



HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING August 27, 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

BOARD OF COMMISSIONERS MEETING

Tuesday, AUGUST 27, 2024

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HOUSTON HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

TUESDAY, AUGUST 27, 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 July 16, 2024 Houston Housing Authority Board Meeting Minutes
- IV. Introduction of the Interpreters
- V. President and CEO Activity and Operations Report
- VI. Public Comments [\(To Make Comments during the Public Comments Section – Please add your name to the sign-in sheet when you enter the Board Meeting\)](#)
- VII. NEW BUSINESS
 - a. **Resolution No. 3797:** Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Inland Environmental for the demolition of the building and site work located at 2801 Conti Street, Houston, Texas 77020.
- VIII. Convene an Executive Session to discuss:
 1. Personnel matters in accordance with Section 551.074 of the Texas Government Code
 2. Legal issues in accordance with Section 551.071 of the Texas Government Code
 3. Real estate matters in accordance with Section 551.072 of the Texas Government Code
 - b. **Resolution No. 3798:** Consideration and/or take action to authorize the update of the previously approved lender and loan amount in Resolution No. 3746 for the Cypresswood Apartments transaction.
 - c. **Resolution No. 3799:** Consideration and/or take action to authorize the update of the previously approved lender in Resolution No. 3778 for The Milo on Westheimer transaction.

- d. **Resolution No. 3800:** Consideration and/or take action to authorize the update of the previously approved lender in Resolution No. 3779 for The Peri on Westheimer transaction.
- e. **Resolution No. 3801:** Consideration and/or take action to authorize the update of the previously approved lender in Resolution No. 3773 for the Premier at Morton Ranch transaction.
- f. **Resolution No. 3802:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Henry at Jones Road located at or about approximately 11925 Jones Rd., Houston, Texas 77070, and the execution of all required documents therefor.
- g. **Resolution No. 3803:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of The Henry at Lake Houston located at or about approximately 14100 Will Clayton Pkwy, Humble, Texas 77346, and the execution of all required documents therefor.
- h. **Resolution No. 3804:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Mia LXMI Westchase East located at or about approximately 3950 Ashburnham Drive, Houston, Texas 77082, and the execution of all required documents therefor.
- i. **Resolution No. 3805:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Mia LXMI Westchase West located at or about approximately 12903 Brant Rock Dr., Houston, Texas 77082 and the execution of all required documents therefor.
- j. **Resolution No. 3806:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Cortland Med Center Apartments located at or about approximately 9111 Lakes at 610 Drive, Houston, Texas 77054, and the execution of all required documents therefor.
- k. **Resolution No. 3807:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of Augusta North located at or about approximately 12655 Kuykendahl Rd., Houston, Texas 77090 and the execution of all required documents therefor.
- l. **Resolution No. 3808:** Consideration and/or take action to authorize the President & CEO or authorized representative of the Houston Housing Authority to facilitate the acquisition of August Friendswood located at or about 2911 W El Dorado Blvd, Friendswood, Texas 77546, and the execution of all required documents therefor.

IX. Reconvene Public Session to take action on Executive Session agenda items.

X. Adjournment



HOUSTON HOUSING AUTHORITY

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MINUTES OF THE HOUSTON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

TUESDAY, JULY 16, 2024

I. CALL TO ORDER

A Meeting of the Board of Commissioners ("Board") of the Houston Housing Authority ("HHA") was held on Tuesday, July 16, 2024, at the Houston Housing Authority Central Office, 2640 Fountain View Drive, Houston, Texas 77057. Called the meeting to order at 3:02p.m.

II. ROLL CALL

Present:

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

ABSENCES: *Cynthia Aceves-Lewis

Secretary Northern noted for the record that Commissioner Aceves-Lewis informed the board that she was out of town and unable to attend the meeting.

III. APPROVAL OF THE MINUTES

A. Board Meeting Minutes – June 25, 2024

Chairman Proler: I wanted to share with the secretary that I reviewed them and they are quite accurate. I'm pleased. Thank you very, very much. Well written and well done and entertain a motion for approval.

On a motion by Commissioner Li and seconded by Commissioner Smith, the Board unanimously approved the June 25, 2024, Meeting Minutes.

IV. INTRODUCTION OF THE INTERPRETERS

V. PRESIDENT'S REPORT

Secretary Northern stated he provides a monthly report to all board members to discuss external events. David, Sir, thank you. As always, I provided a written activity and operations report for the Board of Commissioners.

I want to say it's an exciting day and an exciting week! First, I want to start with one item that is extremely important, not just to the HHA but to the City of Houston, the Third Ward community, and Houston overall.

We applied for a Choice Neighborhood Implementation grant to redevelop Cuney Homes, which is a traditional public housing that's close to 72 years old and has 553 units. We will bring back over 1,100 units, including some home ownership. But commercially, we have a number of small banks and the Bezos Institute that's coming into the community, and that's just the start. This is a \$50 million grant. I'm going to say it again: a \$50 million grant that the HHA just won, and we were one of six housing authorities across the nation to receive this grant. This \$50M is seed money that will bring in close to \$400 million over the next eight years. And this is something that's amazing. This is the, the highest honor you can have in terms of redevelopment from the US Department of Housing and Urban Development. Our team did a lot of hard work, as well as our community partners and the city (we're Co-applicants with the city, and the HHA is the lead applicant of this grant). And our team did an amazing job. Everybody stepped up to the table and made it work. And I'm just so proud to be the head of the organization that's doing that much work to change this community. To all the team members, thank you for all your work and all of the HHA staff.

I have one thing to say. People can say what they want about HHA but the proof is in the pudding. We received \$50 million from HUD, and they are the ones who review all of our reports and everything that we do. People that know that you're doing good, we'll give you money to do better. If you're not doing well, then you won't receive anything. So again, team, keep your heads up because HUD knows you're doing a great job and a number of community members and elected officials know as well and this grant goes further to prove that the HHA is doing an amazing job.

Chairman, Secretary, would you please see that this letter dated July 16th from the U.S. Department of Housing and Urban Development goes into the minutes of today's meeting? **(THE LETTER IS ATTACHED.)** Also, would you be kind enough to have the original of this letter, or if we can obtain a copy of its original, would you have it framed and put in the lobby of this building?

Secretary Northern. It was an e-mail copy from HUD.

Chairman. We'll take e-mail.

Commissioner Smith. You know, I agree with you with all these successes that we've had. We ought to be pushing these successes in every corner of Houston to make sure folks are aware. Even if you have to be redundant, because when we do bad, they are redundant about repeating bad things. So, let's take credit for all those good things we're doing with Kennedy Place, Commissioner Ballard, and other folks, and thank you, all the staff, for making us look good even and thank you all the staff for making us look good even when we actually haven't done anything to help.

Secretary Northern. Thank you. It is a team effort. HUD is coming from DC and is planning an event next week to present the \$50M check to the HHA and the city for this opportunity. This is not an HHA team. We took the lead, and we're collaborating with the city and numerous community partners who worked on this application.

Secretary Northern. There was an article in the Houston Chronicle that read that HHA has problems, actually many problems, according to a recent audit. Individuals review things, and they make comments related to them. But the Housing Authority looked at that article, and we said no. We wrote our letter to the editor, and the editor printed that article, and they printed it on July 7th, 2024. I have a copy over here and all the board members have it. And it shows what was talked about in our article. Some of the stuff may not be completely accurate. The Housing Authority has problems as well as everybody in the nation. Again, and I don't want to keep saying it, but when I walked into the office in February 2022. I was able to assemble a team. I was able to train and upgrade some of the members who may have already been here so we can work as one united force to continually move forward. The HHA is doing great work. That is why HUD rewards us with opportunities to do better work. If you want to read it Op-ed, go to the Houston Chronicle on July 7th, 2024.

Hurricane Beryl was my first hurricane since living in Texas, and many people were, and still are, without power. But what I'm thankful for is that a number of Houston Housing Authority team members came together to work with Houston Food Bank along with the Gulf Coast Community Service Association. HHA partnered with GCCSA to provide up to \$600,000 in utility assistance. The Houston Food Bank provided over \$600,000 worth of food to not just our clients, but all city residents. We set up nine different distribution centers throughout some of our traditional public housing sites. One was here at the Houston Housing Authority. Before we distributed the donated food, the HHA cooked hot dogs and hamburgers and gave people hot plates along with some of the private national companies. And we did that while some of our team members were still suffering from the hurricane.

That just exemplifies the part of service above all else. We have some of the most vulnerable clients and we respect our clients that we're part of the city and we're part of making it work. And so, all staff members that helped plan it and staff members that were on the ground working toward making that possible for the citizens that we're serving here in Houston.

Commissioner Ballard. HHA came out not once but twice to serve the community. They had to put their disaster aside to help us, and you don't know how much my community appreciated Houston housing employment, not once but twice.

