

**THE HOUSING AUTHORITY
OF THE CITY OF AUSTIN**



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Vice Chair Person - Charles Bailey

2nd Vice-Chair Person - Mary Apostolou

Tyra Duncan-Hall

Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS

Regular Meeting

Thursday, July 19, 2018

12:00 PM

HACA Central Office

1124 S. IH 35

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
HACA Central Office
1124 S. IH 35
Austin, TX
(512.477.4488)**

**Thursday, July 19, 2018
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

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

Citywide Advisory Board Report

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 June 14, 2018

ACTION ITEMS

2. Presentation, Discussion, and Possible Action regarding Resolution No. 2558: Approval of HACA's 2018 Capital Fund Program Budget, as revised to reflect the actual amount awarded by HUD
3. Presentation, Discussion and Possible Action Regarding Resolution No: 2559: A resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Pathways at Goodrich Place (the "Development") in Austin, Texas: (A) lease the Development site to Pathways at Goodrich Place, LP; and (B) such other actions necessary or convenient to carry out this Resolution, allowing for the redevelopment of Goodrich Place
4. Presentation, Discussion, and Possible Action regarding Resolution No. 2560: Authorizing the Housing Authority of the City of Austin to take the following actions with regard to The Preserve at Wells Branch Apartments (the "Development") in Austin, Texas: (a) Acquire the site of the Development; (b) Lease the Development site to the Owner of the Development; and (c) such other actions necessary or convenient to carry out this Resolution, helping to preserve and expand affordable housing in the City of Austin

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: July 19, 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 June 14, 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 June 14, 2018.

ATTACHMENTS:

- ▣ **20180614 HACA Minutes Summary**

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

JUNE 14, 2018

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS PUBLIC MEETING NOTICE WAS POSTED FOR 9:00 AM. ON THURSDAY, JUNE 14, 2018, AND WAS HELD AT THE CHALMERS COURTS APARTMENTS, 1801 E. 4TH STREET, AUSTIN, TEXAS

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

The Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of June 14, 2018, was called to order by Carl S. Richie, Jr., HACA Chairperson, at 9:21 a.m. The meeting was held at Chalmers Courts, 1801 E. 4th Street, Austin, Texas

Roll call certified a quorum was present.

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:

Angie Towne, Barbara Jackson, Crystal James, Daniel Vargas, Jimi Teasdale, Kelly Crawford, Laura Immer, Martha Ross, Michael Cummings, Michael Gerber, Nidia Hiroms, Nora Morales, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

ALSO IN ATTENDANCE:

Wilson Stoker, Cokinos, Bosien & Young
Bill Walter, Coats Rose

CITIZENS COMMUNICATION - NONE.

CITYWIDE ADVISORY BOARD (CWAB) REPORT

Ernesto Resto, CWAB Vice-President and Meadowbrook resident, reported that the Citywide Advisory Board met on Tuesday, June 12th, at Coronado Hills. •**Officer Whetson**, APD Liaison, encouraged resident council leaders to contact him to request Resident Watch Program presentations. **Officer Whetson** reported that the City of Austin no longer has a curfew for youth under 18. •**Darnise M. Bowens-Jones**, Austin Area Urban League (AAUL), shared information on two upcoming Job Fairs and on upcoming opportunities for Pathways to Careers classes. •**Pilar Sanchez**, HACA Vice President of Housing & Community Development, provided updates on the Rehabilitation Assistance Demonstration (RAD) program. There will be opportunities with Choice Mobility for residents of the first RAD converted properties. •**Mike Gerber**, HACA President and CEO, announced that construction is to begin this summer (2018) on 86 units at Chalmers South. **Mr. Gerber** also encouraged the resident councils to create neighborhood watch programs and provide updates at each CWAB meeting. •**Barbara Jackson**, Jobs Plus Project Director/Acting Community Development Director, provided program updates (summer lunch program for kids, I-Dads, Lab Apprentice program, American Gateways, financial literacy classes), and shared information on summer job training opportunities for youth through Jobs Plus.

PRESENTATION OF PROPERTY

Alicia Morales, Chalmers Courts Property Manager, introduced the Chalmers Courts staff and reported on the property. Chalmers Courts staff include: **Alicia Morales**, Property Manager; **Katorica Henderson**, Asst. Property Manager; **Curtis Neff**, Lead Maintenance; **Bryan Grinnell**, Mechanic B; and **Alonzo Denton**, Mechanic B.

