

## **Case Study: Quay Point Cooperative Houston Association Homeownership Dreams in Multifamily Housing**

*By Ross Radcliffe*

On September 23, 1996 the five year dream of home ownership was realized by the residents of the Quay Point Apartments in Houston, Texas, when the United States Department of Housing and Urban Development (HUD) transferred title in the 137-unit property to the resident formed non-profit corporation called the Quay Point Cooperative Housing Association, Inc.

Quay Point, a mutual-type housing association, allows residents to control the management affairs of their housing projects while enjoying the benefits of homeownership. The Quay Point will sell, either directly or through contracted sources, memberships to residents. These memberships allow such residents to enter into an occupancy agreement for their apartment unit at below market rent. The members are not allowed to profit from their investment in the membership, but when they decide to sell their membership they recoup their membership fees with interest.

Quay Point's Board has all of the same duties and responsibilities as any other apartment owner. Assisting the Quay Point Board with these duties and responsibilities is The Southeast Texas Housing Finance Cooperation (SETH), a Pasadena (TX)- based non-profit cooperation, and Housing Resources, Inc. (HRI), a Dallas-based corporation. With the assistance of these consultants, the Board is able to receive training in management issues, financial matters, and general board actions.

The participation of Quay Point residents will not be limited to those serving on the Board of Directors. The Quay Point Resident Council, a resident organization which has existed since 1991, will remain a vital component to assist Quay Point Cooperative in carrying out the many programs that are planned for the residents. Through the use of the resident council and other committees, Quay Point hopes to get numerous Quay Point residents involved in ownership issues.

Quay Point plans to continue programs such as high school equivalency classes, English courses, tutoring programs, and other programs that will enhance the life of the Quay Point residents. Also, Quay Point will provide homeownership training for the residents to provide knowledge regarding the responsibilities and duties of homeownership.

With the commitment provided by the Quay Point Board and the guidance of Southeast and HRI, the residents of Quay Point have discovered a unique alternative to apartment living, one that fosters a sense of responsibility and community; and certainly and affordable housing opportunity that will be envied.

(Mr. Radcliffe has represented the Quay Point Cooperative since its incorporation and has provided legal counsel to the Cooperative Board in various corporate, real estate, and contract issues.)