Secretary Northern. As we mentioned, not only do we help Houston, but we also worked to distribute food services to the Harris County Housing Authority, which didn't have a system in place at this time for that. We're sending food down to Galveston.

Chairman. Do you have an estimate of how many people we touched over the last 10 to 14 days?

Corey Franklin. 2,000 families.

Chairman. Would you let the record reflect that?

Chairman. We now move to Public Comments.

VI. PUBLIC COMMENTS

Donna Dixon. You have 3 minutes for public comments. Speakers will only be allowed to speak once. I will inform you when you have one minute to go and again when the three minutes expire. The board will generally not respond to comments or answer any questions. Residents making comments are encouraged to state their name and the property where they reside. Someone from the property management company will contact you regarding your issue.

Speaker: I'm Jennifer with Apartments Concierge and I am the CEO of the organization. So, we work on voucher placements all throughout the city with housing clients. And so, I wanted to report that we have created new partnerships with 13 new apartment buildings across a variety of different tiers within the Houston area. We have placed, in the last month, 27 voucher clients, and we have 27 inspections scheduled on single-family residential homes. Additionally, we have over 9 RFTA packets in the queue waiting for clients. So just wanted to kind of give a report out. We have several properties that we are ready and willing to place. We have a new apartment building on the West side of Houston that has 200 available units for voucher holders available. So, we are excited, and we're working with our clients to place them.

Donna Dixon stated there are no more public comments.

Update regarding Occupancy Rates:

Chairman. At last month's meeting, we discussed the vacancy rate. Corey, could you give us an updated report? If my math is correct, we had 65 vacant units last month, and in this report, it looks like we had 59. So that's we had some absorption last month, 95%. We had some questions regarding reasons for the vacancy and cost estimates or what it was going to take to get the vacant units up and running to be able to occupy.

Corey Franklin. So, the detailed point with the numbers will be e-mailed to you. It is a high level as far as our occupancy last month. We reported that it was 95% occupancy. This month our overall occupancy is 98.1%. One thing you wanted to know was what was the national average and our regional average. On a national level, the current occupancy rate is 94.7%. In our region, which is the Southwest, it is 95%. In Texas alone, it is 95.77%. So, we are doing well. We have a higher than the national average.

Secretary Northern. Corey, what's the HUD goal for housing authorities before we stop receiving the funding for those humans?

Corey Franklin. 96%

Chairman. The next question, we're still below 96% at Oxford and Cuney. What can we do where our biggest vacancy numbers are?

Corey Franklin. We had a leasing fair. We had 27 people show up but that's because of the hurricane. We were going to cancel, but just in case people still wanted to come, there were people here to receive those individuals. However, we are working to have more leasing fairs. also, we're having coordinated trouble asset calls with those properties under the 95% threshold to see what's going on and what we can do to correct that. We have constant contact with the REID department to kind of see what materials are needed and what is the reason why things may not be able to turn quickly enough and find any other bearings that are preventing us from leasing those units,

Chairman, I think we need to continue monitoring this each month. I look forward to your progress. We would like to get them all occupied.

VII. NEW BUSINESS

A. Resolution No. 3793: 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 approving Lakeside Place PFC's Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Willow Creek Manor), Series 2024; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject, and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Director of REID dated July 3, 2024, to David A. Northern, Sr., President & CEO.

PRESENTED BY: Jay Mason, Director of REID

Just to give a little bit of an overview of this property. It is a new development that's going to be constructed. It's a 4% bond, LIHTC deal, new income housing tax credit. It's located at 10601 Cossy Rd. and that's all along 249 on the northwest corner of Houston. So, it's outside of the city of Houston.

The REID staff has done an assessment of this Property. It provides 214 units. That's 100% of the units at 60% AMI. When we did an analysis of the public benefit, comparing the tax abatement related to the public benefit, there are rental concessions that the property will give. This means that the rent discount rate is at least 60% or more below AMI. In addition to the cash flow to the Housing Authority, we see total public benefit of 100.12%. Which is higher than the 90% that the housing authority typically uses to award these developments.

Chairman. Jay, do you have the scorecard, the full scorecard near you or access to it?

John Mason. Let's talk a little bit about the scorecard. The Housing Authority engaged a consultant to assist us with developing the scorecard. We typically look at many attributes, but because of the property's inherent location within the Houston area, we typically find that most developments don't hit the 100% mark.

So, in terms of location, we see the score of 10, a depth of affordability being at the 60% AMI, it received a score of 10, and these are all out of a maximum of 10. Some of the schools were at 8. That elementary was at 8. The middle school was at 4/6. Just from how they financially structured the development, we gave a maximum score of 10. Operations, we did not get any information on how they were planning to operate. But I do know that as we were having conversations with the developer, that was sort of coordinating a little bit further, but at the time, we gave it a score of 0. And that is the reasonable developer, just how they structured a score of 10. In terms of affordability, we are at 15 years initially, with another 30 years because it's a tax credit. We gave them a score of five. There are others like you in the floodplain. Just a presentational foldability, such as school four. Again, because this is a new development deal, we didn't score them for preservation, and that's one of the reasons that there was a reduction in the overall score that development received.

Chairman. Any questions?

Secretary Northern/Jay Mason. This is a 4% LIHTC deal which stands for Low Income Housing Tax Credits.

Chairman. Publicly, I want to thank our law firm, Coats Rose. Last week a number of us participated in a lengthy. Seminar, and I think we walked out of there much better educated than we walked in. So, with that, I'll entertain a motion for approval of this, of this resolution #3793.

On motion by Commissioner Smith and seconded by Commissioner Li. The Board unanimously approved Resolution No. 3793.

Resolution 3794 was mistakenly presented in the Public Session.

Jay Mason. Just a little bit of background on this resolution. The Housing Authority recently applied for a Choice Neighborhood planning grant. This is for the redevelopment of Irvinton Village. The goal behind the acquisition of this parcel is to allow the residents to stay in this community which is called the Northside Community. Part of the Choice Neighborhood Grants, if awarded...

Chairman. I'm going to interrupt you. There's been an error in the resolution, and so we're going to discuss this in executive session since it's a real estate transaction. We will come back after the executive session.

VIII. EXECUTIVE SESSION

Chairman Proler suspended the Public Session on Tuesday, July 16, 2024, at 3:28 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.

Chairman Proler reconvened the Public Session at 4:53 p.m.

ROLL CALL: Quorum was declared.

IX. NEW BUSINESS continued...

- B. Resolution No. 3794:** That the Houston Housing Authority (HHA) Board of Commissioners authorizes the President & CEO or designee, to execute any and all documents or take any other action that is necessary or desirable to facilitate the acquisition of certain real property located at or about 800 Burnett Street, Houston, Texas, (the “Hardy Yards”) as an amount not to exceed \$18,500,000 as the aggregate purchase price; and cause HHA to execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein, for the development of safe, sanitary, and affordable housing for public use and for public purpose, pursuant to the memorandum from Jay Mason dated July 2, 2024, to David A. Northern, Sr., President & CEO.

Chairman. After convening from Executive Session, I would like to ask for a motion to TABLE this resolution.

On motion by Commissioner Smith and seconded by Commissioner Li. The Board **TABLED** Resolution No. 3793.

- C. Resolution No. 3795:** 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 development of Independence Heights II (the “Project”) and a land exchange with Yale Street Baptist Church, pursuant to the memorandum from Jay Mason, Director of REID, dated July 3, 2024, to David A. Northern, Sr., President & CEO.

On motion by Commissioner Li and seconded by Commissioner Ballard. The Board approved Resolution No. 3795.

- D. Resolution No. 3796:** 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 take such actions necessary or convenient to facilitate the acquisition and development of Willow Creek Manor (the “Project”), to be located in Houston, Harris County, Texas 77070, pursuant to the memorandum from Jay Mason, Director of REID, dated July 3, 2024, to David A. Northern, Sr., President & CEO.

On motion by Commissioner Ballard and seconded by Commissioner Li. The Board approved Resolution No. 3796.

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 Ballard.

Chairman Proler declared the meeting adjourned at 4:56 p.m.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

July 16, 2024

Mr. David A. Northern, Sr.
President & Chief Executive Officer
Houston Housing Authority
2640 Fountain View Drive
Houston, TX 77057

Ms. Jennifer Ostlind
Interim Director of Planning and Development
City of Houston
PO Box 1562
Houston, TX 77251

SUBJECT: FY 2023/2024 Choice Neighborhoods Implementation Grant Submission

Dear Mr. Northern and Ms. Ostlind:

Congratulations! I am pleased to inform you that the Houston Housing Authority and the City of Houston have been selected to receive a Fiscal Year 2023/2024 Choice Neighborhoods Implementation Grant in the amount of \$50,000,000 to support the Transformation Plan developed for Cuney Homes and the surrounding Third Ward neighborhood. The Department looks forward to working with you to implement this grant. I commend you for your efforts to develop a viable, feasible approach to planning for neighborhood transformation. For your information, enclosed are the scores earned for each rating factor in your application.