Chalmers Courts, built in 1939, consists of 158 public housing units, and is currently in the process of being renovated. The new housing units will include amenities that support a healthy lifestyle for residents of all ages. The property is also one of two homes for the highly recognized Jobs Plus program that cultivates and promotes support for work communities.

Crystal James, HACA Central Community Director, provided demographics on Chalmers Courts.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on May 17, 2018

Commissioner Duncan-Hall moved to Approve the Board Minutes Summary for the Board Meeting held on May 17, 2018. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEMS WERE TAKEN OUT OF ORDER.

ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 2551: Authorizing the Housing Authority of the City of Austin to take such actions necessary or convenient to facilitate the development of the Pathways at Chalmers Courts South

Commissioner Apostolou moved to Approve authorizing the Housing Authority of the City of Austin to take such actions necessary or convenient to facilitate the development of the Pathways at Chalmers Courts South. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 6: Presentation, Discussion, and Possible Action regarding Resolution No. 2552: 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

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 (TDHCA), 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 RAD Program was authorized by the Consolidated and Further Continuing Appropriations Act of 2012, that enables Public Housing Authorities (PHAs) to convert public housing subsidies into long-term, Section 8 rental assistance subsidy.

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. 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. HACA will retain ownership and control of this property through its subsidiary AAHC

Commissioner Apostolou moved to Approve Resolution No. 2552: 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. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 7: Presentation, Discussion, and Possible Action regarding Resolution No. 2557: Consideration of a Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Rail Apartments (the "Development") in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution

The Austin Affordable Housing Corporation (AAHC) a nonprofit subsidiary of the Housing Authority of the City of Austin (HACA), was created to own, engage in or assist in the development or operation of affordable housing, including but not limited to income producing projects whose proceeds are used to further HACA's mission of moving its stakeholders from poverty to self-sufficiency.

AAHC has been presented an opportunity to partner with LDG Multifamily, LLC, and Lonestar Development, LLC, to develop a 1.2 acre tract of land located at East 17th Street and Alexander Avenue, just off of E. MLK in East Austin. This development is a master planned 36.5 acre philanthropic community created by the Meredith Foundation, known as the

Chestnut Commons. Other plans for this community include a community center, a stone vault amphitheater and a BMX skate Park. This development is in the transit-oriented development (TOD) and is immediately adjacent to the MLK train station.

This 235 unit family project will consist of 120 units targeting 30%-80% of median family income with 60 units serving individuals earning 30%, 40% and 50% of the median family income. 115 units will be for market rate housing.

The financing for this development will be a combination of Preferred Equity Investments, City of Austin General Obligation Bonds (GOB) and a conventional first mortgage. The City of Austin has approved a GOB amount of \$2,500,000.

Commissioner Carrington moved to Approve Resolution No. 2557: Authorizing the Housing Authority of the City of Austin to take the following actions with regard to The Rail Apartments (the "Development") in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

Commissioner Carrington left the meeting at 10:50 am.

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 2555: Approval of an Award of Contract for In-School Case Management in the amount of \$600,000.00

Since 2001, HACA has contracted with Communities in Schools (CIS) to support public housing resident youth in their journey to economic self-sufficiency through school-based and property-based educational, enrichment, and case management services. CIS has consistently met or exceeded their contracted outcomes each year, and their program is one of the top evidenced-based drop-out prevention programs in the country and has received ongoing support by the AISD board of trustees.

In-school case management focuses on academic progress, social and emotional support, crisis intervention, peer networks and family support. CIS SmartKids programming provides afterschool tutoring and enrichment activities onsite at HACA communities and helps HACA students and their parents to prioritize learning and academics outside of the school day. CIS Compass to College assists high school students with post-secondary education access and funding.

Under this contract, CIS will provide the following services to public housing youth:

- Afterschool programming (2-4 days a week per site) Educational enhancement
- Home visits
- Supportive guidance
- Enrichment activities
- Family engagement
- Summer transition camps

CIS Smartkids will serve HACA students with afterschool programming at the following properties: Booker T. Washington, Bouldin Oaks, Meadowbrook, and Santa Rita (also serves Chalmers youth).

CIS Smartkids will serve HACA students at the following schools: Oak Springs Elementary, Zavala Elementary, Becker Elementary, Dawson Elementary, Kealing Middle, Fulmore Middle, Travis High School. The CIS Compass to College will serve HACA students at the following schools: Eastside Memorial High School and Travis High School.

