefor.

Resolution No. 3773: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Premier at Morton Ranch to be located at or about 24014 Morton Ranch Road, Katy, Texas 77493, and the execution of all required documents therefor.

Resolution No. 3774: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Settlers Ranch located at or about 11144 Fuqua Street, Houston, Texas 77089, and the execution of all required documents therefor.

Resolution No. 3775: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of 2121 Ella Apartments located at or about 2121 Ella Blvd., Houston, Texas 77008, and the execution of all required documents therefor.

Resolution No. 3776: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Heights West End located at or about 4020 Koehler St., Houston, Texas 77007, and the execution of all required documents therefor.

Resolution No. 3777: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Queenston Manor located at or about 6700 Queenston Blvd., Houston, Texas 77084, and the execution of all required documents therefor.

Resolution No. 3778: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Milo on Westheimer located at or about 13250 Westheimer Road, Houston, Texas 77077, and the execution of all required documents therefor.

Resolution No. 3779: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Peri on Westheimer located at or about 13328 Westheimer Road, Houston, Texas 77077, and the execution of all required documents therefor.

Resolution No. 3780: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Helix at Med Center Apartments located at or about 7200 Almeda Rd., Houston, Texas 77054, and the execution of all required documents therefor.

Resolution No. 3781: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of San Cierra Apartments located at or about 15500 Cutten Rd., Houston, Texas 77070, and the execution of all required documents therefor.

Resolution No. 3782: Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Villas at Hermann Park Apartments located at or about approximately 6301 Almeda Rd., Houston, Texas 77021, and the execution of all required documents therefor.

X. Adjournment



HOUSTON HOUSING AUTHORITY

Transforming Lives & Communities

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MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

TUESDAY, APRIL 23, 2024

I. CALL TO ORDER

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, April 23, 2024, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057. Called the meeting to order at 3:02 p.m.

II. ROLL CALL

Present:

- Joseph "Jody" Proler, Chairman
- Alton Smith, Vice Chairman
- Cynthia Aceves-Lewis, Commissioner
- Stephanie A.G. Ballard, Commissioner
- Eric G. Carter, Commissioner
- Kenneth C. Li, Commissioner
- David A. Northern, Sr., Secretary

ABSENCES: Kristy Kirkendoll

III. APPROVAL OF THE MINUTES

A. Board Meeting Minutes – March 19, 2024

On motion by Commissioner Smith and seconded by Commissioner Ballard.

*Commissioner Aceves-Lewis and Commissioner Li stated there was an error recording the verbal vote count.

*Commissioner Li stated the votes should state four (4) votes to two (2) votes.

Chairman Proler acknowledged and requested the necessary corrections be made. Assuming corrections are made, we will vote on the approval of the minutes with the change in Commissioner Aceves-Lewis's voting record.

Chairman Proler called to vote to say, aye and any opposed, none. The March 19, 2024 minutes were approved.

*There was an inadvertent error recording the verbal vote count that took place relating to the election of Vice Chair.

IV. CHAIRMAN'S ACKNOWLEDGMENTS

Chairman Proler introduced the newest Commissioner, Eric G. Carter. Mayor Whitmire appointed Commissioner Carter to join the Houston Housing Authority Board within the last few weeks. Eric had an opportunity to meet most of the board members if not all of them. Commissioner Carter is a real compliment to the current Commissioners. Eric, welcome and thank you very much for serving.

Commissioner Carter thanked Chairman Proler and stated it is an honor to be here.

Chairman Proler stated on behalf of the Board he would like to recognize David A. Northern, Sr., for the recent naming by the Houston League of Business and Professional Women. They celebrated the 60th Founders Day Diamond Jubilee Gala and he was named 'Man of the Year' by the organization in recognition of his dedication, perseverance, outstanding vision, and for demonstrating leadership and achievement as President & CEO of the Houston Housing Authority. Please join me in congratulating David A. Northern, Sr.

V. PRESIDENT'S REPORT

Secretary Northern stated he provides a monthly report to all board members to discuss external events.

Secretary Northern thanked Chairman Proler and board members and stated anything we are able to do, especially as the leader of the Houston Housing Authority, takes a team, and I will accept it on behalf of the Houston Housing Authority. I will continue to represent HHA as an ambassador and I appreciate this honor. A number of staff and team members attended the banquet in order to be a part of that expansion, and we will continue to do so. As I always say, we win together, we lose together. This was a win. Thank you everyone for the applauses.

A couple of items to mention:

- Ribbon cutting on one of the new developments with 280 units of affordable housing.
- We received a grant for \$1.25 million, which will assist individuals such as low-income seniors with accessibility needs in their homes, such as a ramp. They can apply at the Houston Housing Authority, and we will assist with the process.
- We also partnered with the City Housing & Community Development, which has a similar project. Although they do not have funding, they will provide referrals to our programs, and we will assist the citizens of Houston.
- The Houston Housing Authority Volunteer Day was at the Houston Food Bank. It was an opportunity for employees to serve their community. It was a team-building experience, and we were able to package 15,000 meals, 2,500 bags, 510 boxes, and 17 pallets of food. My congratulations to all our Houston Housing Authority team members.
- Chairman Proler and Secretary Northern met with Congresswoman Sylvia Garcia and discussed how working together will benefit the community in regard to affordable housing. We also discussed the Department of Housing and Urban Development and Congress working together to provide this housing authority, throughout the area and in the State of Texas, the right level of funding and allow us to provide the right level of services to the clients we serve throughout the city.
- There is additional information in the report for the Commissioner's perusal.
- The Development Report with the current developments is provided to all commissioners. It also provides a current update on 800 Middle property, analysis, recommendations, and a draft used for future investment properties. We give a commission to solve and improve. They will meet together and discuss this at a later time.

Chairman Proler stated that all public comments will need to be professional and respectful. Incidents at the last board meeting were unacceptable, and moving forward, when determined inappropriate, Security will escort you off the premises. You will be held to a time limit of exactly three (3) minutes.

VI. PUBLIC COMMENTS

Secretary Northern offered the use of interpreters to be available to Spanish, Mandarin and Vietnamese speakers who may need assistance for public comments only.

Speaker #1: Today I want to speak to you about the success of Houston Housing Authority Homeownership Program and encourage the board to help expand this program.

Speaker #2: I'm here representing a rental company, which we are a property management company. And one of the biggest things that I want to say to debut is there is a need for what Allison just talked about. It's a committee. I have Realtors behind me. I have family members who are now homeowners through this program. And ultimately, this is my whole entire idea of what a stakeholder community basically will be, which is a Homeownership Program dedicated to individuals who come together with a common ground. So, I want to keep going with what that looks like for the actual stakeholder committee. So we would have educators. We would also utilize the Association of Realtors, Houston Association of Realtors; they would be on board. Thank you.

Speaker #3: I'm a recipient of the Houston Housing Authority. Back in 2008, I received the voucher for my home. I've been there since 2008, and my kids and I are kind of nervous, but the program helped me out a lot to build credit.

Speaker #4: Supporter of the FSS program.

Secretary Northern I just want to make sure that we continue to let individuals know about some of our programs. The young lady mentioned that she brought her voucher from Louisiana. Our boundaries are portable, meaning that you can move around in different places. So that was the program that she utilized to bring her voucher from New Orleans, Louisiana, to Houston, and we absorbed that.

Speaker #5: I've been in Houston since 1979 and have been homeless so many times. Obviously, I got all the training from Miss Regina. She taught me everything about credit. And I just want to say thank you. Thank you so much.

Speaker #5: I want to say thank you to the Houston Housing Authority for the opportunity to become a first-time homebuyer. I've had section eight for a few years. And I didn't know anything about the Houston housing program. Homeownership Program. I was able to close my home on my home March 22. However, I still haven't got the information on payments and my next step. I've emailed and still haven't gotten any information. As of today. I spoke with someone at the front desk who's currently working on it. Unfortunately, the communication has been very slow in most cases, and in one incident, I almost missed out on the opportunity of closing on my home because of the communication and having to go back and forth with emails. With all this being said, I do wish the program would be talked about more and other people will be able to have the opportunity to become home buyers and not be stuck in the same system of renting.

Secretary Northern asked one of our staff members to communicate with this young lady to get the right information.

Speaker #6: Supporter of the FSS Program.

Speaker #7: I am a practitioner, and I represent the tenants so I help your clients find rental properties. I'm here today to see if I can help with the process of when they submit the RAFTA packet to where we get inspection. Expressed her concerns about the delays in getting inspections.

Speaker # 8: It has been a pleasure assisting several Section Eight recipients with becoming homeowners. I'm asking the Board to go above and beyond to try to make homeownership a privilege for many of the recipients.

Speaker #9: Supporter of the homeownership program but expressed concerns about the delays in inspections.

Speaker #10: I'm a realtor with Keller Williams signature and I also specialize in Section eight. So you guys will see my emails a lot. I come up here to speak to this, but we're having problems with the comps that are being given. So what I was thinking is when we run comps in the MLS system, and that's what relatives use to run the comps and the comps that are being run through the system called Social Serve which half of the realtors, a lot of them don't know how to work section eight and they never heard of social serve and social service the constant like very very outdated.. There needs to be a better solution in regards to this.

Speaker #11: Realtor and expressed concerns about comps.

Speaker #12: I am representing covenant Community Capital. Covenant is a nonprofit organization that has been working in partnership with the housing authority for over two years. I do have a request that you provide more transparent parent policies about your program.

Speaker #13: I'm a longtime board member of Harris County. My district has now suffered a 20% assessed valuation involving the loss of apartments; if we can tax revenue for our very critical sewer and water drain services because apartments were taking in taken under two programs: one, the public housing authority Finance Corporation, which the legislature tried to fix it. And then the second one, which is the reason I came back today is because you all approved resolution 3745. Certainly, what sparked that resolution was the use of another of the state statutes legally to take a project out of my taxing authority and put it into affordable housing. It is a great program. Testimonials today; it has to be super worth waiting for. I'm part owner of a 485-acre 558 single-family home. I lost \$120 million, whereas the valuation of three projects was \$422,000 worth of revenue. It comes out of my annual budget. And we're not a flush district. We have aging equipment. I just started the new waterway. I have asked you that one district should never be forced to take 20% of its taxpayer to support your program. And I'd like you to think about that the next time it comes up or emotion about it he'll do it. But the idea that you would be able to go back and do another resolution on circling Point Park, which you approved last month in the minutes today, and take that back out of the program, I have nothing more to ask that you consider that issue for other governmental authorities in the region.

Speaker #14: I am thankful to God for the opportunity and chance given to us for my children, who now grow up at the school and have a roof over their heads. I go to this group here. Unfortunately, it took me 10 years to get to Section Eight from Lincoln Park, and within a week or two they sent me a letter and that said I was disqualified because then from Lincoln Park to the other property, the present read this the AHA now it's Bellerive for the seniors waiting for the same place took only four days to move me from the property that they sold out for 900 million. So we were in this place, and they promised us that we were going to have everything, and nothing happened, and it's been over a year since ah Come here for the application, though

that application has gone to other places that they said they were going to provide us the services, and nothing happened. And I'm wondering why thank y'all so much. Thank you.

Secretary Northern asked for someone from HHA to assist Mr. Mike Amad.

Speaker #15: I appreciate everybody who's in this room because everybody here really cares about getting everyone housing. Currently lives in Uvalde Ranch and is concerned about the lack of public transportation near her home.

Speaker #16: I'm a realtor and have been for many years. The timeline for getting back to landlords for inspection is lengthy, but that's why a lot of landlords do not want to step out because of the timeline. We all, as Realtors, know it's a good program once it gets started. But getting it has taken too long, and a lot of landlords don't want to have to deal with that.

Speaker #17: My name is Lacey Lugo. I serve as the CEO for the department's concierge Texas premier white glove leasing service for the apartment industry. As a Texas real estate brokerage and a certified apartment supplier to the National Park Association. I just want to let you know that we are sourcing properties and high opportunity zones for these clients and it's been very successful so far. Regrettably, only nine to 10 of our intakes so far have been declined due to primarily credit or criminal issues. Rest assured we're actively searching for solutions that could address these changes and challenges to ensure housing stability for all. In the past two weeks, we've signed 30,000 additional doors in the apartment industry that will serve as the entire Texas TierPoint as a private sector landlord liaison for the housing authorities throughout the state of Texas and our leasing endeavors. We also serve as a Keller Williams metropolitan extension, so we service five of the major market centers with kW throughout the Houston area. That being said, I'm a certified CD instructor and I'm willing to teach other real estate agents in the Texas market how to facilitate doing the RAFTA packet from start to finish with the housing authority. I firmly believe that by fostering collaboration with strategic partners that the current Housing Authority Board the current Housing Authority Board will see a very successful shared vision. In closing, I'd like to extend my sincere appreciation and unwavering dedication to the commitment of servicing our community.

VII. NEW BUSINESS

A. Resolution No. 3768: Consideration and/or take action to Ratify and Appoint Directors and Officers for Related Entities of the Houston Housing Authority.

PRESENTED BY: LaKeshia Jackson, Attorney

Commissioner Aceves-Lewis: Could you give us more of a background of why this is important to do at this point in time?

Secretary Northern: Well, having a new board, it's important for us to establish the directors of the board members so we can take action for our affiliate organizations. I don't know if you want to go into any more detail related to it. Basically, as we pass certain resolutions with the Housing Authority Board, it passes to our affiliate organizations and also approves them. Some of the actions of the Housing Authority in terms of investment into affordable housing have to be held in some of these affiliates. So we utilize these affiliate organizations in order to protect the health of those resources and hold the properties so they can be protected effectively.

On motion by Commissioner Smith and seconded by Commissioner Li, the Board unanimously approved Resolution No. 3768.

B. Resolution No. 3769: Consideration and/or take action to authorize the President & CEO or designee to update HHA Payment Standards for the Housing Choice Voucher program.

PRESENTED BY: Kenneth Coles, VP of Voucher Program Operations

On motion by Commissioner Li and seconded by Commissioner Aceves-Lewis, Chairman Proler asked if there were any questions.