As you know, Choice Neighborhoods Implementation Grants are intended to direct resources to improve outcomes related to the three core goals of Housing, People, and Neighborhood. The implementation of a Choice Neighborhoods Transformation Plan is a great responsibility. HUD officials will provide feedback on your Transformation Plan, which is subject to negotiation and HUD approval. Accordingly, it will be essential for you to work closely with HUD to ensure that the final plan is positioned for great success. You may expect HUD to work with you to refine your Critical Community Improvements, Supportive Services, and Housing Plans to incorporate applicable program rules and national best practices. Finally, given the complexities of managing a grant with multiple partners and multiple sources of financing, HUD will request that your team identify a full-time project manager who will have access to key decision makers.

You will soon receive a letter and grant agreement that will provide you with further details. You will also be assigned to a HUD Grants Management Team, who will contact you shortly. Again, please accept my sincere congratulations. I wish you every success.

Sincerely,

A handwritten signature in blue ink that reads "Richard J. Monocchio".

Richard J. Monocchio
Principal Deputy Assistant Secretary
for Public and Indian Housing

Enclosure

**RESPONSES TO COMMENTS RECEIVED AT THE TUESDAY, JULY 16, 2024
BOARD OF COMMISSIONER MEETING**

A Meeting of the Board of Commissioners (“Board”) of the Houston Housing Authority (“HHA”) was held on Tuesday, July 16, 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: I'm Jennifer with Apartments Concierge and I am the CEO of the organization. So, we work on voucher placements all throughout the city with housing clients. And so, I wanted to report that we have created new partnerships with 13 new apartment buildings across a variety of different tiers within the Houston area. We have placed, in the last month, 27 voucher clients, and we have 27 inspections scheduled on single-family residential homes. Additionally, we have over 9 RFTA packets in the queue waiting for clients. So just wanted to kind of give a report out. We have several properties that we are ready and willing to place. We have a new apartment building on the West side of Houston that has 200 available units for voucher holders available. So, we are excited, and we're working with our clients to place them.



Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM**1. Brief Description of Proposed Item**

Consideration and/or to take action to authorize the President & CEO or designee to execute a contract with Inland Environmental for the demolition of the building and site work located at 2801 Conti Street, Houston, Texas 77020.

2. Date of Board Meeting: August 27, 2024**3. Proposed Board Resolution:****Resolution:**

That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Inland Environmental, as required for the demolition of the building and site work located at 2801 Conti Street, Houston, Texas 77020 in an amount not to exceed \$641,548.00 pursuant to the memorandum dated August 15, 2024 from Jay Mason, the Director of REID, to David A. Northern, Sr. President and CEO.

4. Department Head Approval Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 CDT)

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

Funds Budgeted and Available ☐ Yes ☐ No Source _____

VP of FO Approval Signature Michael D. Rogers Date: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 TO TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH INLAND ENVIRONMENTAL FOR THE DEMOLITION OF THE BUILDING AND SITE WORK LOCATED AT 2801 CONTI STREET, HOUSTON, TEXAS 77020.
DATE: AUGUST 15, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with Inland Environments LTD for the demolition of the building at 2801 Conti Street, Houston, Texas 77020 in the amount not to exceed \$ 641,548.00.

BACKGROUND

The Houston Housing Authority has acquired a multi-story church located at 2801 Conti, which includes, but is not limited to, an assembly hall, an indoor gymnasium, and amenity spaces partially covered by a dome structure. The Houston Housing Authority plans to completely demo the buildings and clear the site for the development of safe, decent, sanitary, affordable housing.

The original ICE (Independent Cost Estimate) for this project was a range between \$800,000.00 and \$1,200,000.00 and is based on the cost incurred by similar demolition projects by the Houston Housing Authority has awarded in the past.

ADVERTISEMENT

In April of 2024, a legal notice advertising IFB 24-19 Remediation and Demolition of the building located at 2801 Conti Street, Houston, Texas 77020 (IFB 24-19) was posted in the Houston Chronicle, Forward Times Newspapers and in the Houston Business Journal.

In addition to posting IFB 24-19 on its website, HHA's Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder's List and previous companies that have participated in demolition solicitations.

Interested parties were also able to access IFB 24-19 by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); the Houston Minority Supplier Development Council ("HMSDC"); and the Houston Chapter of the National Association of Minority Contractors ("NAMC").

Interested parties were invited to attend a non-mandatory pre-bid conference held in person and virtually, to ask questions about IFB 24-19, and were allowed to attend multiple site visits and ask follow-up questions.

EVALUATION PROCESS

On June 6, 2024, HHA's Procurement Department opened the following sealed bids in response to IFB 24-19:

Firm/Company	M/WBE	Total Cost
Grant MacKay Demo	MBE	\$249,800.00
EZ Demolition and Underground	MBE	\$340,000.00
AAR Incorporated	N/A	\$385,850.00
TRT Environmental	MBE	\$524,527.00
Inland Environmental	WBE	\$ 641,548.00
RNDI Companies	M/WBE	\$797,977.00
Construction Masonry Inc.	MBE	\$1,275,000.00
Ables Construction Services	MBE	\$1,575,000.00
North Star Inc.	N/A	\$1,687,710.00

Per Houston Housing Authority, bid range should be within 20% of HHA's Independent Cost Estimate (ICE) for the selection of a responsive, responsible contractor demolition of the Conti property the ICE was \$800,000.00.

Inland Environmental is considered to be "Responsive" as all required submission documents were provided with their bid and they meet the requirements outlined in the solicitation. They are considered to be "Responsible" based on the review of financial information requested, verification of performance on similar-type projects per their provided references, and a bid price within 20% of HHA's ICE.

The agency's goal is to have all contracts utilizing sub-contractors to spend at least 30% of the project funds with M/WBE businesses. Inland Environmental is expecting to subcontract at least 15% of the contract to an MBE.

Additionally, Inland Environmental will hire Section 3 participants to fill employment opportunities (laborers) on site.

There are no conflicts of interest and Inland Environmental is not on the HUD Debarment List.

RECOMMENDATION

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

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Inland Environmental, as required for the demolition of the building and site work located at 2801 Conti Street, Houston, Texas 77020 in an amount not to exceed \$641,548.00 pursuant to the memorandum dated August 15, 2024 from Jay Mason, the Director of REID, to David A. Northern, Sr. President and CEO.



HOUSTON

HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the update of the previously approved lender and loan amount in Resolution No. 3746 for the Cypresswood Apartments transaction.

2. Date of Board Meeting: August 27, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender and loan amount in Resolution No. 3746 for the Cypresswood Apartments transaction.

4. Department Head Approval

Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 ACTION TO AUTHORIZE THE UPDATE OF THE PREVIOUSLY APPROVED LENDER AND LOAN AMOUNT IN RESOLUTION NO. 3746 FOR THE CYPRESSWOOD APARTMENTS TRANSACTION.
DATE: AUGUST 13, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender and loan amount in Resolution No. 3746 for the Cypresswood Apartments transaction.

BACKGROUND

On January 23, 2024, the Houston Housing Authority Board of Commissioners passed a resolution (No. 3746) for the Cypresswood Apartments transaction which authorized the Houston Housing Authority (the “**Authority**”) President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and placement of affordable units within, the Cypresswood Apartments located at or about 708 E. Cypresswood Dr., Spring, Texas 77373 (the “**Project**”), and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated January 9, 2024, to David A. Northern, Sr., President & CEO.

The lender authorized in Resolution No. 3746 should be updated to reflect such loan described therein (the “**Loan**”) to be made by Prosperity Bank (the “**Lender**”) in the amount of \$28,000,000.

Resolution No. 3746 and all authorizations provided therein should not otherwise be amended or modified and should remain in full force and effect.

RECOMMENDATION

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

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3746 for the Cypresswood Apartments transaction.

RESOLUTION NO. 3798

RESOLUTION AUTHORIZING THE UPDATE OF THE PREVIOUSLY APPROVED LENDER AND LOAN AMOUNT IN RESOLUTION NO. 3746 FOR THE CYPRESSWOOD APARTMENTS TRANSACTION.

WHEREAS, on January 23, 2024, the Houston Housing Authority Board of Commissioners passed a resolution (No. 3746) for the Cypresswood Apartments transaction which authorized the Houston Housing Authority (the “**Authority**”) President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and placement of affordable units within, the Cypresswood Apartments located at or about 13250 Westheimer Road, Houston, Texas 77077 (the “**Project**”), and the execution of all required documents therefor; and

WHEREAS, the Authority now desires to authorize the update of the lender and loan amount authorized in Resolution No. 3746 to reflect such loan described therein (the “**Loan**”) to be made by Prosperity Bank (the “**Lender**”) in the amount of \$28,000,000; and

WHEREAS, Resolution No. 3746 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect.

