

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Charles Bailey

Mary Apostolou

Tyra Duncan-Hall

Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS

Regular Meeting

Thursday, May 17, 2018

12:00 PM

North Loop Apartments

2300 W. Northloop

Austin, TX

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
North Loop Apartments
2300 W. Northloop
Austin, TX
(512.477.4488)**

**Thursday, May 17, 2018
12:00 PM**

***A Quorum of the Board may convene at 11:00 a.m. to conduct a tour of recent renovations at North Loop and to visit with residents. No policy discussions shall occur until the Board Call To Order at 12:00 noon.**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Pledge of Allegiance

Citizens Communication (Note: There will be a three-minute time limitation)

Citywide Advisory Board Report

Public Hearing – (Note: There will be a three-minute time limitation) To accept public comment on the proposed financing and development of Pathways at Chalmers Courts South, located at the southwest corner of East 3rd Street and Chalmers Avenue, Austin, Texas, and the use of a newly constructed housing project on the property as affordable housing.

Celebration of Texas NAHRO Award Winners

Presentation of Employee of the Quarter

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on March 21, 2018
2. Presentation, Discussion, and Possible Action regarding Resolution No. 2548: Authorizing the Execution, Recording, and Delivery of Declaration of Trusts for all Public Housing Developments/AMPS
3. Presentation, Discussion, and Possible Action regarding Resolution No. 2549: Approving

the Award of Renewal Contract for Agency Wide Trash Disposal and Recycling Services

4. Presentation, Discussion, and Possible Action regarding Resolution No. 2550: Approving the Award of Renewal Contract for Agency Wide Ground Maintenance Services

ACTION ITEMS

5. Update on HACA's Rental Assistance Demonstration Program
6. Presentation, Discussion, and Possible Action regarding Resolution No. 2551: Resolution authorizing the Housing Authority of the City of Austin (the "Authority") to take such actions necessary or convenient to facilitate the development of the Pathways at Chalmers Courts South (the "Project")
7. Presentation, Discussion, and Possible Action regarding Resolution No. 2552: Resolution approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018A and its Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018B
8. Presentation, Discussion and Possible Action regarding Resolution No. 2553: Approving the submittal of the Section 8 Management Assessment Program (SEMAP) Certification to the Department of Housing and Urban Development

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. 551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- d. 551.087, Texas Gov't Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

REPORTS

The Board accepts the following reports:

- President's Report
- Other Staff Reports
- Commissioners' Reports/Questions to the Department Staff

ADJOURNMENT

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con una arma o pistola.

"En virtud de 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Judy Paciocco or Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x2104.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: May 17, 2018

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on March 21, 2018

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held March 21, 2018.

ATTACHMENTS:

- ▣ **20180321 HACA Minutes Summary**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
ANNUAL BOARD MEETING**

MARCH 21, 2018

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS PUBLIC MEETING NOTICE WAS POSTED FOR 12:00 PM ON WEDNESDAY, MARCH 21, 2018, AND WAS HELD AT HACA'S CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TEXAS.

CALL TO ORDER, ROLL CALL

The Board of Commissioners Annual Board Meeting of the Housing Authority of the City of Austin, of March 21, 2018, was called to order by Carl S. Richie, Jr., HACA Chairperson, at 12:18 p.m. The meeting was held at HACA's Central Office, 1124 S. IH 35, Austin, Texas

CERTIFICATION OF QUORUM

Members Present:

Carl S. Richie, Jr., Chairperson
Charles Bailey, Vice-Chairperson
Tyra Duncan-Hall, 2nd-Vice Chairperson
Edwina Carrington, Commissioner
Mary Apostolou, Commissioner

Member(s) Absent:

Staff Present:

Andrea Galloway, Ann Gass, Carlton Greenhaw, Lisa Garcia, Martha Ross, Michael Cummings, Michael Gerber, Michael Roth, Nancy McIlhaney, Nidia Hiroms, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

Also in Attendance:

Jim Ewbank, Cokinos, Bosien & Young
Arhur Troilo, Troilo Law Firm

Citizens Communication

Mary Aleshire, Gaston resident, expressed concern over the recent method of distribution of laptops for residents. **Ms. Aleshire** believes that favoritism played a role in the distribution of the devices. **Ms. Aleshire** suggested that, in the future, smart phones, instead of laptops, be distributed to residents. Smart phones can easily be used by residents for a multitude of things. **Michael Gerber**, HACA President and CEO, thanked **Ms. Aleshire** for expressing her concern, and for providing suggestions to staff. **Mr. Gerber** assured **Ms. Aleshire** that distribution methods for the allocation of donated devices are followed, and he will follow-up with staff regarding the recent allocation process.

Arlinda Lawson, BTW resident, reported that she is proposing a TIME (Take Initiatives and

Motivation) for residents. The program would be a collaboration with Jobs Plus to create an in-house job development program for residents to create better opportunities for them.

CITYWIDE ADVISORY BOARD (CWAB) REPORT - Ernesto Resto, Meadowbrook Resident Council President reported that the CWAB met on Tuesday, March 20th at Meadowbrook Apartments. **-Robin Herskowitz**, HealthStart Foundation, reported on two Pilot Programs that HealthStart will be implementing. The programs provide children with Health Education Workshops. HealthStart will be working with HACA's summer food healthy eating program for kids, and they are seeking residents to help implement the programs. **-Michael Roth**, HACA Director of Housing Operations & Policy, provided an updated on the Rental Assistance Demonstration (RAD) Construction and the move to electronic rent statements starting in April. **-Michael Gerber**, HACA President and CEO, distributed HACA's 80th Anniversary history book to the Board and residents. **-Mr. Gerber** invited CWAB members to attend the HACA Board meeting on Wednesday, March 21st, and also encouraged residents to attend the City Council meeting on Thursday the 22nd in support of Rosewood Courts. **-Fred** with Austin Area Urban League (AAUL) provided dates for their upcoming Pathways to Career computer literacy and job readiness classes at Thurmond. **-Barbara Jackson**, HACA Acting Community Development Director, provided an updated on Workforce Development and Youth Educational Success programs.

CONSENT ITEMS

1. **Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 15, 2018**

Approval of the Board Minutes Summary for the Board Meeting held on February 15, 2018 as presented.

Commissioner Bailey moved to Approve the Board Minutes Summary for the Board Meeting held on February 15, 2018 as presented. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

2. **Presentation, Discussion, and Possible Action regarding Resolution No. 2544: Approval to ratify all actions taken by the Board of Commissioners during FYE 2018, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolution**

Upon past advisement of legal counsel, Resolution No. 2544 was drafted to ensure all actions taken by the Board during FYE 2018 be ratified, thus ensuring resolution of any irregularities during the voting process taken by the Commissioners. This is an action that will be presented for board action on an annual basis.

This Resolution resolves any irregularities in the voting process found in the Board meeting minutes and/or resolutions, and all actions taken during the 2017-18 Fiscal Year by the Board of Commissioners are fully enforceable.

Commissioner Bailey moved to Approve Resolution No. 2544: Approval to ratify all actions taken by the Board of Commissioners during FYE 2018, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolution. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

3. **Presentation, Discussion, and Possible Action regarding Resolution No. 2545: Approving Write-off of the Uncollectible Accounts of Vacated Tenants for the seven-month Period Ending February 28, 2018**

The regulations of the U.S. Department of Housing and Urban Development require the

Commissioners of the Housing Authority of the City of Austin to approve the write-off of the uncollectible accounts of vacated tenants. A list was provided that represents amounts due by tenants who moved from the developments, and covers the seven-month period ending February 28, 2018. The amount of the uncollectible accounts total \$25,896.05. The Finance Department sent notification to the former tenants by certified mail of the amounts due and informed them that they will be reported to the credit bureau.

Commissioner Bailey moved to Approve Resolution No. 2545: Approval of Write-off of the Uncollectible Accounts of Vacated Tenants for the seven-month Period Ending February 28, 2018 in the amount of \$25,896.05. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

4. Presentation, Discussion, and Possible Action regarding Resolution No. 2546: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules

Per 24 CFR 982.517, HUD regulations require housing authorities to review utility allowance schedules annually and adjust the schedules if there has been a 10% or more rate change per category since the last revision.

Residential Utility Allowances, a Division of the Nelrod Company, completed the annual utility allowance review for HACA's Housing Choice Voucher Program. A comparison was made of the utility rates utilized in the previous study compared to the current utility rates. The review indicated that Austin Energy's electric rates increased a total of 5% for both summer and winter, and the monthly charge and taxes remained the same. Texas Gas Service's natural gas rates and charges increased a total of 19% and taxes remained the same. Austin Water's water rates and charges for multi-family and single-family remained the same, and the monthly trash collection charge increased 3%.

Commissioner Bailey moved to Approve Resolution No. 2546: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ACTION ITEMS

5. Presentation, Discussion, and Possible Action regarding the Approval of Resolution No. 2547: Approving the Operating Budgets for the Fiscal Year April 1, 2018 to March 31, 2019

The regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Housing Authority of the City of Austin to approve the agency's Annual Operating Budget.

Commissioner Bailey moved to Approve Resolution No. 2547: Approval of the Central Office, Low Rent Public Housing, Housing Choice Voucher, Southwest Housing Compliance Corporation, Austin Affordable Housing Corporation, Austin Pathways and Blueprint Housing Solutions Operating Budgets for the Fiscal Year April 1, 2018 to March 31, 2019. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

6. Update on HACA's Rental Assistance Demonstration Program

Ann Gass, Director of Strategic Housing Initiatives gave an update on RAD. Phase 1 is officially complete, and all 357 units should be occupied by within the month.

