



RESOLUTION NO. 23-19

**RESOLUTION AUTHORIZING THE NEGOTIATION OF A CONTRACT WITH
SUPERURBAN VENTURES, LLC, TO PROVIDE DEVELOPMENT
CONSULTANT SERVICES FOR THE BERNICIA PLACE
AFFORDABLE HOUSING DEVELOPMENT**

WHEREAS, by Resolution No. 20-21, Harris County Housing Authority (HCHA) authorized negotiation with Metropolitan Transit Authority of Harris County for the acquisition of land on which to construct a multi-family affordable housing project to be named Bernicia Place consisting of approximately 120 units to be located at the Southeast corner of Old Spanish Trail and Scottcrest Dr., Houston, Texas 77021; and

WHEREAS, by Resolution No. 22-47, HCHA authorized the financing of construction and other actions required for development of Bernicia Place through bonds to be issued by Harris County Housing Authority Public Facility Corporation; and

WHEREAS, HCHA's plans to develop Bernicia Place have reached the point where development consultant services are required to move the project forward; and

WHEREAS, HCHA published on its website its Request for Qualifications #23-02 (RFQ), for firms to provide development consulting services for HCHA's future affordable housing developments; and

WHEREAS, the RFQ was advertised in the Houston Chronicle on February 19, 2023, and February 26, 2023, and posted on HCHA's website on February 21, 2023, with responses to the RFQ due on March 13, 2023; and

WHEREAS, HCHA received a proposal from SuperUrban Realty Ventures, LLC (SuperUrban) only; and

WHEREAS, SuperUrban was determined by HCHA's staff to be a responsible firm which provided a proposal that was responsive to the RFQ; and

WHEREAS, HCHA's staff has reviewed and evaluated previous contracts for development consultant services for similar affordable housing projects in which other housing authorities, or HCHA, its affiliates, or instrumentalities participated, and has considered the costs SuperUrban is likely to incur in providing development consultant services for Bernicia Place, and has considered other factors permitted by HCHA's procurement policy and has determined that the cost of development consultant services for Bernicia Place should not exceed a specified maximum amount;

NOW, THEREFORE, BE IT RESOLVED, that HCHA's Board of Commissioners authorizes its Executive Director or Acting Executive Director to negotiate a proposed contract

with SuperUrban for the development consultant services required to construct and otherwise develop Bernicia Place, which authority includes:

1. The authority to negotiate a proposed contract containing terms and conditions substantially the same as those set forth in the attached Draft Contract, with such changes and modifications as she determines are reasonable, necessary, or appropriate;
2. The authority to negotiate a reasonable price, consisting of a reasonable hourly rate for the development consultant services required, which price may be up to but must not exceed the specified maximum amount as determined by HCHA's staff; and
3. The authority to take such other actions necessary or convenient to carry out the purposes of this resolution.

BE IT FURTHER RESOLVED that, after negotiation of the terms of a proposed contract is completed, at a later meeting this Board will determine whether or not to award SuperUrban Realty Ventures, LLC, a contract on the terms negotiated.

PASSED by the Board of Commissioners this 19th day of April 2023.

Chair: _____

Gerald Womack

Acting Secretary: _____

Melissa Quijano

Attachment: Draft Contract