Commissioner Smith: Can you walk through an example? May I come back one day and walk through an example with you, an actual case?

Commissioner Aceves-Lewis: Okay, or can it be done briefly right now?

Kenny Coles: essentially, what the resolution is saying. So once a year, we do a risk study, and that risk study is broken down into areas, some are small as a zip code, some as large as either a city, or metropolitan area. Houston Housing Authority sits in The Woodlands, Houston, Sugarland metropolitan area, according to HUD's map of areas within the United States. The great study that they do, once is published, each housing authority in the country must then set what's called payment standards, to within 90 and 110%, of whatever the published fair market rent is but the payment standards are, are the maximum amount that a voucher can pay. So the value of the voucher. So the idea is, once the fair market rents are published, we then, as housing authorities have to set the value of our vouchers to between 90 and 110%, of whatever that fair market number is published. But the payment standard that we publish, must be high enough that it allows families on the program who may not ordinarily have the ability to have access to different communities within the jurisdiction, with better schools, lower poverty, etc. But not set so high that we, as the housing authority are setting the market in those neighborhoods. So when the payment standards were set in 2022, forecasting into 2023, based on the fair market studies that were being done, we were looking at rents increasing double digits. So we adjusted, basically across the board, the payment standard to 130% to allow our voucher program participants access to those neighborhoods, trying not to have them rent-burdened. What was found out after all the dust settles, is that, yes, rents did increase in the country. But within our catchment, they did not increase to the numbers that were forecasted to increase to and by us increasing the payment standards, the value of the voucher, as high as we did, we found ourselves setting the market within areas. So now we're adjusting the payment standards to be more in line with what this market says that they are. And that would be if they are at 100% of whatever HUD says they should be in four of the five areas. And then the one area, which is an opportunity area with higher rents, we want to change it from a straight across-the-board 130% to a 120 to 130%.

Commissioner Aceves-Lewis: This is an example, maybe \$1,000. Let's say the fair market rent is \$1,000. That was the standard.

Kenny Coles: So if the fair market rent is a \$1,000 the payment standard, the way they are now, with the maximum that you thought you could pay is \$1,300 at a 130%. So what we found is that landlords, when they see the word payment standard, they think that we're saying that's what the rent is, that's not what the rent is, that's just the value, the maximum value of the voucher. So the landlord immediately asked for I want \$1,300 for my unit, when the rent is actually at \$1,000. So if we approve it, then we're setting an artificial market for that area. And we don't want to do that. So the rents that were in place prior to the change were adequate enough for our voucher holders to have access to those neighborhoods where the payment standards work. So now we're just asking to adjust the payment standards downward, so that it's more appropriate for the five areas that our service area encompasses.

Secretary Northern: Yes, so just add to that just a little right now, Mr. Coles. I think we're at 96% leased up on the voucher side.

Kenny Coles: Yes, 96%

Secretary Northern: What Mr. Cole was saying is that if we put the payment standards in the right format, we may be able to lease up more individual families. And so that will increase number of families from 96% utilization to maybe higher. Now ours are 96%, which means HUD allows us to spend all the money or utilize the voucher. Ours 96% which is pretty high for a housing authority, but we use 100% of the funding. So with this change, we may be able to lease up 98% of the voucher. So there's more families that have the opportunity to have housing.

Commissioner Li: I just question about the fair market, but based on what kind of data because we have an audience today to talk about MLS, and then also some other source. So is there any guideline for this for your market rate?

Kenny Coles: HUD does the study. And the number that they publish is the number that we have to deal with. As far as the fair market rent is concerned. I'm talking about the payment standards. So we're talking two different things but they're related. They're two different things that we don't have control over fair market rents. We only have control of the payment standard.

Commissioner Li: So I'm a member of the Houston Association Realtors, I use the MLS, I think he says one of the best in the nation is much better than Trulia and other resources. So I hope that maybe our housing authority can take that as a reference, because if the rent is the national average is lower than the market rate. Sometimes landlords cannot accept. So I hope that, in the future, maybe we can look into that.

Kenny Coles: There is no prohibition against the housing authority using the MLS. It's a leap for us to make these adjustments. But we've heard the cries for help. And we are looking into it.

Commissioner Carter: I have a question. Sure. An extra card? I don't understand. Paragraph one. I don't know what you mean, when you say 23, 44 32 13, respectively. And then I don't know what Tier A-2, B to C to D.

Kenny Coles: Tier A2 contains 23% of our programs, and Tier B contains 44%. Tier C 32% and Tier D 13%. That's the percentage breakdown. The tiers are grouped in those zip codes.

Commissioner Carter: Those tiers are comparable properties.

Kenny Coles: No, it's just a random geographic area of what the zip codes are as on the map of the city.

Commissioner Carter: Okay, and those percentages total? 100%?

Kenny Coles: That's correct.

Commissioner Aceves-Lewis: What is the source that you use to determine that the payment standard, and bringing it down to 100% would be sufficient, and wouldn't inadvertently cause that rent burden situation.

Kenny Coles: when we publish the payment standards, we're actually seeing the number of landlords who are requesting what they're calling the market rent for their units. We're seeing the number of those landlords who are zeroing in on the payment standards, instead of the HUD published fair market rent. So

because of that, we just made the decision that it would be more prudent for us to lower the payment standards to where they should be. And to allow the families still to have access to those areas. And where they were before were actually the payment standards where they were in 2022. Going into 2023, they were actually adequate enough to allow our clients access to those communities. But because this is a projection because HUD does a projection and not using actuals We won't know until the end of the fiscal year and at the end of the fiscal year, we were able to see that the payment standards previous to increasing them across the board. Were already high enough to allow our families access to those screenings.

Commissioner Aceves-Lewis: Okay, so the example where the payment standard was the \$1,000 per month, and we're now saying we were we were allotting up to \$1,300. We're going to bring up back down to \$1,000 \$1,000 is what we will pay?

Kenny Coles: Well, Yes. Now we're talking about with Yes.

Commissioner Aceves-Lewis: I'm asking for assurance that that \$1,000 actually reflects the market for that area. And bringing that down.

Kenny Coles: In those areas, yes. Because HUD has already told us what the market is, they've already given us that information. Right or wrong, this is what we have to work with. And then when we set our payment standards between 90 and 110% then we're meeting the requirements. But if HUD is saying that in this zip code, the market is \$1,000, then if we set our vouchers, to the maximum value of a \$1,000, our clients who have the ability to go into those areas, because the families are only paying 30% of their adjusted income towards the rent, and we're paying the rest up to \$1,000. And if the rent is \$1,000, if that family was to lose all of their income, and we're paying 100% of the subsidy, that subsidy would be enough to cover the rent for that family or those families that have lost their income in a unit that rents for \$1,000, according to the market.

Commissioner Aceves-Lewis: and the landlord will be satisfied with \$1000. That's really my question just market that that's really what I'm trying to do.

Kenny Coles: Okay, so let's, let's put it this way, we are required as the Housing Authority, we are required to pay the market. So if the market is judged to be \$1,000, by the HUD, fair market rent study, we are required to pay the \$1,000. Irrespective of how a landlord might feel about what their property is worth, if they're saying that the \$1,000 that the market says your unit is worth, if they don't agree with that, then they should be able to give us comparables of units, the same or similar to it that are not subsidized to show that the market is higher than the \$1,000 that they say it is. And if they can provide that information to us, then yes, we can use their comps to show that we have are dated. And we can give them whatever that number is that meets the comps for the for that area.

Commissioner Smith & Aceves-Lewis: That's pretty good. Thank you.

Chairman Proler called for a vote. All voted in favor. Resolution No. 3769 was passed unanimously.

C. Resolution No. 3770: Consideration and/or take action to authorize the President and CEO to enter into Insurance Contracts for the Policy Year 2024/2025 with Housing Authority Insurance Group..

PRESENTED BY: Mike Rogers, VP of Fiscal and Business Operations

Mike Rogers: Good afternoon commissioners. Resolution 3770 Is that Houston Housing Authority Board of Commissioners authorizes the president and CEO to execute insurance contracts for the 2024 2025 policy

year with the Housing Authority Insurance Group including directors and officers general liability property, building contents, boiler and machinery, umbrella windstorm and such other coverage that may be required for a combined premium not to exceed \$1,750,000 for the policy or pursuant to the memorandum dated April 2 2024. From Michael Rogers, Vice President of fiscal and business operations to David A. Northern, Sr. President and CEO.

Since most of you are new, this is one of two rather substantial insurance policy renewals that we go through annually. This one focuses principally on our tax credit properties. The other one that we do happens in December and focuses on the traditional public housing properties. We have an insurance program that we're able to utilize on the public housing programs through the Texas Municipal League that limits comm REITs only to those properties that are 100% owned by the governmental entity, which would be the housing authority. In that case, these properties are not eligible for participation in that particular program. I wish they were because the pricing is better on the TML program. The properties that we're covering here are Heather, Brooke, Fulton, Oxford, and so forth. They're all legacy tax credit properties that we have. So a couple of them still have some debt on. So the debt requirements from the lender are also part of the consideration for how we're structuring the coverage that we have to put on these properties. Things that we've been dealing with over the past few years, like everybody in the state of Texas, has been the tremendous run-up or spike in the overall price of insurance. This has been particularly tough for us in the affordable housing market because the ability to raise rents is restricted. Otherwise, you know, obviously, if you raise the rents or whatever you need to to cover the insurance, but then it's no longer an affordable property. So we're, we have to work very closely every year with collaboration between finance, the real estate department, housing operations, management companies, and everything, to structure these price increases into our budgets and everything like that, so that we can afford to cover these premiums. Mr. Northern was probably sick and tired of hearing me tell him that, well, we've got another price increase that we have to plan for on our properties, because of the insurance because we've had a number of discussions, and it's a, it's an element of concern that we have is that at some point in time, something has to give, we cannot keep continuing to absorb significant price increases into this portfolio. So it's at the forefront of our thinking; we're trying to come up with anything and everything that we can do, looking at these properties. But you know, insurance is sort of like if you're in the real estate ownership business, it's sort of a necessary evil, you do have to have it. And one of the things that we're dealing with, is that because of where we're located geographically down here on the Gulf Coast, we have to deal with the windstorm coverage. And the windstorm coverage is one of the biggest culprits of the price increase. Every year, it's become harder and harder. For the people we work with, the brokers that we work with, in the pricing of this, to actually find carriers who are willing to continue to write affordable housing properties down here on the Gulf Coast. We were confident that we have the budgets in place for the 2024-25 premium renewal that will cover these well that we'll have to deal with what our projections are for next year when we get to those projections, we've done this resolution on a not to exceed basis, these premiums all will expire on May 1. And we're still receiving, in some cases, different quotes. So we have not put the final package together yet. But we will do that over the next week or so to do it. And that will include maybe making some manipulations to like, Okay, well, if we do this deductible or that deductible, things along those lines, oh, and the other thing that I did want to mention is that one of the other items that have been driving these price increases is in the post-COVID World replacement value. So just gotten higher construction material cost more today than it did five years ago. So that's factored into these prices. Doesn't really matter what we paid for what we built. But we constructed these units for if there is a storm and they have to be rebuilt or half, they're going to have to be rebuilt at today's prices. So thank you and also moving up to today's codes and everything along those lines. Staff is recommending the approval of this resolution.

On motion by Commissioner Smith and seconded by Commissioner Ballard, the Board unanimously approved Resolution No. 3770.

Chairman Proler: I only have one question, and that is the limit. I think the limit here is \$1,750,000. Please come back to this board once you finalize your final number and report back with final number.

Chairman Proler called for a vote. All voted in favor. Resolution No. 3770 was passed unanimously.

Chairman Proler commented for the public and the rest of the board. As a former board member, I know you are hearing a lot of questions from this new group, and I think everyone welcomes them. I encourage all of us to actively participate in learning more about what we're trying to accomplish. Thank you.

D. Resolution No. 3771: Consideration and/or take action to authorize the President & CEO or designee to award Contracts for Property Management Services.

PRESENTED BY: George Griffin III, VP of Housing Operations

On motion by Commissioner Ballard and seconded by Commissioner Smith.

Commissioner Carter: you indicated you indicated that there had been some checks, I guess, compliance checks. Yes, sir. Terms of of the particular candidates for contract? Yes, sir. And the conflicts that they may have had the ownership there their past history. Do you have a report on that? Did you generate something regarding that?

George Griffin: We did have standardized questions that were asked at each. When we check the HUD department list. There is a process for that. As well as checking the conflicts of interest. I do have the chair of the committee maybe can maybe talk a little bit more about what when you make calls. How did you determine I had a pre established set of questions that we asked each reference to respond to references come to my mind. Thank you.

Commissioner Carter: Here's my position it is this, if we do an examination of the applicants, and we identify who they are, and we have a report, and we have the criteria that you use to get that I like to see that as a board member, as to improve these companies, I have no idea who they are. I don't know a thing about it. And I don't feel comfortable doing that without some knowledge of the investigations done prior to making a selection.

Ricardo Harris: But we do have a report of the reference texts that were performed based upon your references that were provided by the proposers, we have records.

Commissioner Carter: I'm not suggesting that you haven't done your job, I'm suggesting I can't see I was doing. So, and I think it's our duty, if we're going to commit to a two-year contract with someone, we know who they are. And we know what their history is, we know, is a board. And I just like to have that information.

President Northern: We will work on providing a report on our various contractors. And maybe we can work together found out exactly what you want to see. But we do have some information that may not be in a report format, but we have the department information, they had to submit financials that we have to review, we make a reference check someone has past experience with the Health Authority. And we can pull that together and report on that format. So commissioners can see that.

Commissioner Smith: I'm real big on governance, for example. And making the board should require you (Mr. Northern) to make sure all those things are done and are acceptable. And then if those things are not done, then I don't know what the right term to use. We have to get angry at you (Mr. Northern) to providing the necessary coaching and counseling to run an organization effectively. So that's the one thing I'm saying

from a governance standpoint, we have one employee, and that's you (Mr. Northern). And I expect you to make sure all of those things are done, it's your job to make sure the staff provide you with the necessary material to effectively run the organization.