EXECUTIVE SESSION

The Board convened into Executive Session at 1:35 pm.

OPEN SESSION

The Board returned into Open Session at 2:58 pm. No action was taken.

REPORTS

The Board accepts the following reports:

- **Michael Gerber**, HACA President and CEO, reported that the history book project is complete. The Board Members were given copies of the book, and after compiling a distribution list, copies will be distributed to residents, former Board Members, community partners, and some national housing organizations.
- **Chairperson Richie, Commissioner Duncan-Hall, Michael Gerber, and Lisa Garcia** will be attending the NAHRO Washington Conference at the end of April.
- The Rosewood Courts historic zoning proposal will be presented to Austin City Council on March 22nd.
- **Mr. Gerber** reported that HACA distributed over \$60K in community grants to various schools and non-profits.

ADJOURNMENT

Commissioner Bailey moved to adjourn the meeting at 3:15 pm. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2548

EXECUTIVE

ITEM NO. 2.

MEETING DATE: May 17, 2018

STAFF CONTACT: Judy Paciocco, Senior Operations Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2548: Authorizing the Execution, Recording, and Delivery of Declaration of Trusts for all Public Housing Developments/AMPS

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve the annual filing of the Declarations of Trust for all Public Housing Properties/AMPS with Travis County.

SUMMARY

Background:

Per PIH Notice 2010-44, all public housing property owned by a Public Housing Authority that has been acquired, developed, maintained, or assisted with funds from the U.S. Housing Act of 1937 must review its Declarations of Trust (DOTs) on an annual basis and to file accordingly with the county clerk's office and the U.S. Department of Housing and Urban Development. In order to be in compliance, the Housing Authority will ensure each Declaration of Trust conforms with the correct Asset Management Project or "AMP" number to incorporate all "project" numbers associated with that AMP, as there may be multiple public housing sites assigned to one AMP.

Process:

Due to the RAD (Rental Assistance Demonstration) conversions, HACA has decreased the number of Declarations of Trust that are to be filed on an annual basis. The remaining Public Housing properties for which to file are: Goodrich, Rosewood Courts/Salina, Thurmond Heights, Santa Rita Courts, Lakeside, Chalmers Courts and Scattered Sites.

Staff Recommendation:

Staff requests authorization to file the Declarations of Trust with Travis County to be in compliance with PIH Notice 2010-44. This is an annual requirement mandated by HUD. Copies of the Declarations of Trust are included in Exhibit 1.

ATTACHMENTS:

- ▣ **EXHIBIT 1: 2018 DOTS**

RESOLUTION NO. 2548

**RESOLUTION AUTHORIZING EXECUTION, RECORDING AND DELIVERY OF
DECLARATION OF TRUST FOR ALL PUBLIC HOUSING
DEVELOPMENTS/AMPS**

WHEREAS, the Housing Authority of the City of Austin (herein called the "Public Housing Authority" (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of April 1, 2018 (herein called the Annual Contributions Contract) and a certain Modernization Grant Amendment to the Annual Contributions Contract with the effective date as of July 15, 2018 providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing projects;

WHEREAS, the PHA pursuant to the Annual Contributions Contract and HUD, has agreed to execute and record a Declaration of Trust confirming and further evidencing, among other things, the covenant of the PHA not to convey or encumber the Development(s)/AMP(s) covered by said Declaration of Trust, except as in the said Annual Contributions Contract expressly authorized.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the Housing Authority of the City of Austin as follows:

1. The proper officers of the Public Housing Authority are hereby authorized and directed to execute and have acknowledged before a Notary Public a Declaration of Trust.
2. The proper officer of the Public Housing Authority is hereby directed to record said Declaration of Trust in the office of the proper County Official in which documents are filed for record, and to deliver to the Department of Housing and Urban Development such copies of Declaration of Trust as may be required.
3. The Declaration of Trust(s) referred to in Section 1 and 2 hereof are attached to and become a part of this resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of MAY, 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) Housing Authority of the City of Austin
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Texas, and
the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 04/01/2018, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/01/2018, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Austin, County of Travis, State of Texas
which will provide approximately (6) 40 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) Goodrich AMP17/P001-13 and individual projects as follows:
Project No. (8) _____ with approximately 40 dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

City of Austin, County of Travis, State of Texas

To Wit: (Insert legal description for each individual project.)(10)

Exhibit #1 AMP 17/TX59P001-13 (Goodrich)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 05/17/2018.

(Seal)

(1, see instructions)

By _____ Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) 05/17/2018

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) Housing Authority of the City of Austin
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 04/01/2018, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/01/2018, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Austin, County of Travis, State of Texas which will provide approximately (6) 156 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) Rosewood AMP2/TX59P001-02 and individual projects as follows:
Project No. (8) Rosewood AMP2/TX59P001-02 with approximately 124 dwelling units,
Project No. (8) Salina AMP2/TX59P001-08 with approximately 32 dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

City of Austin, County of Travis, State of Texas

To Wit: (Insert legal description for each individual project.)(10)

Exhibit #1 AMP 2/TX59P001-02 (Rosewood) Exhibit #2 AMP2/TX59P001-08 (Salina)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 05/17/2018.

(Seal)

(1, see instructions)

By _____ Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) 05/17/2018

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) Housing Authority of the City of Austin
(herein called the Public Housing Agency (PHA)), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 04/01/2018, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/01/2018, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Austin, County of Travis, State of Texas which will provide approximately (6) 144 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) Thurmond AMP11/TX59P001-11 and individual projects as follows:
Project No. (8) Thurmond AMP11/TX59P001-11 with approximately 144 dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

City of Austin, County of Travis, State of Texas

To Wit: (Insert legal description for each individual project.)(10)

Exhibit #1 AMP 11/TX59P001-11 (Thurmond Heights)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 05/17/2018.

(Seal)

(1, see instructions)

By _____ Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) 05/17/2018

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) Housing Authority of the City of Austin
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 04/01/2018, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/01/2018, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Austin, County of Travis, State of Texas which will provide approximately (6) 97 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) Santa Rita AMP3/TX59P001-03 and individual projects as follows:
Project No. (8) Santa Rita AMP3/TX59P001-03 with approximately 97 dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

City of Austin, County of Travis, State of Texas

To Wit: (Insert legal description for each individual project.)(10)

Exhibit #1 AMP 3/TX59P001-03 (Santa Rita)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 05/17/2018.

(Seal)

(1, see instructions)

By _____ Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) 05/17/2018

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) Housing Authority of the City of Austin
(herein called the Public Housing Agency (PHA)), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 04/01/2018, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/01/2018, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Austin, County of Travis, State of Texas which will provide approximately (6) 164 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) Lakeside AMP7/P001-07 and individual projects as follows:
Project No. (8) _____ with approximately 164 dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

City of Austin, County of Travis, State of Texas

To Wit: (Insert legal description for each individual project.)(10)

Exhibit #1 AMP 7/TX59P001-07 (Lakeside)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 05/17/2018.

(Seal)

(1, see instructions)

By _____ Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) 05/17/2018

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) Housing Authority of the City of Austin
(herein called the Public Housing Agency (PHA)), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 04/01/2018, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/01/2018, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Austin, County of Travis, State of Texas which will provide approximately (6) 158 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) Chalmers Courts AMP1/P001-01 and individual projects as follows:
Project No. (8) Chalmers Courts AMP1/P001-01 with approximately 158 dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

City of Austin, County of Travis, State of Texas

To Wit: (Insert legal description for each individual project.)(10)

Exhibit #1 AMP 1/TX59P001-01 (Chalmers Courts) Exhibit 2 AMP1/TX59P001-27 (Scattered Sites)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 05/17/2018.

(Seal)

(1, see instructions)

By _____ Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) 05/17/2018

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) Housing Authority of the City of Austin
(herein called the Public Housing Agency (PHA)), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 04/01/2018, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/01/2018, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Austin, County of Travis, State of Texas which will provide approximately (6) 22 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) Scattered Sites and individual projects as follows:
Project No. (8) AMP 5/TX59P005-05 with approximately 6 dwelling units,
Project No. (8) AMP16/TX59P001-16 with approximately 14 dwelling units, and
Project No. (8) AMP17/TX59P001-17 with approximately 2 dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

City of Austin, County of Travis, State of Texas

To Wit: (Insert legal description for each individual project.)(10)

Exhibit #1 AMP 5/TX59P005-05 (6 Scattered Site Homes); Exhibit #2 AMP16/TX59P001-16 (14 Scattered Site Homes); Exhibit #3 AMP17/TX59P001-17 (2 Scattered Site Homes)
and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 05/17/2018.

(Seal)

(1, see instructions)

By _____ Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) 05/17/2018

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2549

PURCHASING ITEM NO. 3.

MEETING DATE: May 17, 2018

STAFF CONTACT: Nora Morales, Purchasing Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2549: Approving the Award of Renewal Contract for Agency Wide Trash Disposal and Recycling Services

BUDGETED ITEM: Yes

TOTAL COST: \$280,000.00

ACTION

The Board is being asked to approve the award of a renewal contract for agency wide trash and recycling services to Waste Management of Texas, Inc. This is the third year renewal and the first increase of 2.9% over all.

SUMMARY

Background:

The services provided under this contract include the collection of non-hazardous solid waste and recyclable materials generated by all HACA properties. Each property, depending on the layout of the buildings and the number of units, has the required amount of dumpsters and recycling totes to meet the City of Austin's recycling ordinance.

Waste Management will furnish all materials, labor, and equipment necessary to comply with the terms of this contract.