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

BE IT RESOLVED, that the update of loan amount and lender authorized in Resolution No. 3746 to reflect the Loan from Lender is hereby approved, ratified and confirmed; and it is further

RESOLVED, that Resolution No. 3746 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect; and it is further

RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the “**Executing Officer**”), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the foregoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the update of the loan amount and lender in Resolution No. 3746.

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

[Remainder of page intentionally left blank for signature]

PASSED 27th of August, 2024.

ATTEST:

CHAIR

Secretary



HOUSTON

HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the update of the previously approved lender in Resolution No. 3778 for The Milo on Westheimer transaction.

2. Date of Board Meeting: August 27, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3778 for The Milo on Westheimer transaction.

4. Department Head Approval

Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 UPDATE OF THE PREVIOUSLY APPROVED LENDER IN RESOLUTION NO. 3778 FOR THE MILO ON WESTHEIMER TRANSACTION.
DATE: AUGUST 13, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3778 for The Milo on Westheimer transaction.

BACKGROUND

On May 22, 2024, the Houston Housing Authority Board of Commissioners passed a resolution (No. 3778) for The Milo on Westheimer transaction which authorized the Houston Housing Authority (the “**Authority**”) President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and placement of affordable units within, The Milo on Westheimer to be located at or about 13250 Westheimer Road, Houston, Texas 77077 (the “**Project**”), and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 12, 2024, to David A. Northern, Sr., President & CEO.

The lender authorized in Resolution No. 3778 should be updated to reflect such loan described therein (the “**Loan**”) to be made by the Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with Arbor Realty Trust, Inc., its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”).

Resolution No. 3778 and all authorizations provided therein should not otherwise be amended or modified and should remain in full force and effect.

RECOMMENDATION

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

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3778 for The Milo on Westheimer transaction.

RESOLUTION NO. 3799

RESOLUTION AUTHORIZING THE UPDATE OF THE PREVIOUSLY APPROVED LENDER IN RESOLUTION NO. 3778 FOR THE MILO ON WESTHEIMER TRANSACTION.

WHEREAS, on May 22, 2024, the Houston Housing Authority Board of Commissioners passed a resolution (No. 3778) for The Milo on Westheimer transaction which authorized the Houston Housing Authority (the “**Authority**”) President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and placement of affordable units within, The Milo on Westheimer to be located at or about 13250 Westheimer Road, Houston, Texas 77077 (the “**Project**”), and the execution of all required documents therefor; and

WHEREAS, the Authority now desires to authorize the update of the lender authorized in Resolution No. 3778 to reflect such loan described therein (the “**Loan**”) to be made by the Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with Arbor Realty Trust, Inc., its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and an affiliate of the Authority (the “**Lender**”); and

WHEREAS, Resolution No. 3778 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect.

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

BE IT RESOLVED, that the update of loan amount and lender authorized in Resolution No. 3778 to reflect the Loan from Lender is hereby approved, ratified and confirmed; and it is further

RESOLVED, that Resolution No. 3778 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect; and it is further

RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the “**Executing Officer**”), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the update of the loan amount and lender in Resolution No. 3778.

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

[Remainder of page intentionally left blank for signature]

PASSED 27th of August, 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 update of the previously approved lender in Resolution No. 3779 for The Peri on Westheimer transaction.

2. Date of Board Meeting: August 27, 2024**3. Proposed Board Resolution:**

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3779 for The Peri on Westheimer transaction.

4. Department Head Approval Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 UPDATE OF THE PREVIOUSLY APPROVED LENDER IN RESOLUTION NO. 3779 FOR THE PERI ON WESTHEIMER TRANSACTION.
DATE: AUGUST 13, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3779 for The Peri on Westheimer transaction.

BACKGROUND

On May 22, 2024, the Houston Housing Authority Board of Commissioners passed a resolution (No. 3779) for The Peri on Westheimer transaction which authorized the Houston Housing Authority (the “**Authority**”) President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and placement of affordable units within, The Peri on Westheimer to be located at or about 13328 Westheimer Road, Houston, Texas 77077 (the “**Project**”), and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 12, 2024, to David A. Northern, Sr., President & CEO.

The lender authorized in Resolution No. 3779 should be updated to reflect such loan described therein (the “**Loan**”) to be made by the Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with Arbor Realty Trust, Inc., its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”).

Resolution No. 3779 and all authorizations provided therein should not otherwise be amended or modified and should remain in full force and effect.

RECOMMENDATION

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

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3779 for The Peri on Westheimer transaction.

RESOLUTION NO. 3800

RESOLUTION AUTHORIZING THE UPDATE OF THE PREVIOUSLY APPROVED LENDER IN RESOLUTION NO. 3779 FOR THE PERI ON WESTHEIMER TRANSACTION.

WHEREAS, on May 22, 2024, the Houston Housing Authority Board of Commissioners passed a resolution (No. 3779) for The Peri on Westheimer transaction which authorized the Houston Housing Authority (the “**Authority**”) President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and placement of affordable units within, The Peri on Westheimer to be located at or about 13328 Westheimer Road, Houston, Texas 77077 (the “**Project**”), and the execution of all required documents therefor; and

WHEREAS, the Authority now desires to authorize the update of the lender authorized in Resolution No. 3779 to reflect such loan described therein (the “**Loan**”) to be made by the Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with Arbor Realty Trust, Inc., its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and an affiliate of the Authority (the “**Lender**”); and

WHEREAS, Resolution No. 3779 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect.

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

BE IT RESOLVED, that the update of loan amount and lender authorized in Resolution No. 3779 to reflect the Loan from Lender is hereby approved, ratified and confirmed; and it is further

RESOLVED, that Resolution No. 3779 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect; and it is further

RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the “**Executing Officer**”), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the update of the loan amount and lender in Resolution No. 3779.

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

[Remainder of page intentionally left blank for signature]

PASSED 27th of August, 2024.

ATTEST:

CHAIR

Secretary



HOUSTON

HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the update of the previously approved lender in Resolution No. 3773 for the Premier at Morton Ranch transaction.

2. Date of Board Meeting: August 27, 2024

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3773 for the Premier at Morton Ranch transaction.

4. Department Head Approval

Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 UPDATE OF THE PREVIOUSLY APPROVED LENDER IN RESOLUTION NO. 3773 FOR THE PREMIER AT MORTON RANCH TRANSACTION.
DATE: AUGUST 13, 2024

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the update of the previously approved lender in Resolution No. 3773 for the Premier at Morton Ranch transaction.

BACKGROUND

On May 22, 2024, the Houston Housing Authority Board of Commissioners passed a resolution (No. 3773) for the Premier at Morton Ranch transaction which authorized the Houston Housing Authority President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and placement of affordable units within, the Premier at Morton Ranch to be located at or about 24014 Morton Ranch Road, Katy, Texas 77493 (the “**Project**”), and the execution of all required documents therefor, pursuant to the memorandum from Jay Mason, Interim Director of REID, dated May 12, 2024, to David A. Northern, Sr., President & CEO.

The lender authorized in Resolution No. 3773 should be updated to reflect such loan described therein (the “**Loan**”) to be made by North River Partners MGMT, LLC, a Delaware limited liability company, and its successors and/or assigns (the “**Lender**”).

Resolution No. 3773 and all authorizations provided therein should not otherwise be amended or modified and should remain in full force and effect.

RECOMMENDATION

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

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the update of the previously approved lender in Resolution No. 3773 for the Premier at Morton Ranch transaction.

RESOLUTION NO. 3801

RESOLUTION AUTHORIZING THE UPDATE OF THE PREVIOUSLY APPROVED LENDER IN RESOLUTION NO. 3773 FOR THE PREMIER AT MORTON RANCH TRANSACTION.

WHEREAS, on May 22, 2024, the Houston Housing Authority Board of Commissioners passed a resolution (No. 3773) for the Premier at Morton Ranch transaction which authorized the Houston Housing Authority (the “**Authority**”) President & CEO or designee to take all actions necessary or convenient to facilitate the acquisition of, and placement of affordable units within, the Premier at Morton Ranch to be located at or about 24014 Morton Ranch Road, Katy, Texas 77493 (the “**Project**”), and the execution of all required documents therefor; and

WHEREAS, the Authority now desires to authorize the update of the lender authorized in Resolution No. 3773 to reflect such loan described therein (the “**Loan**”) to be made by North River Partners MGMT, LLC, a Delaware limited liability company, and its successors and/or assigns (the “**Lender**”); and

WHEREAS, Resolution No. 3773 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect.

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

BE IT RESOLVED, that the update of loan amount and lender authorized in Resolution No. 3773 to reflect the Loan from Lender is hereby approved, ratified and confirmed; and it is further

RESOLVED, that Resolution No. 3773 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect; and it is further

RESOLVED, that the President and Chief Executive Officer of the Authority and/or any officer of the Authority and/or his/her designee (the “**Executing Officer**”), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the forgoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the update of the loan amount and lender in Resolution No. 3773.