Chairman Proler: I'm just curious if I could ask any of these folks who are recommended. Are they current vendors of the housing authority? Or?

George Griffin: Yes, sir, that is correct. Three out of the four I'm sorry.

Commissioner Li: So I believe everything's better transparent. So where, you go out to every vendor's application, and this is probably four out of the many applicants, right? And use that this boy is going to assemblies most qualified, right? Yes, sir. How many applied for the for the job? So

George Griffin: There were seven?

Commissioner Li: Also, I believe that we could authorize our President & CEO to negotiate and then choose the best one, right?

George Griffin: That's correct.

Commissioner Carter: I just have no information. And I know and I do not question the thoroughness of your work. I just need something upon which I can basically understand or not.

Commissioner Aceves-Lewis: So I do have a couple of questions on the solution. And then maybe we're going to discuss what we need to do with this motion. I noticed that and we discussed this at our last meeting as well. It was in a resolution that subcontractors would be used for at least 30% of the project funds with MWBE businesses. I was curious, how was that check? I will be is there a plan that they present? Is there an accounting that indicates that they did comply with what they said?

George Griffin: Yes, part of it's a requirement through the solicitation. And when we are going through the process of checking backgrounds. We confirm that and in some cases based on our ownership structure. They already meet that criteria.

Commissioner Aceves-Lewis: My only other comment is regarding the difference in rates still. Some of them were higher, and so my request is that we use the data or the financial proposals from the other fitters to negotiate down some of those that were higher since we have comparables. And since we were, I mean, there are actually some that are ranked higher, and they're charging less. So, I would really like to see HHA negotiate that down.

George Griffin: We certainly will include that as part of the negotiating process. The previous door rates that were proposed were back, pre-COVID, in 2017. So much of what we talked about today was an escalation of costs. That's part of the reason, there will be natural differences, because of whether or not that legacy property, some of our properties were built back in the 1930s. So it's going to take, more staff and and be more maintenance. Some of our properties are tax credits and bonds that require compliance-related type functions. So there needs to be a higher expertise. So there are some reasons why there would be a premium charged on or asked for some of them.

Chairman Proler: The existing vendors, you're currently managing the properties, how long have they been, on as their term been two years with the two-year option?

George Griffin: the three that were awarded, as well, or at least are being recommended have been providing property management services to the agency for I want to say, specific to these properties,

Secretary Northern: What was the most recent contract? Before we bid at the contract, was it a two-year, three-year, or four-year contract?

George Griffin: Well, that gets a little unique, because there have been multiple different layers of contracts. Some were one year, some are two years.

David Northern: Also, before you go, just for the record, HUD only allows housing tours to last up to five years. At times, we staggered it so we could take that evaluation and make sure that the contractor was doing a job. But go ahead, Austin, and finish.

Commissioner Carter: you mean, you don't just give it to your contract, rather than the fact? Yes. And

Secretary Northern: yes. Didn't have an option? Yes.

Austin Crotts: Yes. So the current contracts were paid out in 2017. But they weren't actually signed until 2020. So they've actually been working under that contract and pulled in that pricing since 2017. But the contracts were effective on the date, they were signed in 2020, so they actually expire towards the beginning of 25.

Chairman Proler: Thank you. We have a motion and second, I'd like to call for a vote.

Commissioner Carter: I'd like to table this resolution.

Secretary Northern: We've delayed this 8 months.

Commissioner Li: My thing is, I mean, we basically this is recommended by the staff, and they've done the study. And also, maybe it's better for the staff to give us all these four candidates, their background information, just for our reference, because I believe that, if you already reviewed the four out of seven, they've done their homework, but I do want to make sure that on the contract we sign, is there any evaluation process, if there's a resident come and say, are not us savers, or something wrong, does that always have a evaluating process, you know, regularly to make sure that they do a good job. And also the accounting because, I mean, they also put to our bookkeeping, right. I mean, we should make sure that someone is watching focus, right. And that the service good, I believe, you know, if they go through all this process, they should qualify otherwise, as our Vice Chair said, you're (Mr. Northern) responsible because they have to be qualified to be on the list. So I recommend because it has been delayed, maybe we should go forward on that. And then you could pass move on to the past. Let's hold on to the next.

Chairman Proler: Thank you Commissioner Li. I share that view.

Commissioner Aceves-Lewis: question Is there an option to amend it like to pass it pending this review?

Chairman Proler: I think the resolution should be approved. We should make the detailed information that he's asked for available to Commissioner Carter and any others. If it's determined that something material that he learns in that process causes concern, we can bring it back and deal with it at that point.

We have a motion and a second. All in favor? Aye. Any opposed? Okay, the resolution, officially passes subject to Commissioner Carter getting the information.

Secretary Northern: I just want to make a comment. We evaluate on a monthly basis, each contractor and their performance; we listen to the clients if they have any concerns. But we also have certain criteria that we have to meet in terms of whether it's rent collection, what is lease-up rates, and things like that site; we have inspections done by an outside party, and we do our own inside inspections, also. So it is some criteria to it. And we have reports on that criteria from all the contractors that are currently working on my site. And I know we mentioned MWBE. Two of the contractors are minority contractors out of the four. So we are working hard to make sure we have balance in terms of always as we look toward contract quality, so whenever the candidate wins the bid, are they also required to follow this using 30% of the minority subcontractors.

VIII. EXECUTIVE SESSION

Chairman Proler suspended the Public Session on Tuesday, April 23, 2024, at 4:48 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.

IX. PUBLIC SESSION RECONVENED

Chairman Proler reconvened the Public Session at 6:03 p.m.

X. ADJOURNMENT

Chairman Proler this concludes the items on today's agenda and asked for a motion to adjourn.

On motion by Commissioner Smith and seconded by Commissioner Li. Commissioner Kirkendoll remarked

Chairman Proler declared the meeting adjourned at 6:04 p.m.

**RESPONSES TO COMMENTS RECEIVED AT THE TUESDAY, APRIL 23, 2024
BOARD OF COMMISSIONER MEETING**

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, April 23, 2024, 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 = Speaker #1: Today, I want to discuss the success of the Houston Housing Authority Homeownership Program and encourage the board to help expand it.

C = Speaker #2: I'm here representing a rental company, which we are a property management company. And one of the biggest things that I want to say to debut is there is a need for what Allison just talked about. It's a committee. I have Realtors behind me. I have family members who are now homeowners through this program. And ultimately, this is my whole entire idea of what a stakeholder community basically will be, which is a Homeownership Program dedicated to individuals who come together with a common ground. So, I want to keep going with what that looks like for the actual stakeholder committee. So we would have educators. We would also utilize the Association of Realtors and the Houston Association of Realtors; they would be on board. Thank you

C = Speaker #3: I'm a recipient of the Houston Housing Authority. Back in 2008, I received the voucher for my home. I've been there since 2008, and my kids and I are kind of nervous, but the program helped me out a lot to build credit.

C = Speaker #4: Supporter of the FSS program.

Secretary Northern thanked me, and I just want to make sure that we continue to let individuals know about some of our programs; the young lady mentioned that she brought her voucher from Louisiana. Our boundaries are portable, meaning that you can move around in different places. So that was the program that she utilized to bring her voucher from New Orleans, Louisiana to Houston and we absorbed that

C = Speaker #5: I've been in Houston since 1979 and have been homeless so many times. Obviously, I got all the training from Miss Regina. She taught me everything about credit. And I just want to say thank you. Thank you so much

C = Speaker #6: I want to say thank you to the Houston Housing Authority for the opportunity to become a first-time homebuyer. I've had section eight for a few years. And I didn't know anything about the Houston housing program. Homeownership Program. I was able to close my home on my home March 22. However, I still haven't got the information on payments and my next step. I've emailed and still haven't gotten any information. As of today. I spoke with someone at the front desk who's currently working on it. Unfortunately, the communication has been very slow in most cases, and in one incident, I almost missed out on the opportunity of closing on my home because of the communication and having to go back and forth with emails. With all this being said, I do wish the program would be talked about more and other people will be able to have the opportunity to become home buyers and not be stuck in the same system of renting.

Secretary Northern asked if you could have one of your staff members communicate with this young legs insurance so you get the right information. Thank you.

R = Around 2 p.m. on Tuesday, April 23, 2024, Jordan Jones was notified by Ketha Jackson that Ms. Hall was in the lobby and upset that she had not heard from HHA about her rent change notices, which should have been sent once she closed on her home. Ketha notified me that she spoke to the client and told her that she would speak to the supervisor to determine what was needed from Ms. Hall to process her closing.

Jordan Jones notified Ketha that I would work on gathering what was necessary and to notify Ms. Hall that we would review everything and notify her of what was needed.

On Wednesday, April 24, 2024, Jordan Jones worked diligently on processing her other change of unit in a timely manner so her May 1st payment would not be late. Ketha and Jordan Jones worked with the client to gather all the necessary documentation from her closing. Once all documentation was received around 10 am, he could begin working in Elite to process her change. This was met with many roadblocks due to documents not being submitted by the mortgage company correctly to account for the loan being set up for dual payment. After receiving the wiring letter and updated direct deposit authorization form from the client, he completed the change in time for May 1st. During this, Jordan Jones was made aware of (2) other situations with clients whose homeownership cases are incorrect. Keshon Thomas #508520 and Nicole Merritt #106298.

C = Speaker #7: Supporter of the FSS Program

C = Speaker #8: I am a practitioner, and I represent the tenants so I help your clients find rental properties. I'm here today to see if I can help with the process of when they submit the RAFTA packet to where we get the inspection. Expressed her concerns about the delays in getting inspections

C = Speaker #9: It has been a pleasure assisting several Section Eight recipients with becoming homeowners. I'm asking the Board to go above and beyond to try to make homeownership a privilege for many of the recipients.

C = Speaker #10: Supporter of the homeownership program but expressed concerns about the delays in inspections.

Speaker #11: I'm a realtor with Keller Williams signature and I also specialize in Section eight. I come up here to speak to this, but we're having problems with the comps that are being given. So what I was thinking is when we run comps in the MLS system, and that's what relatives use to run the comps and the

comps that are being run through the system called Social Serve which half of the realtors, a lot of them don't know how to work section eight and they never heard of social serve and social service the constant like very outdated.. There needs to be a better solution in regards to this.

C = Speaker #12: Realtor and expressed concerns about comps.

C = Speaker #13: I am representing Covenant Community Capital. Covenant is a nonprofit organization that has been working in partnership with the housing authority for over two years. I would like to request that you provide more transparent parent policies about your program.

C = Speaker #14: I'm a longtime board member of Harris County. My district has now suffered a 20% assessed valuation involving the loss of apartments; if we can tax revenue for our very critical sewer and water drain services because apartments were taking in taken under two programs: one, the public housing authority Finance Corporation, which the legislature tried to fix it. And then the second one, which is the reason I came back today is because you all approved resolution 3745. Certainly, what sparked that resolution was the use of another of the state statutes legally to take a project out of my taxing authority and put it into affordable housing. It is a great program. Testimonials today; it has to be super worth waiting for. I'm part owner of a 485-acre 558 single-family home. I lost \$120 million, whereas the valuation of three projects was \$422,000 worth of revenue. It comes out of my annual budget. And we're not a flush district. We have aging equipment. I just started the new waterway. I have asked you that one district should never be forced to take 20% of its taxpayer to support your program. And I'd like you to think about that the next time it comes up or emotion about it he'll do it. But the idea that you would be able to go back and do another resolution on circling Point Park, which you approved last month in the minutes today, and take that back out of the program, I have nothing more to ask that you consider that issue for other governmental authorities in the region.

C = Speaker # 15: I am thankful to God for the opportunity and chance given to us for my children, who now grow up at the school and have a roof over their heads. I go to this group here. Unfortunately, it took me 10 years to get to Section Eight from Lincoln Park, and within a week or two they sent me a letter and that said I was disqualified because then from Lincoln Park to the other property, the present read this the AHA now it's Bellerive for the seniors waiting for the same place took only four days to move me from the property that they sold out for 900 million. So we were in this place, and they promised us that we were going to have everything, and nothing happened, and it's been over a year since ah Come here for the application, though that application has gone to other places that they said they were going to provide us the services, and nothing happened. And I'm wondering why thank y'all so much. Thank you.

Secretary Northern asked for someone from HHA to assist Mr. Mike Amad.

R = This client's homeownership change was not processed timely in the same manner as Sheena Hall #529606. I could locate the closing documents on Melodie's desk, which are in order and ready for processing. Jordan Jones has requested the necessary documents from the client to process the case by COB today. The client was made aware that there is a possibility that the payment will be late and will be sent next Thursday or Friday. He also encouraged her to get the documents that were requested via our phone call and via the email that was sent. Ms. Thomas is working to get me the necessary documentation.

C = Speaker #16: I appreciate everybody who's in this room because everybody here really cares about getting everyone housing. Currently lives in Uvalde Ranch and is concerned about the lack of public transportation near her home.

C = Speaker #17: I'm a realtor and have been for many years. The timeline for getting back to landlords for inspection is lengthy, but that's why a lot of landlords do not want to step out because of the timeline. We all, as Realtors, know it's a good program once it gets started. But getting it has taken too long, and a lot of landlords don't want to have to deal with that.

C = Speaker #18: My name is Lacey Lugo. I serve as the CEO for the department's concierge Texas premier white glove leasing service for the apartment industry. As a Texas real estate brokerage and a certified apartment supplier to the National Park Association. I just want to let you know that we are sourcing properties and high opportunity zones for these clients and it's been very successful so far. Regrettably, only nine to 10 of our intakes so far have been declined due to primarily credit or criminal issues. Rest assured we're actively searching for solutions that could address these changes and challenges to ensure housing stability for all. In the past two weeks, we've signed 30,000 additional doors in the apartment industry that will serve as the entire Texas TierPoint as a private sector landlord liaison for the housing authorities throughout the state of Texas and our leasing endeavors. We also serve as a Keller Williams metropolitan extension, so we service five of the major market centers with kW throughout the Houston area. That being said, I'm a certified CD instructor and I'm willing to teach other real estate agents in the Texas market how to facilitate doing the RAFTA packet from start to finish with the housing authority. I firmly believe that by fostering collaboration with strategic partners that the current Housing Authority Board the current Housing Authority Board will see a very successful shared vision. In closing, I'd like to extend my sincere appreciation and unwavering dedication to the commitment to servicing our community.