Process:

HACA issued an Invitation for Bid HACA-15-B-0196 on April 10, 2015 for Agency Wide trash disposal and recycling services. It was advertised in the Public Notice section of the Austin American Statesmen on April 12 & 19, 2015. Seven proposals were emailed and two bids were received. Bids were read aloud and recorded on May 20, 2015 at 2 p.m. Waste Management was determined to be the lowest and most responsive bidder.

On July 16, 2015, this Board approved the negotiation and awarding of a contract to Waste Management of Texas. After negotiation of terms, the contract was signed on January 14, 2016, with a four year renewal option. This renewal will be for the third year of a four year contract renewal option.

Staff Recommendation:

Based on the satisfactory past and current performance of Waste Management and their responsiveness to our needs and timely service, our staff is recommending approving the award of a renewal contract for agency wide trash disposal and recycling services to Waste Management of Texas, Inc. in an amount not to exceed \$280,000.00 for the third year option.

ATTACHMENTS:

- ▣ **EXHIBIT 1: WASTE MANAGEMENT ORIGINAL BID**
- ▣ **EXHIBIT 2: TABULATIONS**
- ▣ **EXHIBIT 3: BIDDERS' QUALIFICATIONS**
- ▣ **EXHIBIT 4: WASTE MANAGEMENT RENEWAL INCREASE LETTER**

RESOLUTION NO. 2549

Approving the Award of Renewal Contract for Agency Wide Trash Disposal and Recycling Services

WHEREAS, on January 14, 2016 the Housing Authority of the City of Austin awarded a contract to Waste Management of Texas, Inc. for agency wide trash disposal and recycling services, and

WHEREAS, performance by Waste Management of Texas has been satisfactory; and

WHEREAS, it is the recommendation of the President & CEO that this contract with Waste Management of Texas, Inc. be renewed for the third year option. Total contract amount not to exceed \$280,000 per year.

NOW, THEREFORE, IT IS HEREBY

RESOLVED, the Housing Authority of the City of Austin Board of Commissioners agree to renew the contract with Waste Management of Texas, Inc. to provide agency wide trash disposal and recycling services.

PASSED, APPROVED AND ADOPTED this 17th day of May, 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

**HOUSING AUTHORITY
OF THE CITY OF AUSTIN**

**TRASH DISPOSAL SERVICES
HACA-B-15-0196**

**Purchasing Department
1124 S. IH 35
Austin, TX 78704**

BID PROPOSAL

Having carefully examined the bid packet for the above referenced Project, for the Owner, the Housing Authority of the City of Austin, as well as the premises and conditions affecting this work and all other contract documents, I propose to furnish all labor, equipment and materials necessary to complete the work as follows:

Note: Amounts shown shall be in both written & figure forms, in case of discrepancy between the written amount and the figure, the written amount will govern.

ITEM NO.	DESCRIPTION*	# OF ON SITE DUMPSTERS	SIZE	FREQUENCY OF PICKUPS	FRONT OR SIDE LOADER	UNIT COST PER MONTH
1.	Administrative Offices 1124 South IH-35 Austin, TX 78704	1	8yd	3 per week M/W/F	FRONT	\$ <u>253.09</u>

\$ Written Amt. Two Hundred Fifty Three and 09/100

2.	Administrative Offices 1124 South IH-35 Austin, TX 78704	1	6yd	3 per week M/W/F	FRONT RECYCLE	\$ <u>207.32</u>
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\$ Written Amt. Two Hundred Seven and 32/100

3.	Eastland Plaza 1144 Airport Austin, Texas 78702	1	6 yd	2 per week T/F	FRONT RECYCLE	\$ <u>139.22</u>
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\$Written Amt. one hundred thirty nine and 22/100

4.	Administration Offices 1640B E. 2 nd Street Austin, TX 78702	1	6yd	2 per week M/TH	FRONT	\$ <u>139.22</u>
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\$ Written Amt. one hundred thirty nine and 22/100

5.	Austin Affordable Corp 1507 S. I-35 Austin, TX 78741	1	4yd	1 per week T	FRONT	\$ <u>54.85</u>
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\$ Written Amt fifty four and 85/100

BID PROPOSAL CON'T

ITEM NO.	DESCRIPTION*	# OF ON SITE DUMPSTERS	SIZE	FREQUENCY OF PICKUPS	FRONT OR SIDE LOADER	UNIT COST PER MONTH
6.	HACA Vehicle Pen 1203 Cumberland Austin, TX 78702	1	4 yd	2 per week M/TH	FRONT	\$ <u>109.69</u>

\$ Written Amt. one hundred nine and 69/100

7.	Chalmers Courts 1801 E. 4 th St. Austin, TX 78702	13	4 yd	4 per week M/T/W/F	SIDE	\$ <u>2808.03</u>
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\$ Written Amt. two thousand eight hundred eight and 03/100

8.	Rosewood Courts 2001 Rosewood Austin, TX 78702	9	4 yd	4 per week M/T/TH/S	SIDE	\$ <u>1944.02</u>
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\$ Written Amt. one thousand nine hundred forty four and 02/100

9.	Santa Rita Courts 2341 Corta St. Austin, TX 78702	10	4 yd	4 per week M/T/W/F	SIDE	\$ <u>2160.02</u>
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\$ Written Amt. two thousand one hundred sixty and 02/100

10.	Meadowbrook Homes 1201 W. Live Oak St. Austin, TX 78704	15	4 yd	4 per week M/T/W/F	SIDE	\$ <u>3231.91</u>
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\$ Written Amt. two thousand four hundred sixty eight and 35/100

11.	Booker T. Washington 905 Bedford St. Austin, TX 78702	17	4 yd	4 per week M/T/TH/F	SIDE	\$ <u>3545.06</u>
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\$ Written Amt. three thousand five hundred forty five and 06/100

BID PROPOSAL CON'T

ITEM NO.	DESCRIPTION*	# OF ON SITE DUMPSTERS	SIZE	FREQUENCY OF PICKUPS	FRONT OR SIDE LOADER	UNIT COST PER MONTH
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12.	Lakeside Apts. 85 Trinity St. Austin, TX 78701	6	2yd	4 per week rolling/casters M/T/TH/F	SIDE	\$ <u>648.04</u>
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\$ Written Amt. six hundred forty eight and 04/100

13.	Gaston Place 1941 Gaston Place Austin, TX 78723	1	8yd	4 per week M/W/TH/F	FRONT	\$ <u>337.46</u>
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\$ Written Amt. three hundred thirty seven and 46/100

14.	Thurmond Heights 8426 Goldfinch St. Austin, TX 78758	7	4 yd	4 per week M/T/W/F	FRONT	\$ <u>1178.45</u>
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\$Written Amt. one thousand one hundred seventy eight and 45/100

15.	Georgian Manor 110 Bolles Circle Austin, TX 78753	6	8yd	2 per week T/F	FRONT	\$ <u>1012.35</u>
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\$ Written Amt one thousand twelve and 35/100

16.	Goodrich Place 2126 Goodrich Place Austin, TX 78704	2	4yd	4 per week M/T/TH/F		\$ <u>432.00</u>
-----	---	---	-----	------------------------	--	------------------

\$ Written Amt. four hundred thirty two and 00/100

17.	Northloop Apts. 2300 W. Northloop Austin, TX 78756	1	4yd	3 per week M/W/F	FRONT	\$ <u>164.55</u>
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\$Written

Amt: one hundred sixty four and 55/100

*This facility has a Philadelphia Tram Rail Mini Compactor. HACA owns 2 each 2-yard open top detachable container.

2	2yd	3 per week	FRONT	\$ <u>177.21</u>
	Casters	M/W/F	COMPACTOR	

\$ Written Amt. one hundred seventy seven and 21/100

18.	Northgate West Apts. 9120 Northgate St Austin, TX 78758	5	4 yd	2 per week M/TH	SIDE	\$ <u>540.03</u>
-----	---	---	------	--------------------	------	------------------

\$ Written Amt. five hundred forty and 03/100

19.	Manchaca Village 3628 Manchaca Rd. Austin, TX 78704	4	4 yd	2 per week T/F	SIDE	\$ <u>432.03</u>
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\$ Written Amt. four hundred thirty two and 03/100

21.	Coronado Hills 1438 Coronado Hill Austin, TX 78752	3	4 yd	3 per week M/W/F	SIDE	\$ <u>486.12</u>
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\$ Written Amt. four hundred eighty six and 12/100

22.	Salinas Courts 1143 Salinas Austin, TX 78702	1	4 yd	3 per week M/W/F	SIDE	\$ <u>162.00</u>
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\$ Written Amt. one hundred sixty two and 00/100

Total Cost Per Month For All Properties \$ 20,162.67

\$ Total Cost Written Amt. twenty thousand one hundred sixty two and 67/100

Cost per extra Pick-up \$ 55.00

Written Amt: fifty five and 00/100

Annual Renewal Percentage Increase cpi-water, sewer %
and trash index

RECYCLING

Name/Address		96-Gallon Recycling Toters	Monthly Rate
Administration	1124 S. IH 35 -78704	5	\$ <u>106.24</u>
Administration	1640 B E. 2 nd Street	1	\$ <u>21.25</u>
Chalmers	1801 E. 2 nd Street-770002	11	\$ <u>233.74</u>
Rosewood	2001 Rosewood-78702	4	\$ <u>85.00</u>
Santa Rita	2341 Corta-78702	7	\$ <u>148.74</u>
Meadowbrook	1201 W. Live Oak-78704	5	\$ <u>106.24</u>
BTW	905 Bedford-78702	7	\$ <u>148.74</u>
Lakeside	85 Trinity-78701	6	\$ <u>127.49</u>
Gaston	1941 Gaston-78723	4	\$ <u>85.00</u>
Bouldin	1203 Cumberland-78702	5	\$ <u>106.25</u>
Thurmond	8426 Goldfinch-78757	10	\$ <u>212.49</u>
Georgian Manor	110 Bolles Circle-78753	4	\$ <u>85.00</u>
Goodridge Place	2126 Goodridge Place-78704	2	\$ <u>42.50</u>
Northloop	2300 W. Northloop-78756	4	\$ <u>85.00</u>
Northgate Apartments	9120 Northgate -78758	2	\$ <u>42.50</u>
Shadowbend Apmts	6238 Shadow Bend-78745	2	\$ <u>42.50</u>
Manchaca Village	3628 Manchaca Village-78704	2	\$ <u>42.50</u>
Coronado Hills	1438 Coronado Hills-78752	2	\$ <u>21.25</u>
Emerging Enterprises	1144 Airport # 200 787	1	\$ <u>21.25</u>
Leisure Time	1921 Gaston Place- 78723	2	\$ <u>42.50</u>