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

[Remainder of page intentionally left blank for signature]

PASSED 27th of August, 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 The Henry at Jones Road located at or about approximately 11925 Jones Rd., Houston, Texas 77070, and the execution of all required documents therefor.

2. Date of Board Meeting: August 27, 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 Henry at Jones Road located at or about approximately 11925 Jones 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 August 13, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason
Jay Mason (Aug 21, 2024 11:30 CDT) 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 Michael D. Rogers
Michael D. Rogers (Aug 21, 2024 10:33 CDT) Date: _____

6. Approval of President & CEO

Signature David A. Northern, Sr.
David A. Northern, Sr. (Aug 21, 2024 09:56 CDT) Date: _____



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 HENRY AT JONES ROAD LOCATED AT OR ABOUT APPROXIMATELY 11925 JONES RD., HOUSTON, TEXAS 77070, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: AUGUST 13, 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 Henry at Jones Road located at or about approximately 11925 Jones 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 Momentum Jones Road Borrower DE LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member, a to-be formed Delaware entity, Momentum Deerbrook Sole Member DE LLC (the “**Sole Member**”), that of which the managing member will be APV Henry at Jones Road 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 29 units) 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 29 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 99.26%.

The Company desires to obtain a loan from Federal Home Loan Mortgage Corporation ("**Freddie Mac**") with CBRE Capital Markets, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the "**Lender**"), in an aggregate principal amount not to exceed \$12,000,000 (the "**Loan**"), and in connection therewith, the Lender will require the Company to execute 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 Henry at Jones Road located at or about approximately 11925 Jones 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 August 13, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3802

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 HENRY AT JONES ROAD LOCATED AT OR ABOUT APPROXIMATELY 11925 JONES 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 Momentum Jones Road Borrower DE LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is a to-be formed Delaware entity, Momentum Deerbrook Sole Member DE LLC (the “**Sole Member**”), that of which the managing member will be APV Henry at Jones Road 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 29 units) 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 29 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 99.26%; and

WHEREAS, the Company desires to obtain a loan from Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with CBRE Capital Markets, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”), in an aggregate principal amount not to exceed \$12,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Company to execute 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 27th of August, 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 The Henry at Lake Houston located at or about approximately 14100 Will Clayton Pkwy, Humble, Texas 77346, and the execution of all required documents therefor.

2. Date of Board Meeting: August 27, 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 Henry at Lake Houston located at or about approximately 14100 Will Clayton Pkwy, Humble, Texas 77346 (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 August 13, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason
Jay Mason (Aug 21, 2024 11:30 CDT) Date: 08/21/2024

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 Michael D. Rogers
Michael D. Rogers (Aug 21, 2024 10:33 CDT) Date: 08/21/2024

6. Approval of President & CEO

Signature David A. Northern, Sr.
David A. Northern, Sr. (Aug 21, 2024 09:56 CDT) Date: 08/21/2024



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 HENRY AT LAKE HOUSTON LOCATED AT OR ABOUT APPROXIMATELY 14100 WILL CLAYTON PKWY, HUMBLE, TEXAS 77346, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: AUGUST 13, 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 Henry at Lake Houston located at or about approximately 14100 Will Clayton Pkwy, Humble, Texas 77346 (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 Momentum Lake Houston TX LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is Momentum Lake Houston Sole Member LLC, a to be formed Delaware limited liability company (the “**Sole Member**”), that of which the managing member is APV Henry at Lake Houston 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 74 units) 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 74 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 93.09%.

The Company desires to obtain a loan from Federal Home Loan Mortgage Corporation ("**Freddie Mac**") with CBRE Capital Markets, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the "**Lender**"), in an aggregate principal amount not to exceed \$41,000,000 (the "**Loan**"), and in connection therewith, the Lender will require the Company to execute 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 Henry at Lake Houston located at or about approximately 14100 Will Clayton Pkwy, Humble, Texas 77346 (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 August 13, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3803

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 HENRY AT LAKE HOUSTON LOCATED AT OR ABOUT APPROXIMATELY 14100 WILL CLAYTON PKWY, HUMBLE, TEXAS 77346 (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 Momentum Lake Houston TX LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is Momentum Lake Houston Sole Member LLC, a to be formed Delaware limited liability company (the “**Sole Member**”), that of which the managing member is APV Henry at Lake Houston 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 74 units) 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 74 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 93.09%;

WHEREAS, the Company desires to obtain a loan from Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with CBRE Capital Markets, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”), in an aggregate principal amount not to exceed \$41,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Company to execute 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 27th of August, 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 Mia LXMI Westchase East located at or about approximately 3950 Ashburnham Drive, Houston, Texas 77082, and the execution of all required documents therefor.

2. Date of Board Meeting: August 27, 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 Mia LXMI Westchase East located at or about approximately 3950 Ashburnham Drive, Houston, Texas 77082 (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 August 13, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 MIA LXMI WESTCHASE EAST LOCATED AT OR ABOUT APPROXIMATELY 3950 ASHBURNHAM DRIVE, HOUSTON, TEXAS 77082, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: AUGUST 13, 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 Mia LXMI Westchase East located at or about approximately 3950 Ashburnham Drive, Houston, Texas 77082 (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 LXMI Ashford Pointe Property Owner, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is LXMI Ashford Pointe Interest, LLC, a Delaware limited liability company (the “**Sole Member**”), that of which the managing member will be APV Westchase East 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 56 units) 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 56 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 100.83%.

The Company desires to obtain a loan from Federal Home Loan Mortgage Corporation ("**Freddie Mac**") with Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the "**Lender**"), in an aggregate principal amount not to exceed \$19,000,000 (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 Mia LXMI Westchase East located at or about approximately 3950 Ashburnham Drive, Houston, Texas 77082 (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 August 13, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3804

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 MIA LXMI WESTCHASE EAST LOCATED AT OR ABOUT APPROXIMATELY 3950 ASHBURNHAM DRIVE, HOUSTON, TEXAS 77082 (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 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 LXMI Ashford Pointe Property Owner, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is LXMI Ashford Pointe Interest, LLC, a Delaware limited liability company (the “**Sole Member**”), that of which the managing member will be APV Westchase East 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 56 units) 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 56 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 100.83%; and

WHEREAS, the Company desires to obtain a loan from Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”), in an aggregate principal amount not to exceed \$19,000,000 (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 27th of August, 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 Mia LXMI Westchase West located at or about approximately 12903 Brant Rock Dr., Houston, Texas 77082 and the execution of all required documents therefor.

2. Date of Board Meeting: August 27, 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 Mia LXMI Westchase West located at or about approximately 12903 Brant Rock Dr., Houston, Texas 77082 (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 August 13, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 MIA LXMI WESTCHASE WEST LOCATED AT OR ABOUT APPROXIMATELY 12903 BRANT ROCK DR., HOUSTON, TEXAS 77082, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: AUGUST 13, 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 Mia LXMI Westchase West located at or about approximately 12903 Brant Rock Dr., Houston, Texas 77082 (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 LXMI Copper Cove Property Owner, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is LXMI Copper Cove Interest, LLC, a Delaware limited liability company (the “**Sole Member**”), that of which the managing member is APV Westchase West 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 67 units) 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 68 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 98.68%.

The Company desires to obtain a loan from Federal Home Loan Mortgage Corporation ("**Freddie Mac**") with Newmark, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV(the "**Lender**"), in an aggregate principal amount not to exceed \$24,000,000 (the "**Loan**"), and in connection therewith, the Lender will require the Company to execute 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 Mia LXMI Westchase West located at or about approximately 12903 Brant Rock Dr., Houston, Texas 77082 (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 August 13, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3805

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 MIA LXMI WESTCHASE WEST LOCATED AT OR ABOUT APPROXIMATELY 12903 BRANT ROCK DR., HOUSTON, TEXAS 77082 (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 LXMI Copper Cove Property Owner, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is LXMI Copper Cove Interest, LLC, a Delaware limited liability company (the “**Sole Member**”), that of which the managing member is APV Westchase West 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 67 units) 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 68 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 98.68%;

WHEREAS, the Company desires to obtain a loan from Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with Berkeley Point Capital LLC, a Delaware limited liability company, d/b/a NEWMARK, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”), in an aggregate principal amount not to exceed \$24,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Company to execute 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 27th of August, 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 Cortland Med Center Apartments located at or about approximately 9111 Lakes at 610 Drive, Houston, Texas 77054, and the execution of all required documents therefor.