Transforming Lives & Communities

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 Lake Ranch to be located at or about 11122 Lake Ranch Drive, Houston, Texas 77089, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Lake Ranch to be located at or about 11122 Lake Ranch Drive, Houston, Texas 77089 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature *Jay Mason* Date: 05/16/2024
Jay Mason (May 16, 2024 10:37 CDT)

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

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature *[Signature]* Date: 05/15/2024
Michael D Rogers (May 15, 2024 07:48 CDT)

6. Approval of President & CEO

Signature *David A. Northern, Sr.* Date: 05/14/2024
David A. Northern, Sr. (May 14, 2024 19:50 CDT)



Transforming Lives & Communities

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 LAKE RANCH TO BE LOCATED AT OR ABOUT 11122 LAKE RANCH DRIVE, HOUSTON, TEXAS 77089, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 Lake Ranch to be located at or about 11122 Lake Ranch Drive, Houston, Texas 77089 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is to be constructed (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 Lake Ranch HHA Fellowship, Ltd., a to-be-formed Texas limited partnership (the “**Partnership**”), that of which the general partner is APV Lake Ranch 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, 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 80% of area median income (“**AMI**”) once constructed. At least 25% of the units (currently anticipated to be 31 units once constructed) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 30 units once constructed) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have a total public benefit of 145.98%.

The Partnership desires to obtain a loan from Dwight Capital, LLC (the “**HUD Lender**”), in an aggregate principal amount not to exceed \$23,500,000 (the “**FHA Loan**”) to be insured by HUD under Section 221(d)(4) program, and in connection therewith, the HUD Lender will require the Authority to join in the execution of documents evidencing and/or securing the FHA Loan (the “**FHA Loan Documents**”).

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 authorized representative of the Houston Housing Authority (the “**Authority**”) to take such actions necessary or convenient to facilitate the acquisition of Lake Ranch to be located at or about 11122 Lake Ranch Drive, Houston, Texas 77089 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3772

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 LAKE RANCH TO BE LOCATED AT OR ABOUT APPROXIMATELY 11122 LAKE RANCH DRIVE, HOUSTON, TEXAS 77089 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project is to be constructed (the “**Land**”) pursuant to certain assignments, a conveyance deed, and any other documentation required to consummate the acquisition of the Land (the “**Transaction Documents**”);

WHEREAS, upon such acquisition, the Authority and Lake Ranch HHA Fellowship, Ltd., a to-be-formed Texas limited partnership (the “**Partnership**”), that of which the general partner is APV Lake Ranch 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, 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 80% of area median income (“**AMI**”) once constructed;

WHEREAS, at least 25% of the units (currently anticipated to be 31 units once constructed) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 30 units once constructed) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 145.98%; and

WHEREAS, the Partnership desires to obtain a loan from Dwight Capital, LLC (the “**HUD Lender**”), in an aggregate principal amount not to exceed \$23,500,000 (the “**FHA Loan**”) to be insured by HUD under Section 221(d)(4) program, and in connection therewith, the HUD Lender will require the Authority to join in the execution of documents evidencing and/or securing the FHA Loan (the “**FHA 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 FHA Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the FHA 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 22nd of May, 2024.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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 Premier at Morton Ranch to be located at or about 24014 Morton Ranch Road, Katy, Texas 77493, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Premier at Morton Ranch to be located at or about 24014 Morton Ranch Road, Katy, Texas 77493 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature *Jay Mason* Date: 05/16/2024
Jay Mason (May 16, 2024 10:37 CDT)

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

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature *Michael D Rogers* Date: 05/15/2024
Michael D Rogers (May 15, 2024 07:48 CDT)

6. Approval of President & CEO

Signature *David A. Northern, Sr.* Date: 05/14/2024
David A. Northern, Sr. (May 14, 2024 19:50 CDT)



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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 PREMIER AT MORTON RANCH TO BE LOCATED AT OR ABOUT 24014 MORTON RANCH ROAD, KATY, TEXAS 77493, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 Premier at Morton Ranch to be located at or about approximately 24014 Morton Ranch Road, Katy, Texas 77493 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is to be constructed (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 Premier at Morton Ranch, LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Premier at Morton Ranch 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 (“**AMI**”) once constructed. At least 25% of the units (currently anticipated to be 65 units once constructed) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 65 units once constructed) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have a total public benefit of 93.64%.

The Company desires to obtain a loan from Churchill Finance LLC, a Delaware limited liability company (the “**Lender**”), in an aggregate principal amount not to exceed \$50,000,000 (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 Premier at Morton Ranch to be located at or about 24014 Morton Ranch Road, Katy, Texas 77493 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3773

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 PREMIER AT MORTON RANCH TO BE LOCATED AT OR ABOUT APPROXIMATELY 24014 MORTON RANCH ROAD, KATY, TEXAS 77493 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project is to be constructed (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 Premier at Morton Ranch, LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Premier at Morton Ranch 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 (“**AMI**”) once constructed;

WHEREAS, at least 25% of the units (currently anticipated to be 65 units once constructed) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 65 units once constructed) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 93.64%; and

WHEREAS, the Company desires to obtain a loan from Churchill Finance LLC, a Delaware limited liability company (the “**Lender**”), in an aggregate principal amount not to exceed \$50,000,000 (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 22nd of May, 2024.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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 Settlers Ranch located at or about 11144 Fuqua Street, Houston, Texas 77089, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Settlers Ranch located at or about 11144 Fuqua Street, Houston, Texas 77089 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature *Jay Mason* Date: 05/16/2024
Jay Mason (May 16, 2024 10:37 CDT)

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

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature *[Signature]* Date: 05/15/2024
Michael D Rogers (May 15, 2024 07:48 CDT)

6. Approval of President & CEO

Signature *David A. Northern, Sr.* Date: 05/14/2024
David A. Northern, Sr. (May 14, 2024 19:50 CDT)



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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 AN AUTHORIZED REPRESENTATIVE OF THE HOUSTON HOUSING AUTHORITY TO FACILITATE THE ACQUISITION OF SETTLERS RANCH LOCATED AT OR ABOUT 11144 FUQUA STREET, HOUSTON, TEXAS 77089, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 Settlers Ranch located at or about 11144 Fuqua Street, Houston, Texas 77089 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code 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 Settler’s Ranch HHA Fellowship, Ltd., a to-be-formed Texas limited partnership (the “**Partnership**”), that of which the general partner is APV Settlers Ranch 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, 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 80% of area median income (“**AMI**”). At least 62 units in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 60 units in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have total public benefit of 159.27%.

The Partnership desires to obtain a loan from Dwight Capital, LLC (the “**HUD Lender**”), in an aggregate principal amount not to exceed \$14,500,000 (the “**FHA Loan**”) to be insured by HUD under Section 221(d)(4) program, and in connection therewith, the HUD Lender will require the Authority to join in the execution of documents evidencing and/or securing the FHA Loan (the “**FHA Loan Documents**”).

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 authorized representative of the Houston Housing Authority (the “**Authority**”) to take such actions necessary or convenient to facilitate the acquisition of Settlers Ranch located at or about 11144 Fuqua Street, Houston, Texas 77089 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3774

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 SETTLERS RANCH LOCATED AT OR ABOUT 11144 FUQUA STREET, HOUSTON, TEXAS 77089 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE 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 Settler’s Ranch HHA Fellowship, Ltd., a to-be-formed Texas limited partnership (the “**Partnership**”), that of which the General Partner is APV Settlers Ranch 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, 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 80% of area median income (“**AMI**”);

WHEREAS, at least 62 units in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 60 units in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 159.27%; and

WHEREAS, the Partnership desires to obtain a loan from Dwight Capital, LLC (the “**HUD Lender**”), in an aggregate principal amount not to exceed \$14,500,000 (the “**FHA Loan**”) to be insured by HUD under Section 221(d)(4) program, and in connection therewith, the HUD Lender will require the Authority to join in the execution of documents evidencing and/or securing the FHA Loan (the “**FHA 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 FHA Loan Documents, and any and all other documents contemplated in connection with the Authority's acquisition of the Land, the FHA 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 22nd of May, 2024.

ATTEST:

CHAIR

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 2121 Ella Apartments located at or about 2121 Ella Blvd., Houston, Texas 77008, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 2121 Ella Apartments located at or about 2121 Ella Blvd., Houston, Texas 77008 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: 05/16/2024
Jay Mason (May 16, 2024 14:14 CDT)

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

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature Michael D. Rogers Date: 05/16/2024
Michael D. Rogers (May 16, 2024 14:19 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 05/16/2024
David A. Northern, Sr. (May 16, 2024 15:22 CDT)



Transforming Lives & Communities

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 2121 ELLA APARTMENTS LOCATED AT OR ABOUT 2121 ELLA BLVD., HOUSTON, TEXAS 77008, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 2121 Ella Apartments located at or about 2121 Ella Blvd., Houston, Texas 77008 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is (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 KCG 2121 Ella, LLC, a Texas limited liability company (the “**Company**”), that of which the managing member is APV 2121 Ella 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 (“**AMI**”). At least 25% of the units (currently anticipated to be 30) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 31) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have total public benefit of 94.84%.

The Company desires to obtain a loan from M&T Realty Capital Corporation, a Maryland corporation (the “**Lender**”), in an aggregate principal amount not to exceed \$18,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 2121 Ella Apartments located at or about 2121 Ella Blvd., Houston, Texas 77008 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3775

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 2121 ELLA APARTMENTS LOCATED AT OR ABOUT APPROXIMATELY 2121 ELLA BLVD., HOUSTON, TEXAS 77008 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project is (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 KCG 2121 Ella, LLC, a Texas limited liability company (the “**Company**”), that of which the managing member is APV 2121 Ella 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 (“**AMI**”);

WHEREAS, at least 25% of the units (currently anticipated to be 30) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 31) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 94.84%; and

WHEREAS, the Company desires to obtain a loan from M&T Realty Capital Corporation, a Maryland corporation (the “**Lender**”), in an aggregate principal amount not to exceed \$18,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 22nd of May, 2024.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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 Heights West End located at or about 4020 Koehler St., Houston, Texas 77007, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Heights West End located at or about 4020 Koehler St., Houston, Texas 77007 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature *Jay Mason* Jay Mason (May 16, 2024 10:37 CDT) Date: 05/16/2024

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

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature *[Signature]* Michael D Rogers (May 15, 2024 07:48 CDT) Date: 05/15/2024

6. Approval of President & CEO

Signature *David A. Northern, Sr.* David A. Northern, Sr. (May 14, 2024 19:50 CDT) Date: 05/14/2024



Transforming Lives & Communities

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 HEIGHTS WEST END LOCATED AT OR ABOUT 4020 KOEHLER ST., HOUSTON, TEXAS 77007, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 Heights West End located at or about 4020 Koehler St., Houston, Texas 77007 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is (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 Heights West End DE SPE, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is Heights West End, LLC, a Delaware limited liability company, that of which the managing member is APV Heights West End 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 (“**AMI**”). At least 25% of the units (currently anticipated to be 71) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 71) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have total public benefit of 96.56%.

The Company desires to obtain a loan from M&T Realty Capital Corporation, a Maryland corporation (the “**Lender**”), in an aggregate principal amount not to exceed \$42,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 Heights West End located at or about 4020 Koehler St., Houston, Texas 77007 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3776

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 HEIGHTS WEST END LOCATED AT OR ABOUT APPROXIMATELY 4020 KOEHLER ST., HOUSTON, TEXAS 77007 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project is (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 Heights West End DE SPE, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is Heights West End, LLC, a Delaware limited liability company, that of which the managing member is APV Heights West End 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 (“**AMI**”);

WHEREAS, at least 25% of the units (currently anticipated to be 71) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 71) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 96.56%; and

WHEREAS, the Company desires to obtain a loan from M&T Realty Capital Corporation, a Maryland corporation (the “**Lender**”), in an aggregate principal amount not to exceed \$42,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 foregoing 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 22nd of May, 2024.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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 Queenston Manor located at or about 6700 Queenston Blvd., Houston, Texas 77084, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Queenston Manor located at or about 6700 Queenston Blvd., Houston, Texas 77084 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature *Jay Mason* Date: 05/16/2024
Jay Mason (May 16, 2024 10:37 CDT)**5. Statement regarding availability of funds by VP of Fiscal Operations**

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature *[Signature]* Date: 05/15/2024
Michael D Rogers (May 15, 2024 07:48 CDT)

6. Approval of President & CEO

Signature *David A. Northern, Sr.* Date: 05/14/2024
David A. Northern, Sr. (May 14, 2024 19:50 CDT)



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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 QUEENSTON MANOR LOCATED AT OR ABOUT 6700 QUEENSTON BLVD., HOUSTON, TEXAS 77084, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 Queenston Manor located at or about 6700 Queenston Blvd., Houston, Texas 77084 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is (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 Queenston DE SPE, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is Queenston, LLC, a Delaware limited liability company, that of which the managing member is APV Queenston Manor 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 60% of area median income (“**AMI**”). At least 50% of the units (currently anticipated to be 108) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have a total public benefit of 102.96%.

The Company desires to obtain a loan from M&T Realty Capital Corporation, a Maryland corporation (the “**Lender**”), in an aggregate principal amount not to exceed \$28,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing the Loan (the “**Loan Documents**”).