Total Cost Per Week \$ 1,806.18

\$ Total Cost Written Amt. one thousand eight hundred six and 18/100

Cost For Extra Pick-up: \$ 21.25 \$ Written Amt. twenty one and 25/100

Annual Renewal Percentage Increase cpi-water, sewer %
and trash index

Bidder acknowledges receipt of the following addenda: Number N/A Number N/A
Respectfully submitted of:

Company Name: Waste Management of Texas, Inc.

Address: 9708 Giles Road, Austin, Texas 78754

By: Paul Daugereau Title: Public Sector Manager

Telephone: 512-696-0363 Fax: 512-272-8960

BID TABULATION SHEET
CA-15-B-0196 TRASH DISPOSAL SERVICE
May 20, 2015 2:00PM/CST

	Location	Vendor	Vendor	Vendor
		Texas Disposal Systems TDS	Waste Management	
1.	Administrative Offices 1124 South IH-35	318	253.09	
2.	Administrative Offices 1124 South IH-35	203	207.32	
3.	Eastland Plaza 1144 Airport	145	139.22	
4.	Administration Offices 1640B E. 2 nd Street	182	139.22	
5.	Austin Affordable Corporation 1507 S. I-35	102	54.85	
6.	HACA Vehicle Pen 1203 Cumberland	148	109.69	
7.	Chalmers Courts 1801 E. 4 th St.	3,295	2,808.03	
8.	Rosewood Courts 2001 Rosewood	2,336	1,944.02	
9.	Santa Rita Courts 2341 Corta St.	2,591	2,160.02	
10.	Meadowbrook Homes 1201 W. Live Oak St.	3,845	3,231.91	
11.	Booker T. Washington 905 Bedford St	4,369	3,545.06	
12.	Lakeside Apts. 85 Trinity St.	1,268	648.04	
13.	Gaston Place 1941 Gaston Place	482	337.46	
14.	Thurmond Heights 8426 Goldfinch St	1,550	1,178.45	
15.	Georgian Manor 110 Bolles Circle	1,114	1,012.35	
16.	Goodrich Place 2126 Goodrich Place	505	432.00	
17.	Northloop Apts. 2300 W. Northloop	216	164.55	
	Mini Compactor Northloop	574	177.21	
18.	Northgate West Apts. 9120 Northgate St	792	540.03	
19.	Manchaca Village 3628 Manchaca Rd.	537	432.03	
20.	Coronado Hills 1438 Coronado Hill	729	486.12	
21.	Salinas Courts 1143 Salinas	270	162.00	
	TOTAL COST PER MO:	25,571	20,162.67	
	Cost per extra Pick-up	96 gal recycle \$20 2 yd trash \$75 2 yd compact \$135 4 yd trash \$85 6yd recycle \$85 6 yd trash \$ 95 8 yd trash 105	55.00	
	Annual % increase	5	CPI	

Location	# Toters	Vendor	Vendor	Vendor
		Texas Disposal Systems TDS	Waste Management	
Admin 1124	5	102	106.24	
Admin 1640B	1	42	21.25	
Chalmers	11	194	233.74	
Rosewood	4	88	85.00	
Santa Rita	7	134	148.74	
Meadowbrook	5	104	106.24	
BTW	7	135	148.74	
Lakeside	6	118	127.49	
Gaston	4	89	85.00	
Bouldin	5	103	106.25	
Thurmond	10	183	212.49	
Georgian Manor	4	90	85.00	
Goodrich	2	58	42.50	
Northloop	4	90	85.00	
Northgate	2	58	42.50	
Shadowbend	2	57	42.50	
Manchaca Village	2	57	42.50	
Coronado Hills	2	58	21.25	
Emerging Ent.	1	42	21.25	
Leisure Time	2	58	42.50	
Total Cost per Week:			417.14	

Total cost per month: **1,860** **1,806.18**

Cost for Extra Pickup: \$ 20 21.25

Annual renewal % Increase 5 CPI

BID OFFICIAL Nora Amores DATE: 5/21/15

OFFICIAL WITNESS Tina Benson DATE: 5/21/15

Waste Management Introduction

Waste Management is the largest publicly owned company providing integrated environmental services in North America and the industry leader in providing comprehensive waste management services. Waste Management serves commercial, industrial, municipal, and residential customers throughout the United States and Canada.

Waste Management is headquartered in Houston, Texas, employs 42,700 people and operates an extensive network that includes:

- 262 Active solid waste landfill disposal sites
- 5 Hazardous waste landfill sites
- 390 Collection operations
- 137 Beneficial-use landfill gas projects
- 140 Material recovery facilities, including 50 single stream recycling facilities
- 310 Transfer stations
- 36 Organics processing facilities

These resources allow Waste Management to offer a wide range of environmental services to almost 21 million customers nationwide.


Waste Management's resources and organizational structure make it possible to respond quickly and tailor our services to meet the City of Austin Housing Authority's needs. Waste Management makes a total commitment to environmental compliance, assuring our customers that their wastes will be managed safely, in compliance with laws and regulations, and, most importantly, in a manner protective of the public's health and natural resources.

The bottom line? Waste Management has the knowledge, experience, and resources to continue providing the most reliable and responsible environmental service available.

In the event that Waste Management is awarded the bid, we will replace all requested HACA containers within a reasonably agreed upon time period. Waste Management is more than willing to work together with HACA to put a plan in place that will help the replacement process go as smoothly as possible.

There is some confusion if a bid bond or financial assurance is required with this bid. If this is required Waste Management agrees to provide all necessary documents at the City's Request.

We look forward to a continued successful relationship with the City of Austin Housing Authority.

Sincerely,

Paul Daugereau
Public Sector Sales Representative
Waste Management of Texas, Inc.
512-696-0363



Statement of Bidder's Qualifications

Name of Bidder:

Waste Management of Texas, Inc.

Permanent main office address:

9708 Giles Lane
Austin, TX 78754

When organized:

1966

State whether bidder is a Corporation, Partnership, or Sole Proprietor.
Corporation

A breakdown of the minority ownership of the business (Gender, White, Black, Hispanic, American Hispanic, American Indian/Eskimo, Asian/Pacific islander, etc.) Who owns what percent of the business, and any other related information.

Not applicable

Number of years engaged in contracting business under present name:
45 years

Contract in progress (gross amounts of contracts, estimated completion dated, project owner, architect.

Austin Housing Authority, 23,000 Estimated Monthly Revenue, Completion Date: July 1st 2015

General character of work performed by your company.

Solid waste and recycling collection, transportation, and disposal services.

Report on any failures to complete work awarded to you (where, when & why). Report any contracts you have defaulted on.

None to our knowledge

Name & address of bonding company and name and address of agent.

Waste Management has a comprehensive surety program with multiple surety companies participating offering large amounts of capacity.

List of three (3) currently completed projects, including name, address, phone number, and type of work.

City of Harker Heights
Mark Hyde-Public Works Director
305 Millers Crossing
Harker Heights, TX 76548
254-953-5641

City of Lampasas
Finley deGraffenried-City Manager
312 E. Third Street
Lampasas, TX 76550
512-556-6831



City of Belton
Mike Huber-Public Works Director
333 Water Street
Belton, TX 76513
254-933-5800

List any previous contracts, including dated executed with HACA:
Austin Housing Authority, 23,000 Estimated Monthly Revenue, Completion Date: July 1st 2015



April 30, 2018

Austin Housing Authority
C/o Nora Morales

RE: Annual CPI Rate Modification

Dear Ms. Morales,

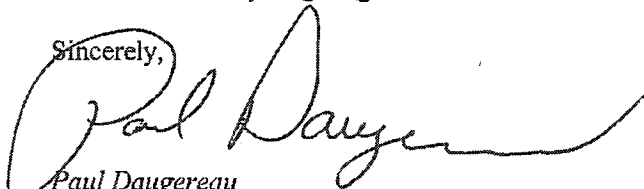
Waste Management of Texas, in reference to the yearly review per our existing contractual agreement, requests implementation of the annual rate increase based on the most recently published U.S. Cities Average Annual Consumer Price Index for Water and Sewer and Trash Collection services. The most recent available annual Consumer Price Index reflects a 2.9 % increase from March 2017 to March 2018.

The rate increase should become effective June 1, 2018.

Please see rate sheet attached to email.

We appreciate your business and if we can be of further assistance, please feel free to contact me at 512-696-0363 or pdaugere@wm.com.

Sincerely,



Paul Daugereau
Public Sector Solutions Manager
Waste Management of Texas

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2550

PURCHASING ITEM NO. 4.