A request for approval to utilize CIS as a sole-source for providing in-school case management and tutoring services to HACA youth grades K-12, and an Independent Cost Estimate (ICE) were sent to HUD on September 12, 2017. **Nora Morales**, HACA Director of Purchasing, was notified by HUD that HACA's request for CIS to be a sole-source provider was noted, and, as long as HACA followed Procurement Policy, HACA could proceed with the contract.

Commissioner Duncan-Hall moved to Approve Resolution No: 2555: Approval of an Award of Contract for In-School Case Management to Communities In Schools in the amount of \$600,000.00. **Commissioner Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 2556: Ratification of an Award of Contract for Phase I Rooftop HVAC Replacements at the HACA Central Office

HACA's Central Office is a three-story, 110,000 sq. ft. building that contains a commercial kitchen and has a commercial lease with the City of Austin's Communication and Technology Management (CTM) Department for a section of the second floor and the entire third floor. To support the HVAC operation of this building, there are 22 commercial rooftop units ranging from 1.5 tons to 15 tons capacity. These rooftop units air condition and heat only two areas: first floor cafeteria and third floor office space. These units are controlled by a Trane Building Automation System and were installed in 1995 (23 years of service).

Phase I is to replace five of the 22 units. This is the first phase of a multi-phase project to replace all rooftop units, all of which are more than 20 years old. Installation of equipment will take 6-9 weeks for completion.

Although the replacement of these units is not budgeted, it is critical to dissipate the heat load from the cafeteria and to satisfy our commercial tenants on the third floor. The units are more than 20 years old and have reached their maximum life cycle. RTU 19 and RTU 20 that serve the cafeteria both function at less than 50% of their capacity and require costly repairs with parts that are difficult to find and replace. RTU 13 provides direct service to the Executive Suite for CTM. It too does not function at full capacity and HACA receives weekly work order requests on the system.

Due to these units operating at less than half capacity, high temperatures already experienced and anticipated, and the lead time needed for ordering replacement units, the contract was awarded to MTECH Comfort Systems USA on June 1, 2018. Based on the satisfactory past and current performance of MTECH Comfort Systems USA, it is staff's recommendation that the Board ratify the approval of this award of contract.

HACA has contracted with Encotech to provide structural engineering and the required scope of work to remove and replace these units to include the design of new rooftop ductwork. HACA has procured MTEch for the installation of these new units. Mtech is a qualified bidder under the TIPS Interlocal Agreement.

Commissioner Bailey moved to Approve Resolution No. 2556: Ratification of an Award of Contract for Phase I Rooftop HVAC Replacements at the HACA Central Office. **Commissioner Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 4: Update on HACA's Rental Assistance Demonstration Program
Angie Towne, RAD Coordinator, gave an update on RAD.

EXECUTIVE SESSION

The Board did not recess into Executive Session.

REPORTS

The Board accepts the following reports:

- The Housing Choice Voucher Wait List opening will be September 17th – 24th. Applications will be accepted online at various community centers in Austin, and a call-center will be open to assist with language barriers. After all applications are received, the Wait List will be populated via a lottery.
- HACA is working with the Ending Homeless Coalition on a Mainstream Voucher grant submission to the U.S. Department of Housing and Urban Development (HUD). The \$5 million grant would provide new mainstream housing vouchers for nonelderly people with disabilities. HUD is primarily interested in applications that include partnerships between housing and services agencies, especially those that target housing assistance to assist people with disabilities who are transitioning out of institutional or other segregated settings, at risk of institutionalization, homeless or at risk of becoming homeless.
- The Austin Tenant's Council will be moving into the HACA central office for four months while the HACA warehouse on Chicon Street is being prepared for them to move in.
- **Pilar Sanchez**, HACA Vice President of Housing & Community Development, reported on program challenges that led to overdue annual and interim certifications at RAD converted properties, which in turn resulted in delinquent HAP voucher submissions. **Ms. Sanchez** advised that corrective actions have been taken to resolve the issue and to ensure it is not repeated.
- HACA has been chosen to receive a \$40,000 planning grant from the Corporation for Supportive Housing (CSH) and Council of Large Public Housing Authorities (CLPHA), with funding provided by the Robert Wood Johnson Foundation, for a joint project with UnitedHealthcare Community & State.. The core components of this six-month planning grant are: data sharing between HACA and UnitedHealthcare to identify residents' health needs; identifying resident/community health needs among to identify an area of focus; and developing intervention to address resident/community health needs to improve health outcomes.