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 authorized representative of the Houston Housing Authority (the “**Authority**”) to take such actions necessary or convenient to facilitate the acquisition of Queenston Manor located at or about 6700 Queenston Blvd., Houston, Texas 77084 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3777

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 QUEENSTON MANOR LOCATED AT OR ABOUT APPROXIMATELY 6700 QUEENSTON BLVD., HOUSTON, TEXAS 77084 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project is (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 Queenston DE SPE, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is Queenston, LLC, a Delaware limited liability company, that of which the managing member is APV Queenston Manor 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 60% of area median income (“**AMI**”);

WHEREAS, at least 50% of the units (currently anticipated to be 108) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 102.96%; and

WHEREAS, the Company desires to obtain a loan from M&T Realty Capital Corporation, a Maryland corporation (the “**Lender**”), in an aggregate principal amount not to exceed \$28,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 foregoing 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 22nd of May, 2024.

ATTEST:

CHAIR

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 Milo on Westheimer located at or about 13250 Westheimer Road, Houston, Texas 77077, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Milo on Westheimer located at or about 13250 Westheimer Road, Houston, Texas 77077 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature *Jay Mason* Date: 05/16/2024
Jay Mason (May 16, 2024 13:14 CDT)

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

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature *Michael D. Rogers* Date: 05/16/2024
Michael D. Rogers (May 16, 2024 12:41 CDT)

6. Approval of President & CEO

Signature *David A. Northern, Sr.* Date: 05/16/2024
David A. Northern, Sr. (May 16, 2024 12:42 CDT)



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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 MILO ON WESTHEIMER LOCATED AT OR ABOUT 13250 WESTHEIMER ROAD, HOUSTON, TEXAS 77077, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 Milo on Westheimer located at or about 13250 Westheimer Road, Houston, Texas 77077 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code 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 13250 Westheimer Road, LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Milo on Westheimer 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 (“**AMI**”). At least 58 units in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 58 units in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have total public benefit of 91.90%.

The Company desires to obtain a loan from Deutsche Bank (the “**Lender**”), in an aggregate principal amount not to exceed \$36,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Authority to join in the execution of documents evidencing and/or securing 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 The Milo on Westheimer located at or about 13250 Westheimer Road, Houston, Texas 77077 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3765

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 MILO ON WESTHEIMER LOCATED AT OR ABOUT 13250 WESTHEIMER ROAD, HOUSTON, TEXAS 77077 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE 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 13250 Westheimer Road, LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Milo on Westheimer 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 (“**AMI**”);

WHEREAS, at least 58 units in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 58 units in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 91.90%; and

WHEREAS, the Company desires to obtain a loan from Deutsche Bank (the “**Lender**”), in an aggregate principal amount not to exceed \$36,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Authority to join in the execution of documents evidencing and/or securing 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 foregoing 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 22nd of May, 2024.

ATTEST:

CHAIR

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 Peri on Westheimer located at or about 13328 Westheimer Road, Houston, Texas 77077, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Peri on Westheimer located at or about 13328 Westheimer Road, Houston, Texas 77077 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: 05/16/2024
Jay Mason (May 16, 2024 13:14 CDT)

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

Funds Budgeted and Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature Michael D. Rogers Date: 05/16/2024
Michael D. Rogers (May 16, 2024 12:41 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 05/16/2024
David A. Northern, Sr. (May 16, 2024 12:42 CDT)



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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 PERI ON WESTHEIMER LOCATED AT OR ABOUT 13328 WESTHEIMER ROAD, HOUSTON, TEXAS 77077, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO or an authorized representative of the Houston Housing Authority (the “**Authority**”) to take such actions necessary or convenient to facilitate the acquisition of The Peri on Westheimer located at or about 13328 Westheimer Road, Houston, Texas 77077 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code 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 Parkway Flats Property Owner, LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Peri on Westheimer 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 (“**AMI**”). At least 91 units in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 61 units in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have total public benefit of 95.53%.

The Company desires to obtain a loan from Deutsche Bank (the “**Lender**”), in an aggregate principal amount not to exceed \$50,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Authority to join in the execution of documents evidencing and/or securing 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 The Peri on Westheimer located at or about 13328 Westheimer Road, Houston, Texas 77077 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3779

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 PERI ON WESTHEIMER LOCATED AT OR ABOUT 13328 WESTHEIMER ROAD, HOUSTON, TEXAS 77077 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE 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 Parkway Flats Property Owner, LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Peri on Westheimer 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 (“**AMI**”);

WHEREAS, at least 91 units in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 61 units in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 95.53%; and

WHEREAS, the Company desires to obtain a loan from Deutsche Bank (the “**Lender**”), in an aggregate principal amount not to exceed \$50,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Authority to join in the execution of documents evidencing and/or securing 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 foregoing 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 22nd of May, 2024.

ATTEST:

CHAIR

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 Helix at Med Center Apartments located at or about 7200 Almeda Rd., Houston, Texas 77054, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Helix at Med Center Apartments located at or about 7200 Almeda Rd., Houston, Texas 77054 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 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 Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 05/16/2024
David A. Northern, Sr. (May 16, 2024 18:45 CDT)



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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 HELIX AT MED CENTER APARTMENTS LOCATED AT OR ABOUT 7200 ALMEDA RD., HOUSTON, TEXAS 77054, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 Helix at Med Center Apartments located at or about 7200 Almeda Rd., Houston, Texas 77054 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is (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 29SC LMC Property Owner LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Helix Med Center 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 60% of area median income (“**AMI**”). At least 50% of the units (currently anticipated to be 112) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have total public benefit of 93.95%.

The Company desires to obtain a loan from Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK (the “**Lender**”), in an aggregate principal amount not to exceed \$35,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 Helix at Med Center Apartments located at or about 7200 Almeda Rd., Houston, Texas 77054 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3780

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 HELIX AT MED CENTER APARTMENTS LOCATED AT OR ABOUT APPROXIMATELY 7200 ALMEDA RD., HOUSTON, TEXAS 77054 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project is (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 29SC LMC Property Owner LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Helix Med Center 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 (“**AMI**”);

WHEREAS, at least 50% of the units (currently anticipated to be 112) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 93.95%; and

WHEREAS, the Company desires to obtain a loan from Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK (the “**Lender**”), in an aggregate principal amount not to exceed \$35,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 foregoing 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 22nd of May, 2024.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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 San Cierra Apartments located at or about 15500 Cutten Rd., Houston, Texas 77070, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 San Cierra Apartments located at or about 15500 Cutten Rd., Houston, Texas 77070 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 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 Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 05/16/2024
David A. Northern, Sr. (May 16, 2024 18:45 CDT)



Transforming Lives & Communities

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 SAN CIERRA APARTMENTS LOCATED AT OR ABOUT APPROXIMATELY 15500 CUTTEN RD., HOUSTON, TEXAS 77070, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 San Cierra Apartments located at or about 15500 Cutten Rd., Houston, Texas 77070 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is (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 29SC San Cierra Property Owner LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV San Cierra 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 (“**AMI**”). At least 25% of the units (currently anticipated to be 91) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 91) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have total public benefit of 93.26%.

The Company desires to obtain a loan from Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK (the “**Lender**”), in an aggregate principal amount not to exceed \$60,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing the Loan (the “**Loan Documents**”).

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 authorized representative of the Houston Housing Authority (the “**Authority**”) to take such actions necessary or convenient to facilitate the acquisition of San Cierra Apartments located at or about 15500 Cutten Rd., Houston, Texas 77070 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3781

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 SAN CIERRA APARTMENTS LOCATED AT OR ABOUT APPROXIMATELY 15500 CUTTEN RD., HOUSTON, TEXAS 77070 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project is (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 29SC San Cierra Property Owner LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV San Cierra 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 (“**AMI**”);

WHEREAS, at least 25% of the units (currently anticipated to be 91) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 91) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 93.26%; and

WHEREAS, the Company desires to obtain a loan from Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK (the “**Lender**”), in an aggregate principal amount not to exceed \$60,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 21st of May, 2024.

ATTEST:

CHAIR

Secretary



Transforming Lives & Communities

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 Villas at Hermann Park Apartments located at or about 6301 Almeda Rd., Houston, Texas 77021, and the execution of all required documents therefor.

2. Date of Board Meeting: May 22, 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 Villas at Hermann Park Apartments located at or about 6301 Almeda Rd., Houston, Texas 77021 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 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 Available ☒ Yes ☐ No Source Third Party Funding

VP of FO Approval Signature _____ Date: _____

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 05/16/2024
David A. Northern, Sr. (May 16, 2024 18:45 CDT)



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

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 VILLAS AT HERMANN PARK APARTMENTS LOCATED AT OR ABOUT 6301 ALMEDA RD., HOUSTON, TEXAS 77021, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: MAY 7, 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 Villas at Hermann Park Apartments located at or about 6301 Almeda Rd., Houston, Texas 77021 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor.

BACKGROUND

The Authority plans to acquire the site on which the Project is (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 29SC Hermann Owner LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Villas Hermann 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 (“**AMI**”). At least 25% of the units (currently anticipated to be 80) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 80) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI.

The Project is expected to have total public benefit of 93.39%.

The Company desires to obtain a loan from Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK (the “**Lender**”), in an aggregate principal amount not to exceed \$55,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing the Loan (the “**Loan Documents**”).

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 authorized representative of the Houston Housing Authority (the “**Authority**”) to take such actions necessary or convenient to facilitate the acquisition of Villas at Hermann Park Apartments located at or about 6301 Almeda Rd., Houston, Texas 77021 (the “**Project**”) using an ownership structure under Chapter 392 of the Texas Local Government Code and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated May 7, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3782

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 VILLAS AT HERMANN PARK APARTMENTS LOCATED AT OR ABOUT APPROXIMATELY 6301 ALMEDA RD., HOUSTON, TEXAS 77021 (THE “PROJECT”) USING AN OWNERSHIP STRUCTURE UNDER CHAPTER 392 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.

WHEREAS, the Authority plans to acquire the site on which the Project is (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 29SC Hermann Owner LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV Villas Hermann 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 (“**AMI**”);

WHEREAS, at least 25% of the units (currently anticipated to be 80) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 25% of the units (currently anticipated to be 80) in the Project will be reserved for occupancy by individuals and families earning less than 60% of AMI;

WHEREAS, the Project is expected to have total public benefit of 93.39%; and

WHEREAS, the Company desires to obtain a loan from Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK (the “**Lender**”), in an aggregate principal amount not to exceed \$55,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing and/or securing 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 22nd of May, 2024.

ATTEST:

CHAIR

Secretary

BOARD REPORT FOR MONTH ENDING APRIL 30, 2024

| | | |
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| I. | Executive Summary | 89 |
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| VI. | Addendum: Operating Statements | 102 |

EXECUTIVE SUMMARY

LOW-INCOME PUBLIC HOUSING

The Low-Income Public Housing (LIPH) program had an adjusted vacancy rate of 2.4% on April 30, 2024. As of May 1, 2024, rent collection for April was 96.3% of rents billed on an adjusted cash accounting basis.

There are currently 29,947 active applications for the Public Housing Waiting List, which represents a decrease of 3.3% from last month.

| Low-Income Public Housing | | | | | | |
|------------------------------------|------------|--------------|------------|--------------|------------|--------------|
| | February | | March | | April | |
| Vacancy Rate | 3.8% | | 3.5% | | 2.4% | |
| Rent Collection | 98.2% | | 97.2% | | 96.3% | |
| Unit Turnaround Time (Days) | 70 | | 64 | | 36 | |
| Avg. Non-Emergency Work Order Days | 2.77 | | 1.75 | | 1.88 | |
| Waiting Lists | Duplicated | Unduplicated | Duplicated | Unduplicated | Duplicated | Unduplicated |
| | 31,053 | 13,721 | 30,965 | 13,531 | 29,947 | 12,927 |

HOUSING CHOICE VOUCHER PROGRAM

uring April 2024 the VPO staff completed 1,981 annual re-examinations. The VPO department also completed 533 interims, 243 change of units (moves), 100 new admissions and 91 portability move-in transactions.

As of April 30, 2024, 402 families are enrolled in the Family Self Sufficiency (FSS) program; 218 of the 402 (55%) 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 April 30, 2024 was 97%.

| Voucher Program Operations | | | |
|----------------------------------|---------------|--------------|------------|
| | February 2024 | March 2024 | April 2024 |
| Households | 19,513 | 19,417 | 19,330 |
| ABA Utilization/Unit Utilization | 114.2%/94.6% | 117.5%/95.1% | 124%/95.9% |
| Reporting Rate | 95% | 96% | 97% |
| Annual Reexaminations Completed | 1,709 | 1,661 | 1,981 |
| HQS Inspections | 2,210 | 2,059 | 2,436 |
| Waitlist | 17,769 | 17,769 | 17,769 |