2. Date of Board Meeting: August 27, 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 Cortland Med Center Apartments located at or about approximately 9111 Lakes at 610 Drive, 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 August 15, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 CORTLAND MED CENTER APARTMENTS LOCATED AT OR ABOUT APPROXIMATELY 9111 LAKES AT 610 DRIVE, HOUSTON, TEXAS 77054 AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: AUGUST 15, 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 Cortland Med Center Apartments located at or about approximately 9111 Lakes at 610 Drive, 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 Lakes TX Partners, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is LSC Med Center Owner, LLC, a Delaware limited liability company (the “**Sole Member**”), that of which the managing member is APV Cortland 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 80% of area median income (“**AMI**”). At least 30% of the units (currently anticipated to be 103 units) in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 20% of the units (currently anticipated to be 69 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 97.83%.

The Company desires to obtain a loan from Federal Home Loan Mortgage Corporation with Greystone Servicing Company LLC, its successors and/or assigns, as the loan servicer, or such other servicer as

approved by Freddie Mac and APV (the “**Lender**”), in an aggregate principal amount not to exceed \$43,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing 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 Cortland Med Center Apartments located at or about approximately 9111 Lakes at 610 Drive, 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 August 15, 2024 to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3806

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 CORTLAND MED CENTER APARTMENTS LOCATED AT OR ABOUT APPROXIMATELY 9111 LAKES AT 610 DRIVE, 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 Lakes TX Partners, LLC, a Delaware limited liability company (the “**Company**”), that of which the sole member is LSC Med Center Owner, LLC, a Delaware limited liability company (the “**Sole Member**”), that of which the managing member is APV Cortland 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 25% of the units (currently anticipated to be 86 units) 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 86 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 236.89%; and

WHEREAS, the Company desires to obtain a loan from Federal Home Loan Mortgage Corporation with Greystone Servicing Company LLC, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”), in an aggregate principal amount not to exceed \$43,000,000 (the “**Loan**”), and in connection therewith, the Lender may require the Authority to join in the execution of documents evidencing 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 27th of August, 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 Augusta North located at or about approximately 12655 Kuykendahl Rd., Houston, Texas 77090 and the execution of all required documents therefor.

2. Date of Board Meeting: August 27, 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 Augusta North located at or about approximately 12655 Kuykendahl Rd., Houston, Texas 77090 (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 August 15, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 AUGUSTA NORTH LOCATED AT OR ABOUT APPROXIMATELY 12655 KUYKENDAHL RD., HOUSTON, TEXAS 77090, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: AUGUST 15, 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 Augusta North located at or about approximately 12655 Kuykendahl Rd., Houston, Texas 77090 (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 Augusta North Houston Affordable, LLC, a Texas limited liability company (the “**Company**”), that of which the managing member will be APV Augusta North 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 54 units) 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 54 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 98.64%.

The Company desires to obtain a loan from Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with CBRE, Inc., a Texas corporation, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”), in an aggregate principal amount not to

exceed \$25,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Company to execute 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 Augusta North located at or about approximately 12655 Kuykendahl Rd., Houston, Texas 77090 (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 August 15, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3807

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 AUGUSTA NORTH LOCATED AT OR ABOUT APPROXIMATELY 12655 KUYKENDAHL RD., HOUSTON, TEXAS 77090 (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 Augusta North Houston Affordable, LLC, a Texas limited liability company (the “**Company**”), that of which the managing member will be APV Augusta North 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 54 units) 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 54 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 98.64%; and

WHEREAS, the Company desires to obtain a loan from Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with CBRE, Inc., a Texas corporation, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and APV (the “**Lender**”), in an aggregate principal amount not to exceed \$25,000,000 (the “**Loan**”), and in connection therewith, the Lender will require the Company to execute 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 27th of August, 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 August Friendswood located at or about 2911 W El Dorado Blvd, Friendswood, Texas 77546, and the execution of all required documents therefor.

2. Date of Board Meeting: August 27, 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 August Friendswood located at or about 2911 W El Dorado Blvd, Friendswood, Texas 77546 (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 August 13, 2024, to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature Jay Mason Date: 08/21/2024
Jay Mason (Aug 21, 2024 11:30 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: 08/21/2024
Michael D. Rogers (Aug 21, 2024 10:33 CDT)

6. Approval of President & CEO

Signature David A. Northern, Sr. Date: 08/21/2024
David A. Northern, Sr. (Aug 21, 2024 09:56 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 AUGUST FRIENDSWOOD LOCATED AT OR ABOUT 2911 W EL DORADO BLVD, FRIENDSWOOD, TEXAS 77546, AND THE EXECUTION OF ALL REQUIRED DOCUMENTS THEREFOR.
DATE: AUGUST 13, 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 August Friendswood located at or about 2911 W El Dorado Blvd, Friendswood, Texas 77546 (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 The August Property Owner, LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV August Friendswood 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 63 units in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 63 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 95.82%.

The Company desires to obtain a loan from the Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with Greystone Servicing Company, a Delaware limited liability company its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and an affiliate of the Authority (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 August Friendswood located at or about 2911 W El Dorado Blvd, Friendswood, Texas 77546 (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 August 13, 2024, to David A. Northern, Sr., President & CEO.

RESOLUTION NO. 3808

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 AUGUST FRIENDSWOOD LOCATED AT OR ABOUT 2911 W EL DORADO BLVD, FRIENDSWOOD, TEXAS 77546 (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 The August Property Owner, LLC, a Delaware limited liability company (the “**Company**”), that of which the managing member is APV August Friendswood 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 63 units in the Project will be reserved for occupancy by individuals and families earning less than 80% of AMI, and at least 63 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 95.82%; and

WHEREAS, the Company desires to obtain a loan from the Federal Home Loan Mortgage Corporation (“**Freddie Mac**”) with Greystone Servicing Company, a Delaware limited liability company, its successors and/or assigns, as the loan servicer, or such other servicer as approved by Freddie Mac and an affiliate of the Authority (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 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.

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PASSED 27th of August, 2024.

ATTEST:

CHAIR

Secretary

PRESIDENT AND CEO REPORT FOR MONTH ENDING JULY 31, 2024

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EXECUTIVE SUMMARY

LOW-INCOME PUBLIC HOUSING

The Low-Income Public Housing (LIPH) program had an adjusted vacancy rate of 2.5% on July 31, 2024. As of August 1, 2024, rent collection for July was 93.5% of rents billed on an adjusted cash accounting basis.

There are currently 26,012 active applications for the Public Housing Waiting List, which represents a decrease of 2.2% from last month.

Low-Income Public Housing						
	May		June		July	
Vacancy Rate	3.4%		2.5%		2.5%	
Rent Collection	96.6%		94.0%		93.5%	
Unit Turnaround Time (Days)	45		49		52	
Avg. Non-Emergency Work Order Days	2.86		2.36		2.96	
Waiting Lists	Duplicated	Unduplicated	Duplicated	Unduplicated	Duplicated	Unduplicated
	27,839	12,175	26,602	11,597	26,012	11,336

HOUSING CHOICE VOUCHER PROGRAM

During July 2024 the VPO staff completed 1,013 annual re-examinations. The VPO department also completed 628 interims, 165 change of units (moves), 79 new admissions and 59 portability move-in transactions.

As of July 31, 2024, 390 families are enrolled in the Family Self Sufficiency (FSS) program; 240 of the 390 (61%) 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 July 31, 2024 was 100%.

Voucher Program Operations			
	May	June	July
Households	19,320	19,081	19,310
ABA Utilization/Unit Utilization	120.3%/97.5%	126.7%/96%	127.1%/96.1%
Reporting Rate	99%	100%	100%
Annual Reexaminations Completed	2,085	1,494	1,013
HQS Inspections	2,634	1,873	1,967
Waitlist	2,270	2,270	2,270

PROPERTY MANAGEMENT SUMMARY

PMC	Vacancy						Unit Turnaround Time (YTD)					
	May		June		July		May		June		July	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	3.4	C	2.8	B	2.7	B	53.3	F	61.2	F	65.5	F
Lynd	0.9	A	0.5	A	0.9	A	26.5	C	22.8	B	26.9	C
J. Allen	1.3	A	1.3	A	2.4	B	32.4	D	33.2	D	33.7	D

PMC	Emergency Work Orders (Completed within 24 hours)						Routine Work Orders					
	May		June		July		May		June		July	
	%	Grade	%	Grade	%	Grade	Days	Grade	Days	Grade	Days	Grade
Orion	74.2	F	86.9	F	91.8	F	4.2	A	4.2	A	8.3	A
Lynd	100	A	100	A	100	A	2.9	A	2.4	A	2.7	A
J. Allen	100	A	100	A	100	A	3.2	A	2.6	A	2.5	A

PMC	Rent Collection					
	May		June		July	
	%	Grade	%	Grade	%	Grade
Orion	95.7	C	90.2	E	89.7	F
Lynd	99.6	A	97.0	B	94.9	C
J. Allen	96.9	B	97.4	B	97.3	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 2.5%	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 93.5%	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 92.9%	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 2.96 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 86.1%	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