MEETING DATE: May 17, 2018

STAFF CONTACT: Nora Morales, Purchasing Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2550: Approving the Award of Renewal Contract for Agency Wide Ground Maintenance Services

BUDGETED ITEM: Yes

TOTAL COST: \$265,000.00

ACTION

The Board is being asked to approve the award of a renewal contract for agency wide ground maintenance services to Unity Contractor Services, Inc. This is the fourth and final renewal with an increase of 3% overall.

SUMMARY

Background:

The services under this contract provides year round timely, planned, grounds maintenance at all of the HACA residential properties as well as HACA owned office buildings. Mandatory responsibilities include mowing, edging, trimming, and debris clean up.

Process:

HACA issued a Request for Proposal HACA-P-13-0188 on September 3, 2013. It was advertised in the Public Notice section of the Austin American Statesman on September 3rd & 10th, 2013. Twenty-one proposals were distributed and five proposals were received. On September 13, 2013 HACA opened and recorded all bids received. All proposals were evaluated by a committee and selected the bid from Unity Contractors Services, Inc. as the most responsive and responsible. This Board awarded a contract to Unity Contractor Services Inc., on December 14, 2014. This will be the fourth and final renewal of a four-year contract.

Staff Recommendation:

Based on Unity's past and current satisfactory performance of this contract's services, staff recommends awarding the fourth and final renewal of this contract.

ATTACHMENTS:

- ▣ **EXHIBIT 1:Tabulations**
- ▣ **EXHIBIT 2: Bidders' Qualifications**
- ▣ **EXHIBIT 3: Evaluations**

RESOLUTION NO. 2550

Approving the Award of Renewal Contract for Agency Wide Ground Maintenance Services

WHEREAS, on December 18, 2014 the Housing Authority of the City of Austin awarded a contract to Unity Contractor Services for Agency wide ground maintenance services; and

WHEREAS, performance by Unity Contractor Services has been satisfactory throughout the contract term; and

WHEREAS, it is the recommendation of the President & CEO that this contract with Unity Contractor Services be renewed for the fourth and final year with a 3% increase. Total contract amount not to exceed \$261,490.60.

NOW, THEREFORE, IT IS HEREBY

RESOLVED, the Housing Authority of the City of Austin Board of Commissioners agree to renew the contract with Unity Contractor Services to provide agency wide ground maintenance services.

PASSED, APPROVED AND ADOPTED this 17th day of May 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

TABULATION
 Grounds Maintenance Services
 HACA-13-P-0188
 October 1, 2013 11:00 AM/CST

SITES	Vendor #1	Vendor #2	Vendor #3	Vendor #4	Vendor #5	Vendor #6
	Advanced Landscape Design	Forever Green	Maldonado	MB Landscape	Unity Contractor	
1124 South I-35	\$ 118.00	\$ 140.80	\$ 150.00	195.00	200.00	
1100 South I-35	\$ 73.00	\$ 33.44	\$ 50.00	30.00	92.00	
1640 A & B East 2 nd Street	\$ 78.00	\$ 39.60	\$ 50.00	55.00	42.00	
205 Chicon Street	\$ 75.00	\$ 25.00	\$ 50.00	30.00	30.00	
1507 S. IH 35	\$ 75.00	\$ 35.00	\$ 50.00	30.00	32.00	
1503 S. IH 35	\$ 75.00	\$ 35.00	\$ 50.00	30.00	32.00	
1144 S. Airport	\$ 188.00	\$ 123.20	\$ 135.00	200.00	163.00	
1801 East 4 th Street	\$ 476.00	\$ 264.00	\$ 270.00	390.00	339.00	
2001 Rosewood	\$ 403.00	\$ 202.40	\$ 235.00	275.00	250.00	
2341 Corta Street	\$ 395.00	\$ 189.20	\$ 235.00	250.00	223.00	
1201 W. Live Oak	\$ 768.00	\$ 409.20	\$ 450.00	350.00	495.00	
905 Bedford	\$ 1,130.00	\$ 435.60	\$ 515.00	580.00	500.00	
85 Trinity Street	\$ 103.00	\$ 66.00	\$ 100.00	80.00	84.00	
1143 Salina	\$ 90.00	\$ 70.00	\$ 75.00	80.00	84.00	
1941 Gaston Place	\$ 119.00	\$ 74.80	\$ 75.00	95.00	94.00	
1203 Cumberland	\$ 1,265.00	\$ 475.00	\$ 500.00	600.00	510.00	
8426 Goldfinch	\$ 728.00	\$ 300.00	\$ 350.00	400.00	349.00	
110 Boles	\$ 542.00	\$ 246.40	\$ 325.00	300.00	302.00	
2126 Goodrich	\$ 247.00	\$ 65.00	\$ 75.00	70.00	72.00	
2300 North Loop	\$ 109.00	\$ 65.00	\$ 75.00	75.00	72.00	
9120 North Gate Blvd.	\$ 660.00	\$ 85.00	\$ 105.00	130.00	104.00	
6328 Shadowbend	\$ 430.00	\$ 118.80	\$ 150.00	175.00	141.00	
6113 Buffalo Pass	\$ 246.00	\$ 80.00	\$ 85.00	120.00	94.00	
3628 Manchaca	\$ 380.00	\$ 80.00	\$ 145.00	120.00	94.00	
2989 East 51 st Street	\$ 154.00	\$ 149.60	\$ 170.00	220.00	183.00	
1438 Coronado Hills	\$ 211.00	\$ 132.00	\$ 175.00	185.00	159.00	
WEEKLY LUMP SUM	\$ 9,138	\$ 3,940	\$ 4,645	5,065.00	4,740.00	0.00
ANNUAL COST	\$ 475,176.00	\$ 204,882.08	\$ 241,540.00	263,380.00	246,480.00	0.00
2rd year cost	489,431.28	208,979.72	241,540.00	276,549.00	246,480.00	
3rd year cost	504,114.22	213,159.32	241,540.00	290,376.45	246,480.00	
4th year cost	519,237.64	217,422.50	241,540.00	304,895.27	246,480.00	
% Annual renewal	3%	2%	0%	5%	0%	

Bid Official:

Unadunales

*much
fing
up*

Date:

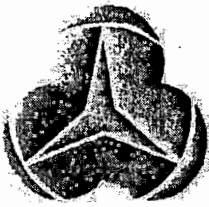
10/1/13

Official Witness:

Tim Benson

Date:

10/1/13



UNITY CONTRACTOR SERVICES, INC.

6448 East HWY 290 Suite F113 Austin, TX 78723
(512)926-8065 office (512)926-1292 facsimile

STATEMENT OF BIDDER'S QUALIFICATIONS

1. Name of Bidder:

UNITY CONTRACTOR SERVICES, INC.

2. Permanent main office address.

6448 EAST HWY 290 SUITE F-113 AUSTIN, TX 78723

3. When organized.

1993 as Sole Proprietorship and then Incorporated in 2007

4. State whether bidder is a Corporation, Partnership, or Sole Proprietor.

Corporation

5. If Corporation, date and State of Incorporation.

State of Texas January 2007

6. A breakdown of the minority ownership of the business (Gender, White, Black Hispanic, American Hispanic, American Indian/Eskimo, Asian/Pacific islander, etc.). Who owns what percent of the business, and any other related information?

100% minority owned-African American-Certified through DSMBR as MBE/DBE/Certified by U.S. Small Business Administration as located in a HUBZone area equivalent to Section 3 (Certification attached please see Section 5)

7. Number of years engaged in contracting business under present name.

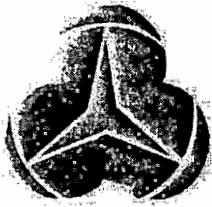
Operated from 1993 to 2006 as United Contractor Services and 2007 to present under Unity Contractor Services, Inc. GROUNDS MAINTENANCE CONTRACTOR since 1993. Licensed with State of Texas Agriculture Department (certificate included)

8. Contracts in progress (gross amounts of contracts, estimated completion dated, project owner, architect).

- Barksdale AFB \$2M scheduled to complete September 2017
- City of Austin Parks & Recreation \$400K scheduled to complete September 2017

Bid Proposal for Tree Trimming Services HACA-13-P-0189
Submitted by Unity Contractor Services, Inc. October 1, 2013

Item No. 5, Resolution #2380, page 16



UNITY CONTRACTOR SERVICES, INC.

6448 East HWY 290 Suite F113 Austin, TX 78723
(512)926-8065 office (512)926-1292 facsimile

9. General character of work performed by your company.

Unity has always performed with the highest degree of character and Integrity
(please see Section 10 Past Performance Critiques & Recommendations)

10. Report on any failures to complete work awarded to you (where, when & why). Report any contracts you have defaulted on.