PROPERTY MANAGEMENT SUMMARY

| PMC | Vacancy | | | | | | Unit Turnaround Time (YTD) | | | | | |
|----------|----------|-------|-------|-------|-------|-------|----------------------------|-------|-------|-------|-------|-------|
| | February | | March | | April | | February | | March | | April | |
| | % | Grade | % | Grade | % | Grade | Days | Grade | Days | Grade | Days | Grade |
| Orion | 6.5 | F | 5.1 | E | 3.6 | C | 110.1 | F | 104.6 | F | 41.2 | E |
| Lynd | 0.5 | A | 0.5 | A | 0.0 | A | 24.6 | B | 26.3 | C | 31.8 | D |
| J. Allen | 1.5 | A | 2.7 | B | 1.8 | A | 41.9 | E | 34.4 | D | 28.5 | C |

| PMC | Emergency Work Orders (Completed within 24 hours) | | | | | | Routine Work Orders | | | | | |
|----------|--|-------|-------|-------|-------|-------|---------------------|-------|-------|-------|-------|-------|
| | February | | March | | April | | February | | March | | April | |
| | % | Grade | % | Grade | % | Grade | Days | Grade | Days | Grade | Days | Grade |
| Orion | 75.9 | F | 60.7 | F | 73.2 | F | 11.5 | A | 5.3 | A | 3.9 | A |
| Lynd | 100 | A | 100 | A | 100 | A | 2.8 | A | 2.5 | A | 1.7 | A |
| J. Allen | 83.3 | F | 100 | A | 100 | A | 1.9 | A | 1.8 | A | 2.4 | A |

| PMC | Rent Collection | | | | | |
|----------|-----------------|-------|-------|-------|-------|-------|
| | February | | March | | April | |
| | % | Grade | % | Grade | % | Grade |
| Orion | 96.4 | B | 95.3 | C | 94.3 | C |
| Lynd | 99.6 | A | 98.1 | A | 100 | A |
| J. Allen | 99.6 | A | 98.8 | A | 97.6 | B |

| PHAS Score | Occupancy Rate | Avg. Total Turnaround Days | Rent Collection Percentage | Avg. W/O Days |
|------------|----------------|----------------------------|----------------------------|---------------|
| A | 98 to 100 | 1 to 20 | 98 to 100 | ≤24 |
| B | 97 to 97.9 | 21 to 25 | 96 to 97.9 | 25 to 30 |
| C | 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 This indicator examines the vacancy rate, a PHA's progress in reducing vacancies, and unit turnaround time. Implicit in this indicator is the adequacy of the PHA's system to track the duration of vacancies and unit turnaround, including down time, make ready time, and lease up time. | Goal 2.0% Actual 2.4% | A 0 to 2 B 2.1 to 3 C 3.1 to 4 D 4.1 to 5 E 5.1 to 6 F ≥6.1 |
| RENT COLLECTION (YTD) This report examines the housing authority's ability to collect dwelling rent owed by residents in possession of units during the current fiscal year by measuring the balance of dwelling rents uncollected as a percentage of total dwelling rents to be collected. | Goal 98% Actual 96.3% | A 98 to 100 B 96 to 97.9 C 94 to 95.9 D 92 to 93.9 E 90 to 91.9 F ≤89.9 |
| EMERGENCY WORK ORDERS This indicator examines the average number of days that it takes for an emergency work order to be completed. Emergency work orders are to be completed within 24 hours or less and must be tracked. | Goal 100% Actual 75.8% | A 99 to 100 B 98 to 98.9 C 97 to 97.9 D 96 to 96.9 E 95 to 95.9 F ≤94.9 |
| NON-EMERGENCY WORK ORDERS This indicator examines the average number of days that it takes for a work order to be completed. Implicit in this indicator is the adequacy of HHA's work order system in terms of how HHA accounts for and controls its work orders and its timeliness in preparing/issuing work orders. | Goal 3 Days Actual 1.88 Days | A ≤24 B 25 to 30 C 31 to 40 D 41 to 50 E 51 to 60 F ≥61 |
| ANNUAL INSPECTIONS This indicator examines the percentage of units that HHA inspects on an annual basis in order to determine the short-term maintenance needs and long-term modernization needs. Implicit in this indicator is the adequacy of HHA's inspection program in terms of the quality of HHA's inspections, and how HHA tracks both inspections and needed repairs. *PMCs have discretionary authority to select the number of units to inspect each month, as long as all inspections are completed by September. | Goal 100% Actual 45.4% | A 100 B 97 to 99 C 95 to 96.9 D 93 to 94.9 E 90 to 92.9 F ≥89.9* |

VACANCY RATE AND TURNAROUND DAYS

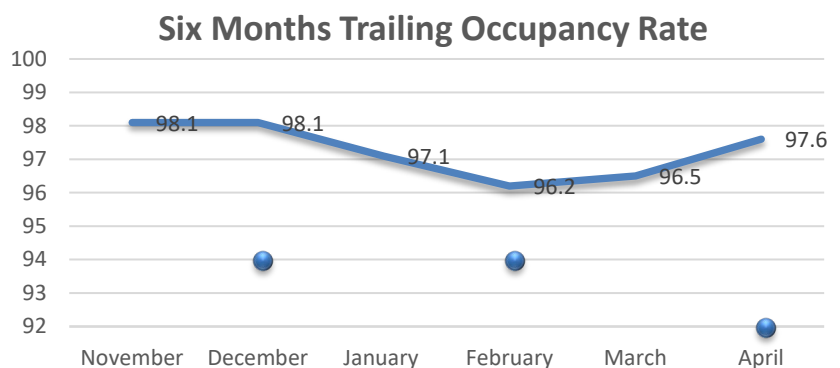
| Low-Income Public Housing Development | PMC | ACC Units | Approv ed Units Offline | Total Available ACC Units | Occupied Units | Vacant Units | Occupancy Percentage | Grade | Total Vacant Days | Units Turne d YTD | Avg. Total Turnarou nd Days YTD | Grade |
|---|----------|--------------|----------------------------------|---------------------------------|-------------------|-----------------|-------------------------|----------|-------------------------|-------------------------|--|----------|
| Bellerive | J. Allen | 210 | 0 | 210 | 208 | 2 | 99.0% | A | 169 | 10 | 17 | A |
| Cuney Homes | Orion | 553 | 0 | 553 | 513 | 40 | 92.8% | F | 2,327 | 54 | 43 | E |
| Ewing | Orion | 40 | 0 | 40 | 39 | 1 | 97.5% | B | 286 | 7 | 41 | D |
| Irvinton Village | J. Allen | 308 | 0 | 308 | 302 | 6 | 98.1% | A | 1,106 | 41 | 27 | C |
| Kelly Village | J. Allen | 270 | 0 | 270 | 262 | 8 | 97.0% | B | 863 | 30 | 29 | C |
| Kennedy Place | Orion | 108 | 0 | 108 | 108 | 0 | 100.0% | A | 424 | 6 | 71 | F |
| Lyerly | J. Allen | 199 | 0 | 199 | 196 | 3 | 98.5% | A | 623 | 16 | 39 | D |
| Mixed-Income Developments | | | | | | | | | | | | |
| Fulton Village | Lynd | 108 | 0 | 108 | 108 | 0 | 100.0% | A | 98 | 2 | 49 | E |
| Heatherbrook | Lynd | 53 | 0 | 53 | 53 | 0 | 100.0% | A | 29 | 2 | 15 | A |
| Independence Heights | Orion | 36 | 0 | 36 | 36 | 0 | 100.0% | A | 97 | 3 | 32 | D |
| Lincoln Park | Orion | 200 | 0 | 200 | 188 | 12 | 94.0% | E | 836 | 15 | 56 | F |
| Oxford Place | Orion | 230 | 0 | 230 | 216 | 14 | 93.9% | F | 1,220 | 41 | 30 | C |
| Totals | | 2,315 | 0 | 2,315 | 2,229 | 86 | 97.6% | B | 8,078 | 227 | 36 | D |

| Section 8 New Construction Development | PMC | 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 | 100 | 0 | 100.0% | A | 167 | 3 | 56 | F |
| Totals | | 100 | 0 | 100 | 100 | 0 | 100.0% | A | 167 | 3 | 56 | F |

*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.

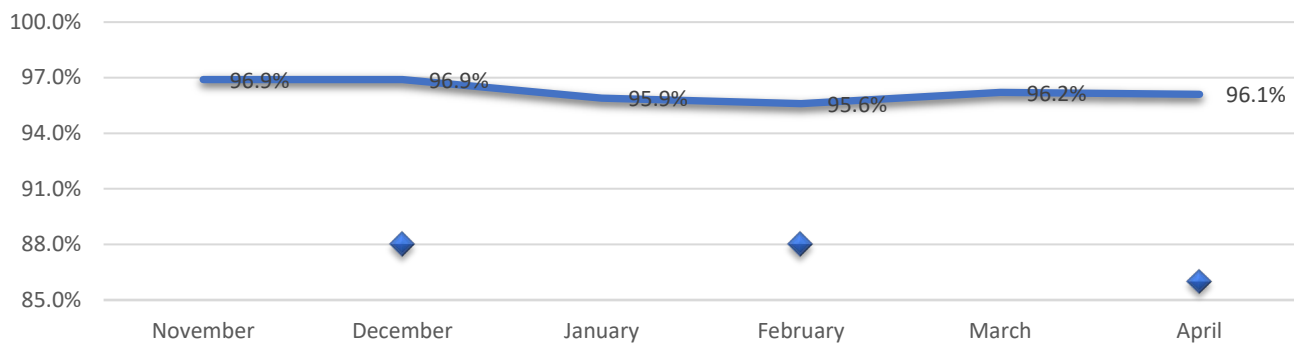
| PHAS Score | Occupancy Rate | Avg. Total Turnaround Days |
|---------------|-------------------|----------------------------------|
| A | 98 to 100 | 1 to 20 |
| B | 97 to 97.9 | 21 to 25 |
| C | 96 to 96.9 | 26 to 30 |
| D | 95 to 95.9 | 31 to 40 |
| E | 94 to 94.9 | 41 to 50 |
| F | ≤93.9 | ≥51 |



TAX CREDIT APARTMENT LEASING/OCCUPANCY INFORMATION

| Property | Property Manager | Total Units | Public Housing Units | Total Tax Credit Units | Market Units | Vacant Tax Credit/Market Units | Occupied (%) |
|--------------------------|-------------------------------------|--------------|----------------------|------------------------|--------------|--------------------------------|--------------|
| 2100 Memorial | *CURRENTLY BEING REDEVELOPED | | | | | | |
| Mansions at Turkey Creek | Orion | 252 | 0 | 252 | 0 | 23 | 90.9% |
| Peninsula Park | Orion | 280 | 0 | 280 | 0 | 8 | 97.1% |
| Pinnacle at Wilcrest | Embrey | 250 | 0 | 250 | 0 | 9 | 96.4% |
| Uvalde Ranch | Hettig-Kahn | 244 | 0 | 244 | 0 | 16 | 93.4% |
| Willow Park | Embrey | 260 | 0 | 260 | 0 | 1 | 99.6% |
| Telephone Rd | Tarantino | 200 | 0 | 200 | 0 | 1 | 99.5% |
| TOTALS | | 1,486 | 0 | 1,486 | 0 | 58 | 96.1% |
| RAD-PBV | | | | | | | |
| Allen Parkway Village | Orion | 278 | 278 | | 0 | 184 | 33.8% |
| Historic Oaks of APV | Orion | 222 | 222 | | 0 | 189 | 14.9% |
| HRI-Victory | Orion | 140 | 140 | | 0 | 25 | 82.1% |
| Sweetwater Point | Lynd | 260 | 26 | 234 | 0 | 15 | 94.2% |
| TOTAL | | 900 | 666 | 234 | 0 | 413 | 56.3% |

6 Month Trailing Occupancy Rate



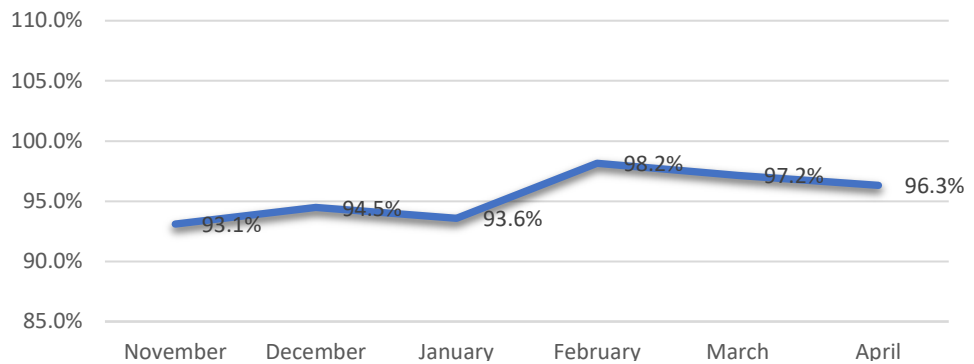
RENT COLLECTION

| Low-Income Public Housing Development | PMC | Month Billed | Month Collected | % Collected | Grade | YTD Billed | YTD Collected | % YTD Collected | Grade |
|---|----------|------------------|------------------|---------------|----------|--------------------|--------------------|-----------------|----------|
| Bellerive | J. Allen | \$59,340 | \$59,340 | 100.00% | A | \$239,577 | \$237,146 | 98.99% | A |
| Cuney Homes | Orion | \$131,451 | \$127,483 | 96.98% | B | \$526,230 | \$508,627 | 96.65% | B |
| Ewing | Orion | \$8,863 | \$8,863 | 100.00% | A | \$36,893 | \$35,064 | 95.04% | C |
| Irvinton Village | J. Allen | \$72,684 | \$72,684 | 100.00% | A | \$289,617 | \$281,121 | 97.07% | B |
| Kelly Village | J. Allen | \$65,542 | \$59,416 | 90.65% | E | \$271,687 | \$254,650 | 93.73% | D |
| Kennedy Place | Orion | \$37,323 | \$32,586 | 87.31% | F | \$145,198 | \$136,374 | 93.92% | D |
| Lyerly | J. Allen | \$62,209 | \$62,160 | 99.92% | A | \$239,133 | \$238,356 | 99.67% | A |
| Mixed-Income Housing Development | | | | | | | | | |
| Fulton Village | Lynd | \$37,282 | \$37,282 | 100.00% | A | \$149,334 | \$148,367 | 99.35% | A |
| Heatherbrook | Lynd | \$11,985 | \$11,985 | 100.00% | A | \$48,113 | \$47,900 | 99.56% | A |
| Independence Heights | Orion | \$4,335 | \$4,104 | 94.67% | C | \$16,907 | \$14,485 | 85.67% | F |
| Lincoln Park | Orion | \$45,280 | \$45,280 | 100.00% | A | \$173,029 | \$161,361 | 93.26% | D |
| Oxford Place | Orion | \$31,100 | \$25,309 | 81.38% | F | \$123,646 | \$112,384 | 90.89% | E |
| Totals | | \$567,395 | \$546,491 | 96.32% | B | \$2,259,365 | \$2,175,835 | 96.30% | B |

| Section 8 New Construction Development | PMC | Month Billed | Month Collected | % Collected | Grade | YTD Billed | YTD Collected | % YTD Collected | Grade |
|--|-----------|-----------------|-----------------|----------------|----------|-----------------|-----------------|-----------------|----------|
| Long Drive | Tarantino | \$23,454 | \$23,454 | 100.00% | A | \$96,971 | \$96,228 | 99.23% | A |
| Totals | | \$23,454 | \$23,454 | 100.00% | A | \$96,971 | \$96,228 | 99.23% | A |

| PHAS Score | Rent Collection Percentage |
|------------|----------------------------|
| A | 98 to 100 |
| B | 96 to 97.9 |
| C | 94 to 95.9 |
| D | 92 to 93.9 |
| E | 90 to 91.9 |
| F | ≤89.9 |