ADJOURNMENT

Commissioner Bailey moved to adjourn the meeting. **Commissioner Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

The meeting adjourned at 11:41 am.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2558

PLANNING AND DEVELOPMENT

ITEM NO. 2.

MEETING DATE: July 19, 2018

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2558: Approval of HACA's 2018 Capital Fund Program Budget, as revised to reflect the actual amount awarded by HUD

BUDGETED ITEM: N/A

TOTAL COST: \$1,672,283.00

ACTION

The Board is being asked to review and approve the revised Capital Fund Program plan to match the fund level received.

SUMMARY

Background:

The DRAFT FY2018 Capital Fund Program (CFP) was originally estimated at approximately \$845,000, based on prior awards to the public housing sites that are still eligible to receive the funds. Upon actual award notification, announced by US Department of Housing and Urban Development (HUD) in June 2018, the award total is \$1,672,283. This higher award amount allows HACA to revise the Budget Lines in that program and allocate more funds to the work items contained therein. This is a standard event, and is encountered each year when the draft plan is developed, prior to knowing what the actual award amount is. Upon notification of the award from USHUD, the plan is then revised to match the fund level received.

This year, the amount received exceeds the 20% “significant deviation” threshold from the original estimate. Accordingly, per HACA’s policies, a Board Resolution is required to approve the changes to the plan. The work items contained in the plan basically stay the same, with some modifications, but their budget levels are increased by this revision.

Process:

No procurement process required.

Staff Recommendation:

Staff recommends approval of the revised Capital Fund Program plan to match the fund level received.

ATTACHMENTS:

- ▣ **Exhibit 1-2018 Capital Fund Program Budget Revised Award**
- ▣ **Exhibit 2-2018 Capital Fund Program Budget Estimate**

RESOLUTION NO. 2558

**APPROVAL OF HACA 2018 CAPITAL FUND PROGRAM BUDGET AS REVISED TO
ACTUAL AWARD AMOUNT**

WHEREAS, in June 2018, the Housing Authority of the City of Austin received actual award notification for HACA's 2018 Capital Fund Program Budget; and

WHEREAS, it is the recommendation of the President & CEO that the revised actual award amount received by the US Department of Housing and Urban Development in the amount of \$1,672,283.00 be accepted; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to approve revised 2018 Capital Fund Program Plan/Budget as revised to actual award amount.

PASSED, APPROVED AND ADOPTED this 19th day of July, 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Part I: Summary		
PHA Name: Housing Authority of the City of Austin	Grant Type and Number Capital Fund Program Grant No: TX59P00150118 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2018 FFY of Grant Approval: 2018

Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	167,228			
4	1410 Administration (may not exceed 10% of line 21)	167,228			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000			
10	1460 Dwelling Structures	742,827			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	500,000			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of the City of Austin	Grant Type and Number Capital Fund Program Grant No: TX59P00150118 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2018 FFY of Grant Approval: 2018			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,672,283			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	50,000			
23	Amount of line 20 Related to Security - Soft Costs	10,000			
24	Amount of line 20 Related to Security - Hard Costs	20,000			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director			Signature of Public Housing Director		Date
Date					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150118 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2018			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Management Improvements	1408						
	-Resident Initiatives	1408		120,000				
	-Management Improvements	1408		16,114				
	-Maintenance Improvements	1408		16,114				
	-MIS/IT Improvements	1408		15,000				
	Administration	1410		167,228				
	Fees & Costs	1410		50,000				
AMP 1 Chalmers	RAD Fund Source	1503		500,000				
AMP 7 Lakeside	Unit Interior Repairs/Renovations-	1480/1503	50 U's	200,000				
AMP 7 Lakeside	Dwelling Bldg. Roof Repairs	1480/1503	1665sf	75,000				
AMP 7 Lakeside	Common Area Improvements	1480/1503	5,000sf	25,000				
AMP 2 Rosewood/Salina	Unit HVAC Replacements	1480/1503	26	105,000				
AMP 27 SS Units	Site Improvements-Fences/Tree Trim	1480-1503	18 Units	20,000				
AMP 27 SS Units	Dwelling Structure Renovations	1480/1503	18 Units	162,827				
PHA Wide	Sidewalk Improvements	1480/1503	1,500sf	25,000				
PHA Wide	Asbestos Remediation	1480/1503	5 Units	25,000				
PHA Wide	Internal Construction Management	1480		150,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Austin			Grant Type and Number Capital Fund Program Grant No: TX59P00150118 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2018		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Austin				Federal FFY of Grant: 2018	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Austin					Federal FFY of Grant: 2018
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1408	04/30/2020		04/30/2022		
1410	04/30/2020		04/30/2022		
1430	04/30/2020		04/30/2022		
1450	04/30/2020		04/30/2022		
1460	04/30/2020		04/30/2022		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Housing Authority of the City of Austin	Grant Type and Number Capital Fund Program Grant No: TX59P00150118 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2018 FFY of Grant Approval: 2018	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	84,784			
4	1410 Administration (may not exceed 10% of line 21)	84,784			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	215,000			
10	1460 Dwelling Structures	413,277			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of the City of Austin	Grant Type and Number Capital Fund Program Grant No: TX59P00150118 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2018 FFY of Grant Approval: 2018			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	847,845			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	50,000			
23	Amount of line 20 Related to Security - Soft Costs	25,000			
24	Amount of line 20 Related to Security - Hard Costs	25,000			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150118 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2018		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Management Improvements	1408						
	-Resident Initiatives	1408		72,284				
	-Management Improvements	1408		5,000				
	-Maintenance Improvements	1408		5,000				
	-MIS/IT Improvements	1408		2,500				
	Admimistration	1410		84,784				
	Fees & Costs	1430		50,000				
AMP 1 Chalmers	Site Improvements	1450/1503		25,000				
AMP 2 Rosewood	Site Improvements	1450/1503		25,000				
AMP 2 Salina	Site Improvements	1450/1503		25,000				
AMP 3 Santa Rita	Site Improvements	1450/1503		25,000				
AMP 7 Lakeside	Dwelling Structure Improvements	1460/1503		75,000				
AMP 7 Lakeside	Site Improvements	1450/1503		20,000				
AMP 11 Thurmond Heights	Site/ Drainage Improvements	1450/1503		20,000				
AMP 27 SS Units	Dwelling Unit Renovations	1460/1503		138,277				
PHA Wide	Sidewalk Improvements	1450/1503		75,000				
PHA Wide	Asbestos Remeditation	1460/1503		50,000				
PHA Wide	Internal Construction Management	1460		150,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Austin			Grant Type and Number Capital Fund Program Grant No: TX59P00150118 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2018		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Austin				Federal FFY of Grant: 2018	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Austin				Federal FFY of Grant: 2018	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1408	04/30/2020		04/30/2022		
1410	04/30/2020		04/30/2022		
1430	04/30/2020		04/30/2022		
1450	04/30/2020		04/30/2022		
1460	04/30/2020		04/30/2022		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2559

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 3.

MEETING DATE: July 19, 2018

STAFF CONTACT: Ann Gass, Director of RAD

ITEM TITLE: Presentation, Discussion and Possible Action Regarding Resolution No: 2559: A resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Pathways at Goodrich Place (the "Development") in Austin, Texas: (A) lease the Development site to Pathways at Goodrich Place, LP; and (B) such other actions necessary or convenient to carry out this Resolution, allowing for the redevelopment of Goodrich Place

BUDGETED ITEM: N/A

TOTAL COST: N/A

SUMMARY

Background:

Pathways at Goodrich Place (Goodrich) will be a 120-unit property, developed in partnership with Atlantic Pacific Companies and Madhouse Development and financed using 9% Low Income Housing Tax Credits (LIHTC) through the Texas Department of Housing and Community Affairs. This will be the Board's final consideration of this redevelopment. Demolition is scheduled to begin in late July. Construction will be complete in the fall of 2019.

Goodrich is the first 9% LIHTC award for HACA and is 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. The families who live at Goodrich have already been relocated using Housing Choice Vouchers or to another HACA

public housing property. All of those families will have the right to return to the newly redeveloped Goodrich. HACA staff has worked with the Resident Council to ensure that all residents understand their right to return. Staff will continue to meet with the Resident Council on a quarterly basis in an effort to maintain the sense of community that has developed as the residents prepared for the redevelopment of Goodrich.