Not applicable

11. Name & address of bonding company and name and address of agent.

Liberty Mutual Insurance Company 175 Berkeley Street Boston, Massachusetts
02117 Betty Reeh 610-832-8240

12. List of three (3) currently completed projects, including name, address, phone number, and type of work

- Davey Tree/City of Austin Tree Trimming throughout the City of Austin
Steve White 512-658-8388
- Travis County Housing Authority Ground Maintenance Services 6 years in
Multi-Family properties providing mowing services throughout Travis
County Wiley Hopkins 512-497-8278
- Barksdale Air Force Base Water Tower Painting & design painting--Marla
Poirer 318- 456-6833

(Please also see Section 10 Past Performance Critiques & Recommendations)

13. List any previous contracts, including dated executed with HACA

Previous HACA Contracts:

- Tree Trimming
- Grounds Maintenance
- Construction at Salina & Booker T. Washington
- PHAS Inspections renovation at scattered sites

Bid Proposal for Tree Trimming Services HACA-13-P-0189
Submitted by Unity Contractor Services, Inc. October 1, 2013

Item No. 5, Resolution #2380, page 17

GROUNDS MAINTENANCE SERVICES

HACA-13-P-0188

OCTOBER 1, 2013 11:00 AM/CST

EVALUATOR	ADVANCED LANDSCAPE DESIGN	FOREVER GREEN	MALDONADO	MB LANDSCAPE	UNITY CONTRACTOR
BARRY HALL	47	43	71	43	87
ALEJANDRO DOMINGUEZ	47	30	94	47	100
MONICA GARCIA	55	68	85	55	63
KATHERINE COLE	62	67	73	66	83
TOTALS	211	208	323	211	333

Evaluation Criteria
Grounds Maintenance HACA-13-P-0188
October 1, 2013 11:00 AM/CST

EVALUATION CRITERIA	Vendor #1		Vendor #2		Vendor #3	
	Advanced Landscape		Forever Green		Maldonado	
a. Demonstrated Capability to provide the services requested in the proposal (25 points)	Points 15	Comments	Points 10	Comments	Points 20	Comments
	Inc 2001 22 yrs in business expensive equip list 90k- current contracts		Inc 1974 38 yrs in business 297k recent finish contract		Inc 1991 22 mil rev in 2010 3 mil income based on Fin statements.	
b. Cost effectiveness (25 points)	Points 5	Comments	Points 25	Comments	Points 20	Comments
	Highest bidder		Lowest bidder		2 nd lowest bidder	
c. Staff Qualifications and experience (15 points)	Points 9	Comments	Points 6	Comments	Points 15	Comments
	Cert landscape pro pesticide license. license irrigator		Cert arborist cert nurseryman cert water auditor		License irrigator cert pesticide cert nurseryman 400 full time employees	
d. Minority status (10 points)	Points 10	Comments	Points 0	Comments	Points 10	Comments
	Cert HUB, WBE, HBE		None listed		MBE, HUB	
e. Section 3 (10 points)	Points 8	Comments	Points 2	Comments	Points 6	Comments
	Sec 3S-1 Compliance, Sec 3S-2 cert, Sec 3S-4 hiring plan, Sec 3S-5 Existing employee list		Sec 3-S4 hiring plan Sec 3 S1-Compliance		Sec3 S1 Compliance Sec3 S2 Cert Sec3 S3-4 hiring plan	
f. Past Experience (15 points)	Points 0	Comments	Points 0	Comments	Points 0	Comments
TOTAL:	47		43		71	

Barry Hall

EVALUATION CRITERIA	Vendor #4		Vendor #5		Vendor #6	
	MB Landscape		Unity			
a. Demonstrated Capability to provide the services requested in the proposal (25 points)	Points	Comments	Points	Comments	Points	Comments
	5	Inc 2000 12 K Contracts	25	Inc 2007 Extensive Equip list QC safety plans 2.14 mil contracts		
b. Cost effectiveness (25 points)	Points	Comments	Points	Comments	Points	Comments
	10	4 th lowest bidder	15	3 rd lowest bidder		
c. Staff Qualifications and experience (15 points)	Points	Comments	Points	Comments	Points	Comments
	3	Operations mgr 16 yrs	12	Cert arborist cert utility spec included numerous resumes for project, crew, leaders extensive experience.		
d. Minority status (10 points)	Points	Comments	Points	Comments	Points	Comments
	10	Hispanic business Enterprise	10	Minority business enterprise historically utilized business		
e. Section 3 (10 points)	Points	Comments	Points	Comments	Points	Comments
		Sec3 S3-1 Compliance	10	S3-1 compliance S3-2 Certification S3-3 Subcontract S3-4 Hiring plan S3-5 Existing employee		
f. Past Experience (15 points)	Points	Comments	Points	Comments	Points	Comments
	15	Performed tree trimming in past	15	Current grounds contractor		
TOTAL:	43		87			

Unity
Firm Recommended

Barry Hall
Evaluator

12/4/13
Date

Evaluation Criteria
Grounds Maintenance HACA-13-P-0188
October 1, 2013 11:00 AM/CST

EVALUATION CRITERIA	Vendor #1		Vendor #2		Vendor #3	
	Advanced Landscape		Forever Green		Maldonado	
a. Demonstrated Capability to provide the services requested in the proposal (25 points)	Points 15	Comments	Points 15	Comments	Points 20	Comments
	22 years exp adequate equipment list presentation professional multifamily experience		Operating since 1974 family owned pricing is competitive presentation of bid unprofessional multifamily housing exp		26 years family owned business handles several similar clients with previous references in comparable inventory	
b. Cost effectiveness (25 points)	Points 10	Comments	Points 23	Comments	Points 25	Comments
	Highest bidder with annual 3.4% increase not competitive		Lowest bidder & pricing competitive 2% annual renewal increase		2 nd lowest bidder with no annual increases	
c. Staff Qualifications and experience (15 points)	Points 10	Comments	Points 10	Comments	Points 15	Comments
	Certified landscape, professional nursery floral, irrigations, pest control, certified arborist		Certified Arborist Nursery man, water auditor, irrigator		Several certifications held in irrigation, backflow, auditor, applicator QC plan and association involvement	
d. Minority status (10 points)	Points 10	Comments	Points 5	Comments	Points 5	Comments
	Small business woman owned and minority owned business		No minority nor woman owned business		Qualifies as a minority owned business	
e. Section 3 (10 points)	Points 5	Comments	Points 5	Comments	Points 10	Comments
	Not currently a section 3 but do anticipate to hire new employees		Expect to hire and train 7 section 3		Already meets the 30% benchmark for Sec 3	
f. Past Experience (15 points)	Points 5	Comments	Points 10	Comments	Points 10	Comments
	No past experience with HACA portfolios and current projects equivalent to other projects		No exp w/HACA portfolio & current projects adequate for experience		No past exp w/HACA but reputable contracts that are equivalent to our projects	
TOTAL:	55		68		85	

EVALUATION CRITERIA	Vendor #4		Vendor #5		Vendor #6	
	MB Landscape		Unity			
a. Demonstrated Capability to provide the services requested in the proposal (25 points)	Points 15	Comments	Points 20	Comments	Points	Comments
	Organized in 2000 80 residential & 10 commercial clients including multifamily exp HUD-5369-C missing		1993 incorporated 2007 qualified bid proposal and has HACA experience			
b. Cost effectiveness (25 points)	Points 15	Comments	Points 10	Comments	Points	Comments
	Effective pricing with annual increases of 5% which would raise the annual cost to one of the highest bid		Comparable pricing 0% annual increases			
c. Staff Qualifications and experience (15 points)	Points 5	Comments	Points 10	Comments	Points	Comments
	16 yrs ground maintenance exp No certifications of staff		Cert of pesticide applicator, arborist			
d. Minority status (10 points)	Points 5	Comments	Points 8	Comments	Points	Comments
	Minority owned no HUD 5369-C		Small business and minority owned			
e. Section 3 (10 points)	Points 5	Comments	Points 5	Comments	Points	Comments
	Plan to bring employees foreman 3 regular employees w/an option to hire 3 employees under Section 3		No election made on Form S3-1 nor plan on S3-2			
f. Past Experience (15 points)	Points 10	Comments	Points 10	Comments	Points	Comments
	Previous exp w/HACA contract from 2010 to 2011		Project experience with HACA			
TOTAL:	55		63			

Maldonado
Firm Recommended

Monica Garcia
Evaluator

12/12/13
Date

Evaluation Criteria
Grounds Maintenance HACA-13-P-0188
October 1, 2013 11:00 AM/CST

EVALUATION CRITERIA	Vendor #1		Vendor #2		Vendor #3	
	Advanced Landscape		Forever Green		Maldonado	
a. Demonstrated Capability to provide the services requested in the proposal (25 points)	Points	Comments	Points	Comments	Points	Comments
	22		22		22	
b. Cost effectiveness (25 points)	Points	Comments	Points	Comments	Points	Comments
	8		25		20	
c. Staff Qualifications and experience (15 points)	Points	Comments	Points	Comments	Points	Comments
	15		15		15	
d. Minority status (10 points)	Points	Comments	Points	Comments	Points	Comments
	10		0		10	
e. Section 3 (10 points)	Points	Comments	Points	Comments	Points	Comments
	7		5		6	
	Will hire if need arises		Will hire however no Sect 3 documentation provided		Did not provide S3-s form	
f. Past Experience (15 points)	Points	Comments	Points	Comments	Points	Comments
	0		0		0	
	none		none		none	
TOTAL:	62		67		73	

EVALUATION CRITERIA	Vendor #4		Vendor #5		Vendor #6	
	MB Landscape		Unity			
a. Demonstrated Capability to provide the services requested in the proposal (25 points)	Points	Comments	Points	Comments	Points	Comments
	20		25			
b. Cost effectiveness (25 points)	Points	Comments	Points	Comments	Points	Comments
	12		8	1		
c. Staff Qualifications and experience (15 points)	Points	Comments	Points	Comments	Points	Comments
	11		15			
d. Minority status (10 points)	Points	Comments	Points	Comments	Points	Comments
	10		10			
e. Section 3 (10 points)	Points	Comments	Points	Comments	Points	Comments
	3	Did not provide S3-2 Form, S3-3 Form S3-4 Form	10			
f. Past Experience (15 points)	Points	Comments	Points	Comments	Points	Comments
	10	Limited work but never an issue	5	Quality work bud difficult to contact		
TOTAL:	66		83			

Maldonado
Firm Recommended

Katherine Cole
Evaluator

12/16/13
Date

Evaluation Criteria
GROUND MAINTENANCE HACA-13-P-0189
October 1, 2013 2:00 PM/CST