6 Months Trailing Rent Collection Rate



EMERGENCY WORK ORDERS

| Low-Income Public Housing Development | PMC | Emergency Work Orders Generated | Emergency W/O Completed within 24 hours | Percentage Completed within 24 hours | Grade |
|---|----------|---------------------------------|---|--------------------------------------|----------|
| Bellerive | J. Allen | 5 | 5 | 100.0% | A |
| Cuney Homes | Orion | 69 | 51 | 73.9% | F |
| Ewing | Orion | 13 | 9 | 69.2% | F |
| Irvinton Village | J. Allen | 3 | 3 | 100.0% | A |
| Kelly Village | J. Allen | 0 | 0 | N/A | A |
| Kennedy Place | Orion | 0 | 0 | N/A | A |
| Lyerly | J. Allen | 1 | 1 | 100.0% | A |
| Mixed-Income Housing Development | | | | | |
| Fulton Village | Lynd | 0 | 0 | N/A | A |
| Heatherbrook | Lynd | 0 | 0 | N/A | A |
| Independence Heights | Orion | 0 | 0 | N/A | A |
| Lincoln Park | Orion | 0 | 0 | N/A | A |
| Oxford Place | Orion | 0 | 0 | N/A | A |
| Totals | | 91 | 69 | 75.8% | F |

| RAD-PBV | | Emergency Work Orders Generated | Emergency W/O Completed within 24 hours | Percentage Completed within 24 hours | Grade |
|---------------|-----------|---------------------------------|---|--------------------------------------|-------|
| Long Drive | Tarantino | 0 | 0 | N/A | |
| Totals | | 0 | 0 | N/A | |

| PHAS Score | Avg. W/O Days |
|------------|---------------|
| A | 99 to 100 |
| B | 98 to 98.9 |
| C | 97 to 97.9 |
| D | 96 to 96.9 |
| E | 95 to 95.9 |
| F | ≤94.9 |

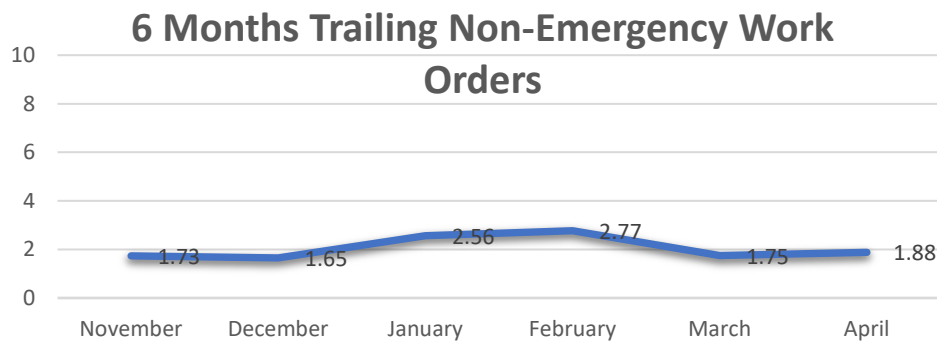
*APV/HOAPV has been under renovation/RAD conversion as of August 31, 2022
 *Clayton Homes has been removed due to TxDOT expansion as of August 31, 2022.
 *Forest Green has been removed from PHO portfolio as of January 1, 2023.

NON-EMERGENCY WORK ORDERS

| Low-Income Public Housing Development | PMC | Work Orders Generated | Average Completion Time (Days) | Grade |
|---|----------|-----------------------|--------------------------------|----------|
| Bellerive | J. Allen | 5 | 5 | 100.0% |
| Cuney Homes | Orion | 69 | 51 | 73.9% |
| Ewing | Orion | 13 | 9 | 69.2% |
| Irvinton Village | J. Allen | 3 | 3 | 100.0% |
| Kelly Village | J. Allen | 0 | 0 | N/A |
| Kennedy Place | Orion | 0 | 0 | N/A |
| Lyerly | J. Allen | 1 | 1 | 100.0% |
| Mixed-Income Housing Development | | | | |
| Fulton Village | Lynd | 49 | 1.50 | A |
| Heatherbrook | Lynd | 24 | 2.09 | A |
| Independence Heights | Orion | 0 | 0.00 | A |
| Lincoln Park | Orion | 1 | 0.00 | A |
| Oxford Place | Orion | 42 | 2.04 | A |
| Totals | | 822 | 1.88 | A |

| Section 8 New Construction Development | | Work Orders Generated | Average Completion Time (Days) | Grade |
|--|-----------|-----------------------|--------------------------------|----------|
| Long Drive | Tarantino | 93 | 3.4 | A |
| Totals | | 93 | 3.4 | A |

| PHAS Score | Avg. W/O Days |
|------------|---------------|
| A | ≤24 |
| B | 25 to 30 |
| C | 31 to 40 |
| D | 41 to 50 |
| E | 51 to 60 |
| F | ≥61 |



ANNUAL INSPECTIONS

| Low-Income Public Housing Development | PMC | YTD Inspections Due | YTD Inspections Performed | Percentage Complete | Grade |
|---|----------|---------------------|---------------------------|---------------------|----------|
| Bellerive | J. Allen | 210 | 210 | 100.0% | A |
| Cuney Homes | Orion | 553 | 183 | 33.1% | A |
| Ewing | Orion | 40 | 12 | 30.0% | A |
| Irvinton Village | J. Allen | 308 | 120 | 39.0% | A |
| Kelly Village | J. Allen | 270 | 116 | 43.0% | A |
| Kennedy Place | Orion | 108 | 48 | 44.4% | A |
| Lyerly | J. Allen | 199 | 128 | 64.3% | A |
| Mixed-Income Housing Development | | | | | |
| Fulton Village | Lynd | 108 | 15 | 13.9% | A |
| Heatherbrook | Lynd | 53 | 15 | 28.3% | A |
| Independence Heights | Orion | 36 | 36 | 100.0% | A |
| Lincoln Park | Orion | 200 | 84 | 42.0% | A |
| Oxford Place | Orion | 230 | 84 | 36.5% | A |
| Totals | | 2,315 | 1,051 | 45.4% | A |

| Section 8 New Construction Development | PMC | Inspections Due | Inspections Performed | Percentage Complete | Grade |
|--|-----------|-----------------|-----------------------|---------------------|----------|
| Long Drive | Tarantino | 100 | 45 | 45.0% | A |
| Totals | | 100 | 45 | 45.0% | A |

*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.

| PHAS Score | Inspections Performed YTD |
|------------|---------------------------|
| A | 100% |
| B | 97 to 99% |
| C | 95 to 96.9% |
| D | 93 to 94.9% |
| E | 90 to 92.9% |
| F | ≤89.9% |

HOUSING CHOICE VOUCHER HUD-GRADED SEMAP INDICATORS

| | | | Score | Performance |
|---|-----------|-------------|-------|-------------|
| ANNUAL REEXAMINATIONS REPORTING RATE | Goal 96% | Actual 97% | 10 | ≥96 |
| This Indicator shows whether the Agency completes a re-examination for each participating family at least every twelve (12) months. | | | 5 | 90 to 95 |
| | | | 0 | ≤89 |
| CORRECT TENANT RENT CALCULATIONS | Goal 98% | Actual 100% | 5 | 98 to 100 |
| This Indicator shows whether the Agency correctly calculates the family's share of rent to owner in the Rental Voucher Program. | | | 0 | ≤97 |
| | | | | |
| PRECONTRACT HQS INSPECTIONS | Goal 100% | Actual 100% | 5 | 98 to 100 |
| This Indicator shows whether newly leased units pass HQS inspection on or before the beginning date of the Assisted Lease and HAP Contract. | | | 0 | ≤97 |
| | | | | |
| FSS ENROLLMENT | Goal 80% | Actual 111% | 10 | ≥80 |
| This Indicator shows whether the Agency has enrolled families in the FSS Program as required. To achieve the full points for this Indicator, a housing authority must have 80% or more of its mandatory FSS slots filled. There are currently 361 mandatory slots on the FSS Program; 402 families are currently enrolled. | | | 8 | 60 to 79 |
| | | | 5 | ≤59 |
| | | | | |
| FSS ESCROW | Goal 30% | Actual 55% | 10 | ≥30 |
| This Indicator shows the extent of the Agency's progress in supporting FSS by measuring the percent of current FSS participants with FSS progress reports entered in the PIC system that have had increases in earned income which resulted in escrow account balances. To achieve the full points for this Indicator, at least 30% of a housing authority's enrolled families must have an escrow balance. There are 402 families participating in the FSS program. Out of the 402 families, 218 (54%) of the families are eligible for escrow and currently have an FSS escrow balance. | | | 5 | ≤29 |
| | | | | |

APRIL 2024

RENOVATION PROJECTS

PUBLIC HOUSING DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS

- **Major Capital Projects**
 - **License Plate Reader (LPR) Cameras** – Installation continues in April with no change to the February numbers - 34 Cameras are in Service and 46 units in the permit phase.
 - **Oxford Place Apartments** – For exterior repairs including roof replacement, exterior wall and sidewalk repairs, and replacing damaged windows and screens – Contract is final, Construction Notice to Proceed has been issued. The work is expected to be seven (7) months.
 - **Bellerive Senior Living Apartments** – Roof replacement and associated work; – the ongoing construction work is expected to be completed in May/June 2024.
 - **Heatherbrook Apartments** – The refinancing of Heatherbrook has closed. We are waiting for the final construction contracts to be executed before starting the construction work on the project.
 - **Kennedy Place** – Roof Repairs and Exterior Renovations – the project is under construction and is expected to be completed in August 2024.
 - **Lincoln Park** – Roof Repairs and Exterior Renovations – is expected to be completed in May 2024.
 - **Fulton Place**- Roof and building Envelope repairs. This project has been awarded to a contractor and is currently with procurement prior to finalizing an executed contract.
 - **HRI**- Siding and Exterior Repairs- Final drawings completed. The team is working to route drawing for permit as well as historical commission review. We are submitting the design documents to procurement to begin solicitation.

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 59% 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 72% complete.
 - Infrastructure Package – Anticipated to be around August 2024. Construction is 65% complete.
- **Kelly II:** In December 2020, we closed on all the lots owned by the 5th ward minus lot 6. The HHA is planning to close lot 6 in June 2024.

REDEVELOPMENT – (RAD)

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 19% 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 million of FEMA has been allocated to a new 260-unit development at the intersection of Yale and Crosstimbers. The HHA has coordinated 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 May 2024.

The balance of the FEMA 428 funds will be used for another HHA planned development that has 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 pricing deployable system and discussing the logistics of implementing such a system.

TxDOT LAND SALES

Kelly Village: The HHA is getting an appraisal done for a land swap. As part of the appraisal, the HHA and TxDOT will confirm the buildings, structures, parking areas, and infrastructure will be acquired and removed. A preliminary design and cost estimate to cure the development will be necessary to ensure the remaining units remain operational. This will include the following but not limited to:

- Confirming parking counts;
- Estimated cost for relocation of perimeter fencing, roads and sidewalks;
- Provide a cost estimate to relocate utilities – water, electrical, gas, and sewage as needed;
- Cost estimate for replacement/relocation of the park and all associated exterior landscaping and irrigation systems;
- Any additional adjustments to ensure the property follows applicable codes.

Once the above is finalized, a development plan will be finalized with TxDOT, including the disposition of the lands that TxDOT will acquire. The agency is aware of the displacement of residents, and the plan is to provide some replacement units in close proximity to the Kelly Village.

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 Executive Summary of the grant is contained on the following page.

HUD anticipates awarding the FY2023/2024 Implementation Grant in early fall 2024.