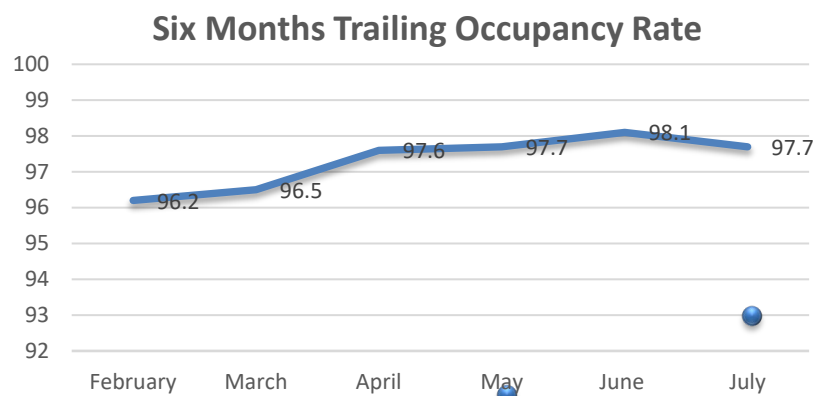
Low-Income Public Housing Development	PMC	ACC Units	Approved Units Offline	Total Available ACC Units	Occupied Units	Vacant Units	Occupancy Percentage	Grade	Total Vacant Days	Units Turned YTD	Avg. Total Turnaround Days YTD	Grade
Bellerive	J. Allen	210	0	210	207	3	98.6%	A	499	15	33	D
Cuney Homes	Orion	553	0	553	541	12	97.8%	B	6,616	86	77	F
Ewing	Orion	40	0	40	38	2	95.0%	D	391	8	49	E
Irvinton Village	J. Allen	308	0	308	303	5	98.4%	A	1,565	48	33	D
Kelly Village	J. Allen	270	0	270	263	7	97.4%	B	1,236	42	29	C
Kennedy Place	Orion	108	0	108	107	1	99.1%	A	447	9	50	E
Lyerly	J. Allen	199	0	199	191	8	96.0%	C	1,048	24	44	E
Mixed-Income Developments												
Fulton Village	Lynd	108	0	108	108	0	100.0%	A	203	7	29	C
Heatherbrook	Lynd	53	0	53	52	1	98.1%	A	66	3	22	B
Independence Heights	Orion	36	0	36	36	0	100.0%	A	97	3	32	D
Lincoln Park	Orion	200	0	200	192	8	96.0%	C	2,039	24	85	F
Oxford Place	Orion	230	0	230	220	10	95.7%	D	2,519	55	46	E
Totals		2315	0	2315	2258	57	97.7%	B	16,726	324	52	F

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 Turned YTD	Avg. Total Turnaround Days YTD	Grade
Long Drive	Tarantino	100	0	100	98	0	98.0%	A	225	5	45	E
Totals		100	0	100	98	0	98.0%	A	225	5	45	E

*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.

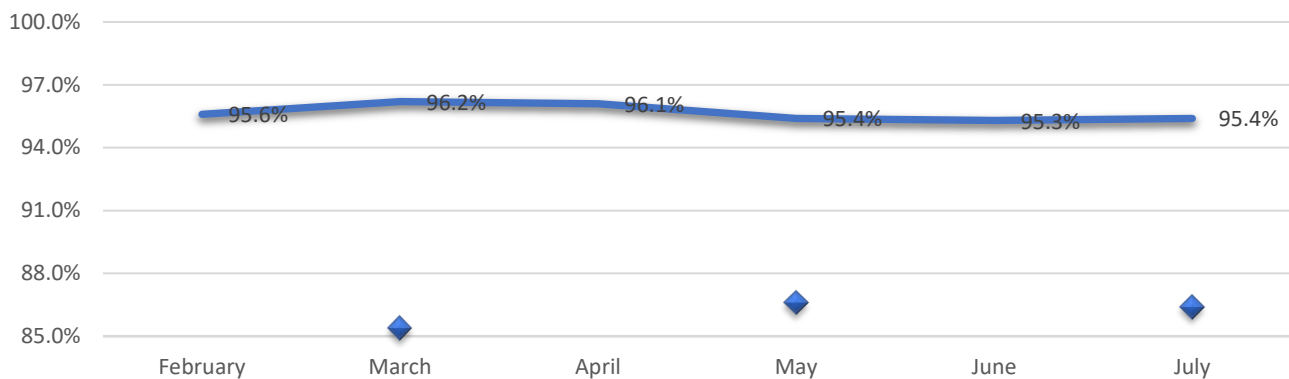
PHAS Score	Occupancy Rate	Avg. Total Turnaround Days
A	98 to 100	1 to 20
B	97 to 97.9	21 to 25
C	96 to 96.9	26 to 30
D	95 to 95.9	31 to 40
E	94 to 94.9	41 to 50
F	≤93.9	≥51



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	32	87.7%
Peninsula Park	Orion	280	0	280	0	8	98.6%
Pinnacle at Wilcrest	Embrey	250	0	250	0	4	97.2%
Uvalde Ranch	Hettig-Kahn	244	0	244	0	25	89.3%
Willow Park	Embrey	260	0	260	0	1	99.6%
Telephone Rd	Tarantino	200	0	200	0	0	100.0%
TOTALS		1,486	0	1,486	0	70	95.4%
RAD-PBV							
Allen Parkway Village	Orion	278	278		0	190	31.7%
Historic Oaks of APV	Orion	222	222		0	198	10.8%
HRI-Victory	Orion	140	140		0	20	85.7%
Sweetwater Point	Lynd	260	26	234	0	22	91.5%
TOTAL		900	666	234	0	430	54.9%

6 Month Trailing Occupancy Rate

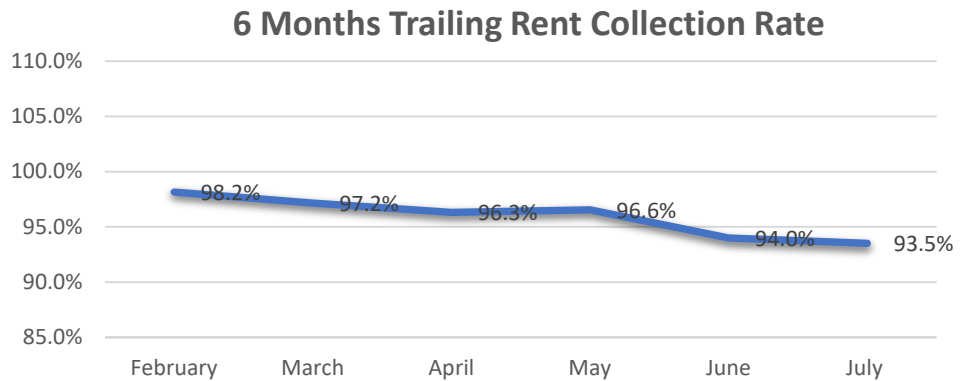


RENT COLLECTION

Low-Income Public Housing Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Bellerive	J. Allen	\$59,543	\$59,543	100.00%	A	\$419,805	\$417,086	99.35%	A
Cuney Homes	Orion	\$135,088	\$114,509	84.77%	F	\$927,657	\$868,184	93.59%	D
Ewing	Orion	\$9,187	\$9,187	100.00%	A	\$65,064	\$61,427	94.41%	C
Irvinton Village	J. Allen	\$72,865	\$68,332	93.78%	D	\$503,718	\$486,286	96.54%	B
Kelly Village	J. Allen	\$66,412	\$64,427	97.01%	B	\$471,140	\$442,840	93.99%	C
Kennedy Place	Orion	\$38,024	\$38,024	100.00%	A	\$261,017	\$249,743	95.68%	C
Lyerly	J. Allen	\$58,883	\$58,348	99.09%	A	\$416,398	\$414,280	99.49%	A
Mixed-Income Housing Development									
Fulton Village	Lynd	\$41,143	\$38,390	93.31%	D	\$261,803	\$257,123	98.21%	A
Heatherbrook	Lynd	\$13,255	\$13,255	100.00%	A	\$85,916	\$84,996	98.93%	A
Independence Heights	Orion	\$4,955	\$3,995	80.63%	F	\$30,161	\$26,360	87.40%	F
Lincoln Park	Orion	\$48,631	\$42,018	86.40%	F	\$318,632	\$295,310	92.68%	D
Oxford Place	Orion	\$36,809	\$36,809	100.00%	A	\$225,985	\$208,000	92.04%	D
Totals		\$584,794	\$546,838	93.51%	D	\$3,987,297	\$3,811,636	95.59%	C

Section 8 New Construction Development	PMC	Month Billed	Month Collected	% Collected	Grade	YTD Billed	YTD Collected	% YTD Collected	Grade
Long Drive	Tarantino	\$21,152	\$20,242	95.70%	C	\$164,888	\$162,480	98.54%	A
Totals		\$21,152	\$20,242	95.70%	C	\$164,888	\$162,480	98.54%	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