EVALUATION CRITERIA	Advanced Landscape (47)		Forecer Geen (30)		Maldonado (94)	
a. Demonstrated Capability to provide the services requested in the proposal (25 points)	Points 10	Comments Issues But equipment list	Points 5	Comments Not unmarked	Points 25	Comments Licenses Barney QC who did 400 employees
b. Cost effectiveness (25 points)	Points 10	Comments Highest bid 475, 1716	Points 10	Comments Hard to read cost quote \$204, 800	Points 25	Comments 241540
c. Staff Qualifications and experience (15 points)	Points 7	Comments Licenses	Points 5	Comments 15 yrs education	Points 13	Comments Exp. and Flow det
d. Minority status (10 points)	Points 7	Comments HUB	Points 0	Comments N/A	Points 10	Comments Hispanic and HUB MBE
e. Section 3 (10 points)	Points 8	Comments Certificate	Points 5	Comments Does not qualify	Points 8	Comments Certificate no
f. Past Experience (15 points)	Points 5	Comments 3 references	Points 6	Comments 15 yrs but no unmarked	Points 13	Comments 35 yrs
TOTAL:						

Varty
 Firm Recommended

Albert Dominguez
 Evaluator

11/13/14
 Date

Evaluation Criteria
Ground Maintenance HACA-13-P-0188
October 1, 2013 2:00 PM/CST

EVALUATION CRITERIA	MB Landscape (47)		Imotu Unity (100)			
a. Demonstrated Capability to provide the services requested in the proposal (25 points)	Points 5	Comments Minimal documentation \$12000 in catelogs new company	Points 25	Comments Can reflect within minutes Check list's set	Points	Comments
b. Cost effectiveness (25 points)	Points 15	Comments breakdown noted by property 2nd lowest \$263,380	Points 25	Comments \$286,480	Points	Comments
c. Staff Qualifications and experience (15 points)	Points 5	Comments Minimal documentation original 2000	Points 15	Comments sup & down staff key roles	Points	Comments
d. Minority status (10 points)	Points 10	Comments Hispanic Operations Manager	Points 10	Comments AUS OR none	Points	Comments
e. Section 3 (10 points)	Points 10	Comments paperwork complete plus Can be held yes	Points 10	Comments plus 1 doubt Company Section	Points	Comments
f. Past Experience (15 points)	Points 5	Comments Minimal documentation Starting new company	Points 15	Comments Current contract 20 years California experience	Points	Comments
TOTAL:						

Firm Recommended

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
RENTAL ASSISTANCE DEMONSTRATION
ITEM NO. 5.

MEETING DATE: May 17, 2018

STAFF CONTACT: Ann Gass, Director of RAD

ITEM TITLE: Update on HACA's Rental Assistance Demonstration Program

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

No action is being requested. Staff will provide an update to the Board regarding progress with HACA's Rental Assistance Demonstration Program, ongoing construction and rehabilitation of units in HACA's public housing portfolio, and implications for residents and the broader community.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2551

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 6.

MEETING DATE: May 17, 2018

STAFF CONTACT: Ann Gass, Director of RAD

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2551: Resolution authorizing the Housing Authority of the City of Austin (the “Authority”) to take such actions necessary or convenient to facilitate the development of the Pathways at Chalmers Courts South (the “Project”)

BUDGETED ITEM: N/A

TOTAL COST: N/A

Staff Recommendation:

Resolution No. 2551 asks the Board of Commissioners to take such actions necessary or convenient to facilitate the development of the Pathways at Chalmers Courts South.

RESOLUTION NO. 2551

Authorizing the Housing Authority of the City of Austin (the “Authority”) to take such actions necessary or convenient to facilitate the development of the Pathways at Chalmers Courts South (the “Project”)

WHEREAS, the Authority owns the site on which the Project will be constructed (the “Land”);

WHEREAS, the Authority and Pathways at Chalmers Courts South, LP, a Texas limited partnership (the “Partnership”), desire to enter into a ground lease (the "Ground Lease") granting site control of the Land to the Partnership;

WHEREAS, pursuant to the terms of the Ground Lease, the Partnership is required to develop and rehabilitate the Project as a development dedicated for low-income persons in compliance with the laws and regulations applicable to eligible tenants under the federal low income housing tax credit program as established at 26 U.S.C. §42 and regulations promulgated pursuant thereto;

WHEREAS, the Authority desires to convey title to the existing improvements located on the Land to the Partnership via a bill of sale;

WHEREAS, the Authority may grant or loan demolition, relocation, capital and/or other financing funds in an amount not to exceed \$3,000,000 to the Austin Affordable Housing Corporation to facilitate the development of the Projects;

NOW, THEREFORE, in connection with the development, construction and equipping of the Project, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that any officer of the Authority (the “Executing Officer”), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings (collectively the "Agreements") the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer of the Authority, 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 designee of 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.

PASSED, APPROVED AND ADOPTED this 17th day of May, 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2552

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 7.

MEETING DATE: May 17, 2018

STAFF CONTACT: Ron Kowal, Vice President of Housing Development/Asset Mgmt

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2552: Resolution approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018A and its Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018B

BUDGETED ITEM: No

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 2552: Approval of resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018A and its Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018B.

SUMMARY

Background:

Pathways at Chalmers Courts South (Chalmers South) will be an 86-unit property serving families with incomes at 60% of area median family income, developed in partnership with Carleton Residential and financed using 4% tax credits through the Texas Department of Housing and Community Affairs and Tax Exempt Bond issued by the Austin Affordable PFC, Inc. Chalmers South is the first phase of the larger, three-phase redevelopment of Chalmers Courts, part of HACA's conversion to the Rental Assistance Demonstration (RAD) Program. The Rental Assistance Demonstration (RAD) Program was authorized by the Consolidated and Further Continuing Appropriations Act of 2012. RAD is a tool that enables Public Housing Authorities to convert public housing subsidies into long-term, Section 8 rental assistance subsidy. This is beneficial to PHAs because historically public housing subsidies and funding for capital projects have been unpredictable and fluctuate annually due to federal budget cuts. The project based rental assistance program provides a much more stable and predictable annual subsidy, benefitting PHAs and their residents.

More importantly, the RAD program provides PHAs an opportunity to make substantial physical improvements to its properties, resulting in a higher quality of life for residents. Additionally, provisions with

RAD ensure that existing residents are protected and enjoy more choices on where they wish to reside. The Housing Authority of the City of Austin (HACA) has successfully converted eleven properties through RAD. The balance of the 18 public housing properties will convert over the next three years. Once complete, Chalmers South will allow current residents of Chalmers Courts to temporarily relocate just across the street from their current homes, enabling them to stay in their neighborhood, close to schools, jobs, places of worship and medical providers. This temporary relocation will allow for the redevelopment of Chalmers Courts, beginning in 2019. The existing buildings, two former HACA administration buildings, will be razed to allow for the construction of Chalmers South.

Staff Recommendation:

Staff recommends the approval of Resolution 2552. Resolution 2552 approves the actions of Austin Affordable PFC, Inc., providing for the issuance of its multifamily housing revenue bonds (Pathways at Chalmers Courts South), Series 2018A and Series 2018B.

RESOLUTION NO. 2552

Providing for the issuance of its Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018A and its Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018B

WHEREAS, Austin Affordable PFC, Inc. (the “Issuer”) was created by the Housing Authority of the City of Austin (the “Sponsor”) pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any of the Issuer’s bonds;

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

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

Section 1. The Resolution authorizing the issuance of Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018A and Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018B, adopted by the Board of Directors of the Issuer (the “Issuer Resolution”), a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby approved.

Section 2. The Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018A, which are issued in an aggregate principal amount not to exceed \$15,000,000 and Multifamily Housing Revenue Bonds (Pathways at Chalmers Courts South) Series 2018B, which are issued in an aggregate principal amount not to exceed \$5,000,000, to finance the acquisition and construction of a multifamily housing residential rental development located at approximately the intersection of East 3rd Street and Chalmers Avenue, Austin, Texas 78702 including, without limitation, utilities, foundation, structures and equipment, and owned and operated by Pathways at Chalmers Courts South, LP, a Texas limited partnership (the “Project”) are hereby approved pursuant to Section 303.071 of the Act.

Section 3. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Bonds shall never constitute and indebtedness or pledge of the Sponsor, the City of Austin or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of Austin or the State of Texas except those revenues assigned and pledged by the Issuer in the Trust Indenture (as may be defined in the Issuer Resolution).

Section 4. The issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act, will accomplish a valid public purpose of the Sponsor by providing for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs, and will provide decent, safe, and sanitary urban housing for persons of low income.

Section 5. An income that is greater than 80% of Median Gross Income for the Austin area is the amount of income that the Sponsor considers necessary for families or persons to live, without financial assistance, in

decent, safe and sanitary housing without overcrowding.

Section 6. The programs and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 7. The Chair and Secretary of the Sponsor and the other officers of the Sponsor are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 8. This resolution shall be in full force and effect from and upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of May, 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2553

ASSISTED HOUSING ITEM NO. 8.

MEETING DATE: May 17, 2018

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion and Possible Action regarding Resolution No. 2553: Approving the submittal of the Section 8 Management Assessment Program (SEMAP) Certification to the Department of Housing and Urban Development

BUDGETED ITEM: No

TOTAL COST: N/A

ACTION

The Board is being asked to approve the submission of the Section 8 Management Assessment Program (SEMAP) Certification to the Department of Housing and Urban Development (HUD) for the period from April 1, 2017 to March 31, 2018.