OPEN SOLICITATION LOG

MAY 2024

HHA'S PROCUREMENT DEPT.

| Type | Solicitation # | Status | Department(s) | Description | Advertisement Date | Due Date |
|------|----------------|--------|---------------|--|--------------------|-----------|
| IFB | 24-19 | Open | REID | Demolition of 2801 Conti Street | 4-18-2024 | 5-20-2024 |
| RFP | 24-22 | Open | Finance | Real Estate Deals Independent Auditor | 4-25-2024 | 5-23-2024 |
| IFB | 24-20 | Open | REID | Replacement of Trash Chutes at Lyerly Senior Apts. | 5-8-2024 | 5-30-2024 |

OPERATING STATEMENTS: 3 MONTH ENDING MARCH 31, 2024





| Central Office | Annual Budget 2024 | | MONTHLY | Year to Date Budget | Year to Date Actual | Favorable (Unfav) Variance |
|---|--------------------|--|-----------|---------------------|---------------------|----------------------------|
| Operating Income | | | | | | |
| Total Operating Income | 9,316,900 | | 1,547,758 | 2,329,225 | 2,330,245 | 1,020 |
| | | | | | | |
| Operating Expenses | | | | | | |
| Salaries and Benefits | 5,024,710 | | 841,508 | 1,256,178 | 1,179,877 | 76,301 |
| Facilities and Other Administrative Expenses | 3,920,000 | | 653,766 | 980,000 | 916,787 | 63,213 |
| Total Central Office Expenses | 8,944,710 | | 1,495,274 | 2,236,178 | 2,096,664 | 139,514 |
| | | | | | | |
| Surplus/(Use) of Business Activities Funds for COCC | 372,190 | | 52,484 | 93,048 | 233,581 | 140,534 |

| Housing Choice Voucher Program | Annual Budget 2024 | | Year to Date Actual | Year to Date Budget | Year to Date Actual | Favorable (Unfav) Variance |
|---|--------------------|--|---------------------|---------------------|---------------------|----------------------------|
| Administrative Operating Income | | | | | | |
| Total Operating Income | 16,042,000 | | 2,631,644 | 4,010,500 | 3,927,568 | (82,932) |
| | | | | | | |
| Operating Expenses | | | | | | |
| Salaries and Benefits | 8,548,269 | | 1,368,740 | 2,137,067 | 1,945,283 | 191,784 |
| Administrative Expenses | 2,712,600 | | 438,115 | 678,150 | 609,894 | 68,256 |
| COCC-Management Fees | 4,468,062 | | 725,056 | 1,117,016 | 1,084,897 | 32,119 |
| Total Operating Costs Expenses | 15,728,931 | | 2,531,911 | 3,932,233 | 3,640,074 | 292,159 |
| | | | | | | |
| Cash Flow (Deficit) from Operations | 313,069 | | 99,733 | 78,267 | 287,494 | 209,227 |
| | | | | | | |
| Housing Assistance Payments (HAP) | | | | | | |
| | | | | | | |
| Housing Assistance Payment Subsidy | 195,000,000 | | 39,143,201 | 48,750,000 | 57,857,482 | 9,107,482 |
| Investment Income on HAP Reserves | 0 | | 0 | 0 | 0 | 0 |
| Housing Assistance Payments | 195,000,000 | | 39,072,740 | 48,750,000 | 57,984,693 | (9,234,693) |
| | | | | | | |
| HAP Current Year Excess (Use) | 0 | | 70,461 | 0 | (127,211) | (127,211) |

OPERATING STATEMENTS: 3 MONTH ENDING MARCH 31, 2024

| Affordable Housing Rental Programs | Annual Budget 2024 | | Year to Date Actual | Year to Date Budget | Year to Date Actual | Favorable (Unfav) Variance |
|--|--------------------|--|---------------------|---------------------|---------------------|----------------------------|
| Operating Income | | | | | | |
| HUD Subsidy - Low Rent Housing2826 | 13,800,158 | | 2,250,048 | 3,450,040 | 3,465,824 | 15,785 |
| Tenant Rental Income | 23,698,812 | | 3,931,652 | 5,924,703 | 5,929,248 | 4,545 |
| Other Income | 1,023,249 | | 167,220 | 255,812 | 236,952 | (18,860) |
| Capital Funds / Replacement Reserves | 10,531,263 | | 1,845,946 | 2,632,816 | 2,705,678 | 72,862 |
| Total Operating Income | 49,053,482 | | 8,194,866 | 12,263,371 | 12,337,702 | 74,332 |
| | | | | | | |
| Operating Expenses | | | | | | |
| Administrative Expenses | 13,370,005 | | 2,196,860 | 3,342,501 | 3,268,987 | 73,514 |
| Tenant Services | 618,078 | | 87,465 | 154,520 | 121,875 | 32,645 |
| Utilities | 4,232,148 | | 703,090 | 1,058,037 | 1,052,987 | 5,050 |
| Maintenance | 12,048,420 | | 1,986,539 | 3,012,105 | 2,757,631 | 254,474 |
| Protective Services | 2,572,201 | | 427,083 | 643,050 | 627,954 | 15,096 |
| Insurance Expense | 2,930,015 | | 505,828 | 732,504 | 716,876 | 15,628 |
| Other General Expense | 293,430 | | 44,027 | 73,358 | 62,879 | 10,479 |
| Total Routine Operating Expenses | 36,064,297 | | 5,950,892 | 9,016,074 | 8,609,189 | 406,885 |
| Net Income from Operations | 12,989,185 | | 2,243,974 | 3,247,296 | 3,728,513 | 481,217 |
| | | | | | | |
| Non-Routine Maintenance (Capital Funds) | 5,125,673 | | 827,341 | 1,281,418 | 1,214,896 | 66,522 |
| Debt Service including ESCO | 2,633,809 | | 432,942 | 658,452 | 646,875 | 11,577 |
| | | | | | | |
| Cash Flow (Deficit) from Operations | 5,229,703 | | 983,691 | 1,307,426 | 1,866,742 | 403,117 |

JUNE 2024

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--|--|---|---|--|--|--|
| <p>2</p> <p>* Chauncey Glover Project- Oxford Place- 3PM-5PM</p> <p>* Sunday Fellowship- 10AM</p> | <p>3</p> <p>* Career and Recovery 9AM. to 12PM.- Oxford Place</p> <p>*Invinton Voter's Registration- Invinton- 1PM</p> <p>* Beyond Bereavements. Coping with Grief & Loss (Spanish)-2PM</p> | <p>4</p> <p>* Workforce Solutions Seminar- "A Target Plan" Oxford Place- 10AM- 11AM</p> <p>* ROSS Informational Meeting- Kennedy Place- 11AM</p> <p>* Matter of Balance/ Fall Prevention w/ Baker Ripley- Telephone Rd- 12PM</p> <p>* JW's Informational Meeting- Kelly Village- 12PM</p> <p>* ROSS Orientation- Bellerive- 2PM- 4PM</p> |  <p>5</p> <p>* Coffee & Conversation 8AM</p> <p>* Monarch Mental Health Seminar- Oxford Place- 10AM- 12Noon</p> <p>*Bingo w/ Centerwell- 1PM- 2PM</p> <p>*Medicare Fraud- Bellerive- 1:30PM</p> <p>* JW's- Telephone Rd- 2:30</p> <p>* ROSS Informational Meeting- Cuneys Homes- 1:30PM</p> | <p>6</p> <p>*Bible Study w/Pastor Josey- Telephone Rd- 10AM</p> <p>* ROSS Informational Meeting- Lincoln Park- 12noon</p> <p>*Empowerment Thursday!!- Oxford Place- 11AM- 12PM</p> <p>* Jobs Plus Orientation 10AM- 11AM</p> <p>* ROSS Orientation- Lyerly- 1PM- 3PM</p> <p>*Pottery Painting w/Elara Caring- Telephone Rd- 2PM- 3PM</p> <p>*Community Meeting- Lincoln Park- 4:30PM</p> | <p>7</p> <p>*Hurricane Preparedness- Kelly Village- 1PM</p> <p>* Friday Night BINGO- Telephone Rd- 6PM</p> | <p>1</p> <p>* Chauncey Glover Project- Oxford Place- 10AM- 1PM</p> |
| <p>9</p> <p>*Sunday Fellowship- 10AM</p> | <p>10</p> <p>* Career and Recovery 9AM. to 12PM.- Oxford Place</p> <p>*Texercise w/ Baker Ripley- Telephone Road- 10AM</p> <p>* Older Americans Event- Fulton Village- 1PM</p> <p>* Texas Regional Bank Workshop-(HHA)- 2PM- 4PM</p> | <p>11</p> <p>* Workforce Solutions Seminar - "A Target Plan" Oxford Place- 10AM- 11AM</p> <p>* Job Club- Cuneys- 10AM- 12PM</p> <p>* Matter of Balance/ Fall Prevention w/ Baker Ripley- Telephone Rd- 12PM</p> <p>*Voter's Registration- Kelly Village- 1PM</p> <p>* ROSS Orientation- Bellerive- 2PM- 4PM</p> <p>* ROSS Orientation- Bellerive- 2PM- 4PM</p> <p>*Community Meeting- Bellerive- 3PM</p> | <p>12</p> <p>* Coffee & Conversation- Telephone Rd- 8AM</p> <p>* Career and Recovery - Oxford Place - 9AM.- 12PM</p> <p>* Monarch Mental Health Seminar- Oxford Place- 11AM- 12Noon</p> <p>*Depression & Bipolar Disorder Workshop- Lyerly- 1PM</p> <p>* FSS Homeownership Orientation HHA- 2PM- 4PM</p> <p>* JW's- Telephone Rd- 2:30</p> | <p>13</p> <p>*Bible Study w/Pastor Josey- Telephone Rd- 10AM</p> <p>* Jobs Plus Orientation 10AM- 11AM</p> <p>*Empowerment Thursday!!- Oxford Place- 11AM- 12PM</p> <p>* ROSS Orientation- Lyerly- 2PM- 3PM</p> <p>*Father's Day Celebration- Telephone Rd- 2PM- 4PM</p> <p>*Father's Day Celebration- Bellerive- 3PM</p> | <p>14</p> <p>* Calming Your Worried Mind: Understanding Anxiety & Reducing Stress (Spanish)- Telephone Rd- 10AM</p> <p>*Voter's Registration- Fulton Village- 11AM</p> <p>* Houstop Food Bank- Lyerly- 2PM</p> <p>*Father's Day Celebration- Lincoln Park- 2PM</p> <p>*Father's Day Celebration- Bellerive 4PM</p> <p>*Father's Day Celebration- Kennedy Place- 4PM</p> <p>* Youth BINGO Night- 5:30PM</p> | <p>15</p> <p>*Father's Day Celebration- Oxford- 1PM</p> <p>* Movie Night- Oxford Place- 6PM</p> <p>* Father's Day Celebration- Lyerly-</p> |
| <p>16</p> <p>* Chauncey Glover Project- Oxford Place- 3PM-5PM</p> <p>* Sunday Fellowship-</p>  | <p>17</p> <p>* Workforce Solutions Seminar - "Job Readiness Toolkit" - Oxford Place- 10AM- 11AM</p> <p>*Arts & Crafts- Telephone Rd- 10AM</p> | <p>18</p> <p>* Matter of Balance/ Fall Prevention w/ Baker Ripley- Telephone Rd- 12PM</p> <p>*Depression & Bipolar Disorder Workshop- Bellerive</p> <p>* Inner Wisdom, Inc- Telephone Rd- 2PM</p> <p>* ROSS Informational Meeting- Invinton Village- 2PM</p> <p>* ROSS Orientation- Bellerive- 2PM- 4PM</p> <p>* PMC Meeting- Kelly Village- 5PM</p> <p>* Community Meeting- Invinton Village- 5PM</p> | <p>19</p> <p>* ROSS Information Meeting- Fulton Village- 12PM</p> <p>*Community Meeting- Oxford- 3PM</p> <p>*FSS Homeownership Orientation-HHA- 2PM- 4PM</p> <p>* PMC Meeting- Invinton Village- 5PM</p>  | <p>20</p> <p>*Bible Study w/Pastor Josey- Telephone Rd- 10AM</p> <p>* Jobs Plus Resource Fair- Oxford Place- 10AM- 1PM</p> <p>* ROSS Informational Meeting- Oxford- 12Noon</p> <p>* Resident/Manager Meeting- Telephone Rd- 2PM</p> <p>*Voter's Registration- Lyerly- 2PM</p> <p>* ROSS Orientation- Lyerly- 2PM- 3PM</p> <p>* PMC Meeting- Lincoln Park- 6PM</p> | <p>21</p> <p>*You're Not Alone: Managing Feelings of Sadness (English)- Telephone Rd- 10AM</p> <p>*Community Meeting- Kelly Village- 5PM</p> <p>*Father's Day Celebration- Kelly Village- 5PM</p> <p>* Friday Night Bingo- Telephone Road- 6PM</p> <p>*Senior Food Box- Lyerly- 2PM</p> | <p>22</p> <p>*Homebuyers Club Hosted by US Bank- TBD- 10AM- 12PM</p> <p>*Gardening Project- Kelly Village- 1PM</p>  |
| <p>23</p> <p>*Sunday Fellowship- 10AM</p> | <p>24</p> <p>* Career and Recovery 9AM. to 12PM.- Oxford Place</p> <p>*Voter's Registration- Bellerive- 1PM</p> <p>*Dental Screening- Telephone Rd- 2PM</p> <p>*Camp Hope w/ Youth- Cuneys Homes-</p> | <p>25</p> <p>*Food Distribution- Telephone Rd- 9AM</p> <p>* Workforce Solutions Seminar - "Sharpening Your Interviewing Skills- Oxford Place- 10AM- 11AM</p> <p>*Resource/Employment Fair- Invinton- 11AM- 1PM</p> <p>* Matter of Balance/ Fall Prevention w/ Baker Ripley- Telephone Rd- 12PM</p> <p>*Senior Medicare Patrol Workshop- Bellerive- 1:30PM</p> <p>*Voter's Registration- Oxford- 2PM</p> <p>* ROSS Orientation- Bellerive- 2PM- 4PM</p> <p>*Voter's Registration- Kennedy Place- 4PM</p> | <p>26</p> <p>* Coffee & Conversation 8AM</p> <p>* Career and Recovery 9AM. to 12PM.- Oxford Place</p> <p>* Disaster & Hurricane Presentation- Bellerive- 10AM</p> <p>* Disaster Relief- Bellerive- 10AM</p> <p>* Monarch Mental Health Seminar- Oxford Place- 11AM- 12Noon</p> <p>*Bingo w/ Centerwell- 1PM- 2PM</p> <p>*Senior Medicare Patrol Workshop- Lyerly- 1:30PM</p> <p>*FSS Orientation- HHA- 2PM- 4PM</p> <p>* JW's- Telephone Rd- 2:30</p> | <p>27</p> <p>*Bible Study w/Pastor Josey- Telephone Rd- 10AM</p> <p>* Jobs Plus Orientation 10AM- 11AM</p> <p>*Resource/Employment Fair- Kelly Village- 11AM- 1PM</p> <p>*Empowerment Thursday- Oxford Place- 11AM- 12PM</p> <p>*Birthday Celebration- Bellerive- 2PM</p> <p>*Voter's Registration- Lincoln- 2PM</p> <p>*Movie Day- Telephone Rd- 2PM</p> <p>* ROSS Orientation/ Senior Food Box- Lyerly- 2PM- 4PM</p> | <p>28</p> <p>* Community Resources Health & Wellness Expo- Telephone Rd- 9AM- 2PM</p> <p>*Voter's Registration- Cuneys Homes- 1PM</p> <p>* Friday Night BINGO- Telephone Rd- 6PM</p> | |
| <p>30</p> <p>*Sunday Fellowship- 10AM</p> | | | | | | |