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	2	2	100.0%	A
Cuney Homes	Orion	52	47	90.4%	F
Ewing	Orion	9	9	100.0%	A
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	4	4	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		70	65	92.9%	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

NON-EMERGENCY WORK ORDERS

Low-Income Public Housing Development	PMC	Work Orders Generated	Average Completion Time (Days)	Grade
Bellerive	J. Allen	126	1.35	A
Cuney Homes	Orion	81	13.42	A
Ewing	Orion	33	2.41	A
Irvinton Village	J. Allen	184	2.70	A
Kelly Village	J. Allen	76	4.98	A
Kennedy Place	Orion	2	0.00	A
Lyerly	J. Allen	73	1.49	A
Mixed-Income Housing Development				
Fulton Village	Lynd	51	1.00	A
Heatherbrook	Lynd	45	4.64	A
Independence Heights	Orion	0	0.00	A
Lincoln Park	Orion	1	0.00	A
Oxford Place	Orion	42	3.53	A
Totals		714	2.96	A

Section 8 New Construction Development		Work Orders Generated	Average Completion Time (Days)	Grade
Long Drive	Tarantino	86	1.59	A
Totals		86	1.70	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	305	55.2%	F
Ewing	Orion	40	20	50.0%	F
Irvinton Village	J. Allen	308	254	82.5%	F
Kelly Village	J. Allen	270	170	63.0%	F
Kennedy Place	Orion	108	72	66.7%	F
Lyerly	J. Allen	199	199	100.0%	A
Mixed-Income Housing Development					
Fulton Village	Lynd	108	108	100.0%	A
Heatherbrook	Lynd	53	53	100.0%	A
Independence Heights	Orion	36	36	100.0%	A
Lincoln Park	Orion	200	168	84.0%	F
Oxford Place	Orion	230	168	73.0%	F
Totals		2,315	1,994	86.1%	

Section 8 New Construction Development	PMC	Inspections Due	Inspections Performed	Percentage Complete	Grade
Long Drive	Tarantino	100	70	70.0%	F
Totals		100	70	70.0%	F

*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 100%	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 108%	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; 390 families are currently enrolled.			8	60 to 79
			5	≤59
FSS ESCROW	Goal 30%	Actual 61%	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 390 families participating in the FSS program. Out of the 390 families, 240 (61%) of the families are eligible for escrow and currently have an FSS escrow balance.			5	≤29

RENOVATION PROJECTS

PUBLIC HOUSING DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS

- **Major Capital Projects**
 - **License Plate Reader (LPR) Cameras** – Installation continues in August with no change to the July numbers - 76 Cameras are in Service and 4 units in the planning phase.
 - **Oxford Place Apartments** – For exterior repairs, including roof replacement, exterior wall and sidewalk repairs, and replacing damaged windows and screens – Construction has started and is expected to be completed by the end of October 2024. This project is approximately 65% complete.
 - **Bellerive Senior Living Apartments** – Roof replacement and associated work; – the ongoing construction work is expected to be completed in September 2024. There were delays in permitting. This is approximately 85% complete.
 - **Heatherbrook Apartments** – Construction has started, approximately 60% of the work has been completed. The anticipated completion is the end of November 2024.
 - **Kennedy Place** – Roof Repairs and Exterior Renovations – the project is under construction and is expected to be completed in August 2024. This project is approximately 95% complete.
 - **Lincoln Park** – Roof Repairs and Exterior Renovations – Completed in May 2024. Close out documentation is being completed
 - **Fulton Place**- Roof and building Envelope repairs. Construction has started. Construction is approximately 40% completed. The completion is November 2024.
 - **HRI**- Siding and Exterior Repairs- Final drawings completed. The team is working on a route drawing for permit and historical commission review. Solicitation went live July 5th.

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 91% 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 82% 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 is delayed.

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 24% complete for APV and 22%

complete for HOAPV. Phase A and B construction are running concurrently with an anticipated completion of May 2025.

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 property is current in lease up, approximately 55% leased.

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

The HHA was notified of the \$50 million award, and a ceremony was held at the end of July.

OPEN SOLICITATION LOG

AUGUST 2024

HHA’S PROCUREMENT DEPT.

Type	Solicitation #	Status	Department(s)	Description	Advertisement Date	Due Date
IFB	24-30	Open	REID	Replacement of Trash Chute at Lyerly Senior Apartments	7-1-2024	9-6-2024
IFB	24-29	Open	REID	Renovation of Roofs and Exterior Walls for Historic Rental Initiative	7-5-2024	9-12-2024

OPERATING STATEMENTS: 6 MONTH ENDING JUNE 30, 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		781,526	4,658,450	4,665,823	7,373
Operating Expenses						
Salaries and Benefits	5,024,710		422,142	2,512,355	2,453,984	58,371
Facilities and Other Administrative Expenses	3,920,000		325,994	1,960,000	1,911,853	48,147
Total Central Office Expenses	8,944,710		748,136	4,472,355	4,365,837	106,518
Surplus/(Use) of Business Activities Funds for COCC	372,190		33,390	186,095	299,986	113,891

Housing Choice Voucher Program	Annual Budget 2024		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Administrative Operating Income						
Total Operating Income	16,042,000		1,338,250	8,021,000	8,002,964	(18,036)
Operating Expenses						
Salaries and Benefits	8,548,269		710,903	4,274,135	4,126,587	147,548
Administrative Expenses	2,712,600		233,459	1,356,300	1,325,872	30,428
COCC-Management Fees	4,468,062		369,345	2,234,031	2,201,934	32,097
Total Operating Costs Expenses	15,728,931		1,313,707	7,864,466	7,654,393	210,073
Cash Flow (Deficit) from Operations	313,069		24,543	156,535	348,571	192,036
Housing Assistance Payments (HAP)						
Housing Assistance Payment Subsidy	195,000,000		19,499,600	97,500,000	120,987,565	23,487,565
Investment Income on HAP Reserves	0		0	0	0	0
Housing Assistance Payments	195,000,000		19,332,734	97,500,000	120,475,984	(22,975,984)
HAP Current Year Excess (Use)	0		166,866	0	511,581	511,581

OPERATING STATEMENTS: 6 MONTH ENDING JUNE 30, 2024

Affordable Housing Rental Programs	Annual Budget 2024		MONTHLY	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Operating Income						
HUD Subsidy - Low Rent Housing2826	13,800,158		1,140,558	6,900,079	6,909,523	9,444
Tenant Rental Income	23,698,812		1,976,528	11,849,406	11,842,374	(7,032)
Other Income	1,023,249		89,266	511,625	491,623	(20,002)
Capital Funds / Replacement Reserves	10,531,263		848,174	5,265,632	5,305,687	40,056
Total Operating Income	49,053,482		4,054,526	24,526,741	24,549,207	22,466
Operating Expenses						
Administrative Expenses	13,370,005		1,118,281	6,685,003	6,637,512	47,491
Tenant Services	618,078		53,021	309,039	277,634	31,405
Utilities	4,232,148		350,108	2,116,074	2,109,854	6,220
Maintenance	12,048,420		1,030,518	6,024,210	5,887,361	136,849
Protective Services	2,572,201		211,994	1,286,101	1,274,935	11,166
Insurance Expense	2,930,015		247,076	1,465,008	1,459,663	5,345
Other General Expense	293,430		26,984	146,715	138,837	7,878
Total Routine Operating Expenses	36,064,297		3,037,982	18,032,149	17,785,796	246,353
Net Income from Operations	12,989,185		1,016,544	6,494,593	6,763,411	268,819
Non-Routine Maintenance (Capital Funds)	5,125,673		422,439	2,562,837	2,579,637	(16,801)
Debt Service, including ESCO	2,633,809		220,170	1,316,905	1,310,854	6,051
Cash Flow (Deficit) from Operations	5,229,703		373,935	2,614,852	2,872,920	279,569

September

2024

Resident Services

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 3pm Lyerly Community Meeting	5 6pm Lincoln Park Community Meeting	6 2pm Lyerly Grandparents Day	7
8	9 1pm National Grandparent's Day@ Lincoln Park	10 5pm Kennedy Place Community Meeting	11 3pm Bellerive Community Meeting	12 2pm Lyerly Birthday Celebration	13 3pm Bellerive Hispanic Heritage 4pm Ewing Community Meeting 7pm Oxford Movie Night	14
15	16 5pm Fulton Village Community Meeting	17	18 5pm Oxford Community Meeting	19 5pm Irvinton Community Meeting	20 1pm Kennedy Place Bingo	21
22	23	24 10:30am Fulton Village Bingo	25 5:30pm Cuney Homes Community Meeting	26 2pm Bellerive Birthday Celebration	27	28 1pm Oxford Family Day Book Fair
29	30					