

RESOLUTION NO. 25-03

A RESOLUTION OF THE HOUSING AUTHORITY CITY OF KYLE, TEXAS, TERMINATING ALL PREVIOUSLY AUTHORIZED MEMORANDUMS OF UNDERSTANDING TO ACQUIRE AND FINANCE LOW-INCOME HOUSING DEVELOPMENTS, IN PARTNERSHIP WITH DEVELOPERS, IN THE CITY OF KYLE, INCLUDING ANY AND ALL AGREEMENTS WITH KALTERRA CAPITAL PARTNERS LLC AND SPI ADVISORY LLC AND WITH THE OWNER OF WINDY HILL APARTMENTS, AND DISAPPROVAL OF THE PROJECTS REFERENCED IN THE AGREEMENTS OR MEMORANDUMS OF UNDERSTANDING OR IN OTHER PREVIOUS ACTIONS BY THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY OF THE CITY OF KYLE.

WHEREAS, on July 11, 2025, the Mayor of the City of Kyle, Texas (the “City”) appointed new commissioners to the Board of Commissioners the Authority, as authorized by State law, to replace three commissioners whose terms had expired; and

WHEREAS, the Authority and the City wish to cooperate in order to achieve mutual goals related to the housing needs of the City; and

WHEREAS, the City is working on a housing strategy to guide decisions related to the affordable housing needs of the City; and

WHEREAS, the Authority wishes to cooperate with the City to provide affordable housing in a strategic manner and to ensure that all properties acquired by the Authority serve the affordable housing needs of the City; and

WHEREAS, prior actions of the Board of Commissioners have authorized some action toward the purchase of three properties known as the Arden at Kohlers Crossing, the Strand, and the Windy Hill Apartments, at least two of which have progressed to the memorandum of understanding (“MOU”) phase; and

WHEREAS, the new commissioners desire to pause any efforts to purchase property in order to align the Authority and the City to serve their mutual goals related to affordable housing in the City; and

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the Authority to disapprove of the proposed projects and terminate the existing MOUs if applicable.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF CITY OF KYLE, TEXAS, THAT:

Section 1. Findings. The Board of Commissioners of the Authority specifically finds that the foregoing recitals are hereby found to be true and correct and are hereby adopted by the Board of Commissioners and made a part hereof for all purposes as findings of fact.

Section 2. Suspension of Services. The Board of Commissioners hereby disapproves of the following Projects and authorizes the termination of any and all MOUs related to such Projects as it has determined that the Projects are not in the best interest of the Authority or its tenants:


- Arden at Kohler's Crossing - Kalterra Capital Partners LLC (263 units)
- The Strand – SPI Advisory LLC (160 units)
- Windy Hill Apartments – Owner Unknown, but Sponsor appears to be 7C Equity Group (136 units).

Section 3. Effective Date. This resolution shall take effect from and after the date of its passage.


Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of the said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.

FINALLY PASSED AND APPROVED ON THIS THE 17 DAY OF July, 2025.

HOUSING AUTHORITY OF THE
CITY OF KYLE, TEXAS


Chair

ATTEST:


Secretary