SUMMARY

Background:

The Section 8 Management Assessment Program (SEMAP) became effective October 13, 1998 (24 CFR Part 985). This rule establishes SEMAP to objectively measure Public Housing Authorities' (PHAs') performance in the administration of the Housing Choice Voucher program in fourteen (14) key performance areas and a Deconcentration Bonus indicator. In order to receive a deconcentration bonus, worth up to 4 points, the following rules apply.

- 1) 50% or more of HCV families with children would need to reside in low poverty census tracts in the PHA's principal operating area; or
- 2) For HCV families with children who moved, the percent that moved to low poverty census tracts would need to be two percentage points higher than the percent of all HCV families with children residing in low poverty census tracts at the end of the last completed PHA Fiscal year or the last two completed Fiscal Years. Exhibit 2 provides the data for the deconcentration bonus indicator for the 2017/2018 Fiscal Year.

The Board of Commissioners is required to approve the SEMAP certification, and PHAs are required to submit the certification electronically to HUD within 60 calendar days after each fiscal year end.

Process:

HUD will independently assess HACA's performance under SEMAP using annual audit reports for indicators 1-7 and the deconcentration bonus indicator and information maintained in HUD's Public and Indian Housing Information Center (PIC) for indicators 8-14. The Lease-up rate is obtained from HUD's Financial Management Center.

For this fiscal year's Deconcentration Bonus point analysis, HACA used data from the 2016 American Community Survey. Data analysis shows that the total percentage of families with children that live in and moved to low poverty census tracts as of the last day of the fiscal year was 38.8%, a decrease of 0.2% from the previous fiscal year. Thus, HACA is not eligible for the deconcentration bonus points for the 2017-2018 fiscal year.

HACA's Quality Control Division completed quality control sample audits for indicators #1, #2, and #3. The Intake Director and Assistant Housing Director completed the quality control sample audit for indicator #6. There were 3 errors identified for indicator #3. There were zero errors identified under indicator #1, 2 and #6.

The attached SEMAP Certification, Exhibit 1, summarizes the results of this SEMAP assessment. Based on the review, HACA scored a 100%, which denotes a high performer designation.

Staff Recommendation:

Approve the submittal of the SEMAP Certification to HUD for the 2017/2018 Fiscal Year.

ATTACHMENTS:

- ❑ **EXHIBIT 1: SEMAP Certification Form HUD-52648**
- ❑ **EXHIBIT 2: Deconcentration May 2018**
- ❑ **EXHIBIT 3: Deconcentration Map 2017 SEMAP**

RESOLUTION NO. 2553

**Approving the submittal of the Section 8 Management Assessment Program (SEMAP)
Certification to the Department of Housing and Urban Development**

WHEREAS, the Section 8 Management Assessment Program (SEMAP) Certification is designed to allow the Department of Housing and Urban Development (HUD) to identify Public Housing Authorities' (PHAs') management capabilities and deficiencies and help lead to better overall management of the Section 8 program;

WHEREAS, HUD has proposed fourteen (14) specific indicators for SEMAP and requires certification of the PHA; and

WHEREAS, the Housing Authority of the City of Austin has completed the SEMAP certification for each indicator listed on form HUD-52648 for the period from April 1, 2017 through March 31, 2018.

WHEREAS, the results of the SEMAP Certification review indicates that the Housing Authority of the City of Austin has a 100% SEMAP assessment score for the 2017/2018 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin's Board of Commissioners approves the Housing Authority of the City of Austin's SEMAP (Section 8 Management Assessment Program) Certification for the Fiscal Year 2017/2018.

PASSED, APPROVED, AND ADOPTED this 17th day of May, 2018.

Michael G. Gerber, Secretary	Carl S. Richie, Jr. Chairperson
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Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Housing Authority of the City of Austin	03/31/2017	05/18/2018

Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

- Selection from the Waiting List.** (24 CFR 982.54(d)(1) and 982.204(a))
(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.
PHA Response Yes ☒ No ☐
(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.
PHA Response Yes ☒ No ☐
- Reasonable Rent.** (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.
PHA Response Yes ☒ No ☐
(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):
PHA Response ☒ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled
- Determination of Adjusted Income.** (24 CFR part 5, subpart F and 24 CFR 982.516)
The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):
PHA Response ☒ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled
- Utility Allowance Schedule.** (24 CFR 982.517)
The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.
PHA Response Yes ☒ No ☐
- HQS Quality Control Inspections.** (24 CFR 982.405(b))
A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.
PHA Response Yes ☒ No ☐
- HQS Enforcement.** (24 CFR 982.404)
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):
PHA Response ☒ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☒ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☒ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☒ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☒ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☒ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☒ No ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>860</u>	1-BR FMR <u>1023</u>	2-BR FMR <u>1251</u>	3-BR FMR <u>1679</u>	4-BR FMR <u>2018</u>
PS <u>860</u>	PS <u>1023</u>	PS <u>1255</u>	PS <u>1679</u>	PS <u>2018</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☒ No ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes ☒ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☒ No ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes ☒ No ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response Yes ☐ No ☐

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes ☐ No ☒ If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) 05/17/2018

Date (mm/dd/yyyy) 05/17/2018

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) 03/31/2018

PHA Name Housing Authority of the City of Austin

Principal Operating Area of PHA Austin - Round Rock - San Marcus
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area 16.7

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) 950 a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- 2,448 b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- 38.80 c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes ☐ No ☒

- 2) 38.80 a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- 200 b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- 577 c. Number of Section 8 families with children who moved during the last completed PHA FY.
- 35.00 d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☒

- 3) 39.00 a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- 498 b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- 1,326 c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- 37.55 d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☒

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

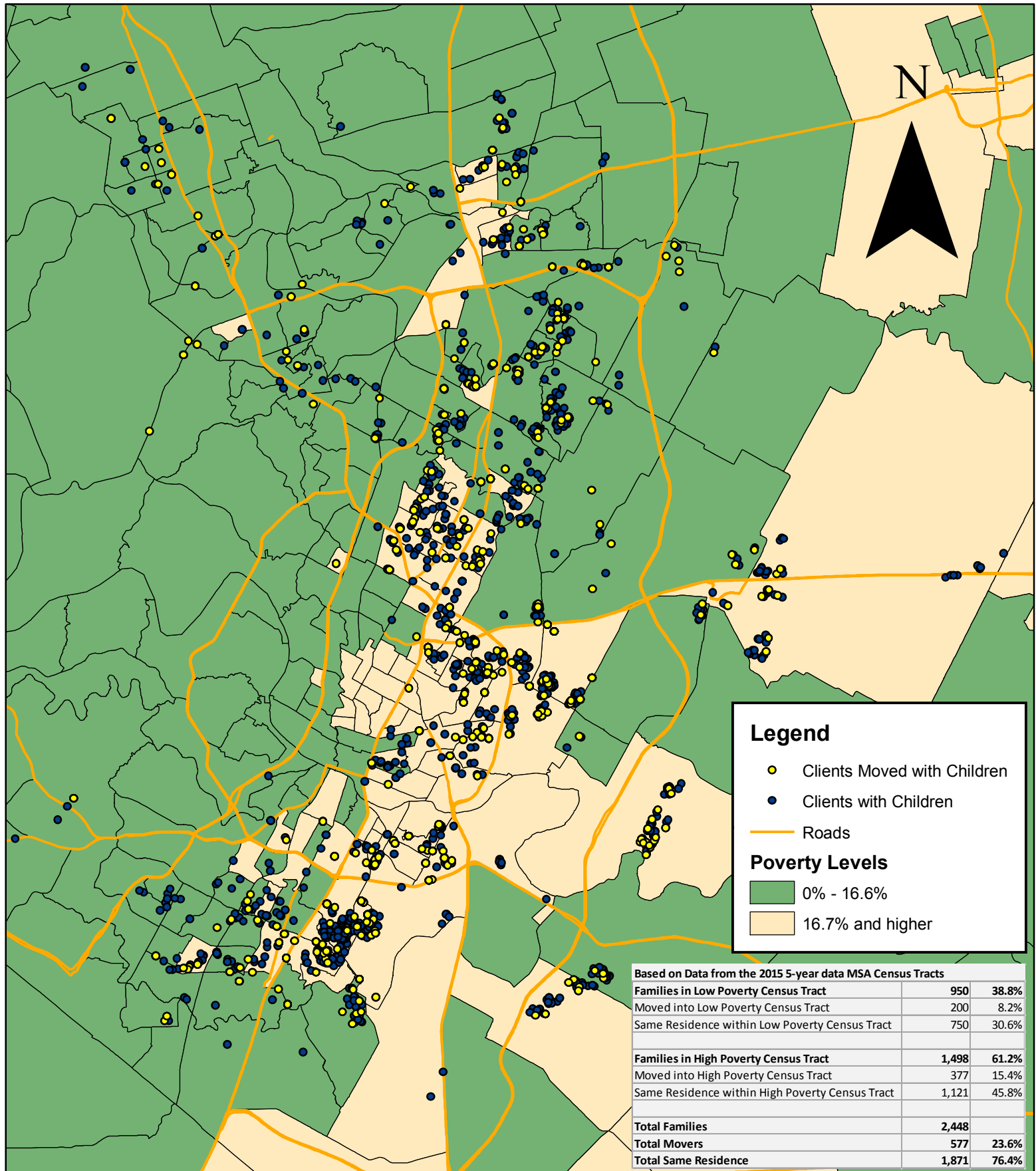
See instructions above concerning bonus points for State and regional PHAs.



Housing Authority of the City of Austin

Assisted Housing

Deconcentration Results 2018





Housing Authority of the City of Austin Deconcentration Results 2017