RESOLUTION NO. 2559

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Pathways at Goodrich Place (the “Development”) in Austin, Texas: (A) lease the Development site to Pathways at Goodrich Place, LP; and (B) such other actions necessary or convenient to carry out this Resolution

WHEREAS, the Housing Authority of the City of Austin (the “Authority”) owns the site on which the Development will be located (the “Land”); and

WHEREAS, the Authority and Pathways at Goodrich Place, LP (the “Partnership”) desire to enter into a ground lease (the "Lease") granting site control of the Land to the Partnership;

WHEREAS, the Authority has submitted an application with the United States Department of Housing and Urban Development (“HUD”) for approval under the Rental Assistance Demonstration (“RAD”) Program to designate certain units within the Development as RAD units, and upon receipt of HUD approval, the Authority desires to implement the RAD units pursuant to certain documents (the “RAD Documents”) by and among the Authority, HUD and the Partnership;

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

NOW, THEREFORE, in connection with the development of the Development, the Board of Commissioners of the Housing Authority of the City of Austin hereby adopt 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, including without limitation, the Lease, the RAD Documents, and any and all documents contemplated in connection with the Partnership’s equity and debt financing for the Development (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 19th day of July, 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 2560

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 4.

MEETING DATE: July 19, 2018

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

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 2560: Authorizing the Housing Authority of the City of Austin to take the following actions with regard to The Preserve at Wells Branch Apartments (the “Development”) in Austin, Texas: (a) Acquire the site of the Development; (b) Lease the Development site to the Owner of the Development; and (c) such other actions necessary or convenient to carry out this Resolution, helping to preserve and expand affordable housing in the City of Austin

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 2560 to authorize HACA to proceed with the acquisition and related actions regarding The Preserve at Wells Branch Apartments.

SUMMARY

Background:

The Austin Affordable Housing Corporation (AAHC) a nonprofit subsidiary of the Housing Authority of the City of Austin (HACA), was created to own, engage in or assist in the development or operation of affordable housing, including but not limited to income producing projects whose proceeds are used to further HACA’s mission of moving its stakeholders from poverty to self-sufficiency. AAHC, as one of its goals has committed through acquisition and or development a portfolio of 4040 units by the year 2020.

Austin Affordable Housing Corporation has been presented an opportunity to partner with Affordable Central Texas (ACT), a 501c(3), to purchase the Preserve at Wells Branch. ACT was formed to develop and manage the social impact, open ended, private equity fund (AHC) to preserve multifamily properties for Austin’s workforce. ACT is the sponsor and investment manager of the AHC, a middle-income housing preservation fund serving Austin’s moderate income and low-income workforce, including nurses and healthcare workers, entry level tech workers, teachers, musicians and other individuals and families earning between 60%-120% of median income. AHC is targeting existing multifamily communities for investment that meet goals of proximity to jobs, schools, grocery stores and transit located across greater Austin. The fund was launched at the end of 2017 with a target to acquire \$100-\$150 million in properties per year.

The Preserve at Wells Branch is a 308-unit apartment complex built in 1984 and located at 1773 Wells Branch Parkway, in Austin, Texas. The property sits on 10.4 acres with direct access to the immediately adjacent Wells Branch Greenbelt and Hike and Bile Trail. Community amenities include a swimming pool with gazebo and an outdoor kitchen, a two-story clubhouse with a full kitchen and business center, and a 24-hour fitness center. The property is home to employees of several major employers, including IBM, National Instrument, St. David's North Austin Medical Center, Emerson, Dell Computer Headquarters and Time Warner/Spectrum. AAHC will serve as General Partner. We will have significant control over the project, utilizing our property management company, AMP.

Process:

The structure for acquisition of this development requires that the Housing Authority of the City of Austin acquire the site and then lease it back to the new ownership entity made up of Austin Affordable Housing Corporation and Affordable Central Texas.

Staff Recommendation:

Resolution 2560 authorizes the Housing Authority of the City of Austin to acquire the site of the development, lease the development site to the owner of the development, and take such other actions necessary to execute any and all documents, or to take action, that is necessary or convenient to carry out this resolution.

RESOLUTION NO. 2560

Resolution Authorizing the Housing Authority of the City of Austin to take the following actions with regard to The Preserve at Wells Branch Apartments (the “Development”) in Austin, Texas: (a) Acquire the site of the Development; (b) Lease the Development site to the Owner of the Development; and (c) such other actions necessary or convenient to carry out this Resolution

WHEREAS, Austin Affordable Housing Corporation (“AAHC”) has entered into a certain purchase contract for the acquisition of the Development;

WHEREAS, in connection therewith, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire certain real property in Austin, Texas (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to an affiliate of AAHC (the “Owner”) under a long term ground lease (the “Ground Lease”);

NOW, THEREFORE, IT IS HEREBY RESOLVED, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, execution of the Ground Lease and AAHC’s acquisition of the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

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

PASSED, APPROVED AND ADOPTED this 19TH day of July, 2018.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

ATTEST:

Secretary