

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 Strategic Planning Session and Regular Board Meeting

Thursday, August 29, 2019

10:00 AM

HACA Central Offices

1124 S. IH 35 Austin, TX

Austin, TX

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
STRATEGIC PLANNING SESSION AND
REGULAR BOARD MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
HACA Central Offices
1124 S. IH 35 Austin, TX
Austin, TX
(512.477.4488)**

**Thursday, August 29, 2019
10:00 AM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

The Program Review Committee will not be meeting this month.

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

Employee of the Quarter

Strategic Planning - The full Board will conduct a Strategic Planning Session to determine goals and objectives for the Housing Authority of the City of Austin and its subsidiaries.

Public Hearing - At 12 noon the Board Meeting will pause to conduct a hearing and to accept public comment on the Bridge at Granada. (Note: There will be a three-minute time limit on comments)

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on June 26, 2019

ACTION ITEMS

2. Update on HACA's Rental Assistance Demonstration Program
3. Presentation, Discussion, and Possible Action on Resolution No. 02608 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take such actions necessary or convenient to facilitate the development and rehabilitation of Pathways at Lakeside Apartments

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 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
STRATEGIC PLANNING SESSION

MEETING DATE: August 29, 2019

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Strategic Planning Session with HACA Board Members

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to engage in strategic planning exercises facilitated by CVR Associates, Inc., HACA's strategic planning contractor.

SUMMARY

Background:

In preparing for HACA's HUD-required Five Year PHA plan to be submitted in 2020, which describes the mission of the agency and its goals and objectives, and to refresh the agency's existing Strategic Plan, HACA has engaged with CVR Associates, Inc. to provide these strategic planning services.

The executive team has already undergone a one day session on August 6th for a review of the previous Strategic Plan and to identify strengths, weaknesses, opportunities, and threats to the agency.

The next step in the strategic planning process is to identify the Board's direction for the agency through exercises developed to elicit focused responses.

EXHIBITS

Exhibit 1: CVR
Exhibit 2: Fact Sheet



Strategic Planning Session with HACA Board Members

August 29, 2019

- SWOT (Strengths, Weaknesses, Opportunities, Threats)
- Visioning Exercise

SWOT Analysis Criteria to Consider

	Helpful to achieve the objective	Harmful to achieve the objective
Internal (Attributes of the organization)	<p>Strengths Criteria Examples:</p> <ul style="list-style-type: none"> ▪ Advantages? ▪ Capabilities? ▪ Resources, Assets, People? ▪ Reputation, awareness ▪ Experience, knowledge, data? ▪ Financial reserves? ▪ Innovative aspects? ▪ Price, value, quality? ▪ Accreditations, qualifications, certifications? ▪ Processes, systems, IT, communications? ▪ Cultural, attitudinal, behavioral? ▪ Management cover, succession? ▪ Philosophy and values? 	<p>Weaknesses Criteria Examples:</p> <ul style="list-style-type: none"> ▪ Disadvantages? ▪ Gaps in capabilities? ▪ Financials? ▪ Known vulnerabilities? ▪ Pressures? ▪ Cash-drain? ▪ Continuity? ▪ Effects on core activities, distractions? ▪ Reliability of data, predictability? ▪ Morale, commitment, leadership? ▪ Processes and systems, etc.? ▪ Management cover, succession?
External (Attributes of the environment)	<p>Opportunities Criteria Examples:</p> <ul style="list-style-type: none"> ▪ Market developments? ▪ Market demand? ▪ Industry or lifestyle trends? ▪ Technology and innovation? ▪ New markets, vertical, horizontal? ▪ Niche target markets? ▪ Tactics: surprise, major contracts? ▪ Business and product development? ▪ Information and research? ▪ Partnerships, agencies, distribution? 	<p>Threats Criteria Examples:</p> <ul style="list-style-type: none"> ▪ Regulatory effects ▪ Political effects? ▪ Legislative effects? ▪ Environmental effects? ▪ IT developments? ▪ Vital contracts and partners? ▪ Sustaining internal capabilities? ▪ Obstacles faced? ▪ Insurmountable weaknesses? ▪ Loss of key staff? ▪ Sustainable financial backing?

Visioning Exercise

- ▶ Describe HACA today, in terms of various categories, such as programs, public and private resources, status, staff size and composition, relationships, institutional development, and governance.

Then, describe the organization in five years, for the same categories.

- ▶ The thing that is great about this organization is...
- ▶ What really makes this organization stand out is...
- ▶ And the way we got to these achievements included...
- ▶ What we need to improve is...
- ▶ Given our mission and vision, what are the most important things we need to be doing over the next 3-5 years



HACA'S STRATEGIC PLAN

We are committed to...

VISION

We envision neighborhoods where poverty is alleviated, communities are healthy and safe, and all people can achieve their full potential.

MISSION

To cultivate sustainable affordable housing communities and partnerships that inspire self-reliance, growth, and optimism.

Affordable Housing

- Obtain additional rental assistance vouchers
- Revitalize HACA's 19 Public Housing assets
- Increase # of affordable housing units
- Improve collaboration with community and national partners
- Increase # of HACA residents who reach goal of owning a home

Exceptional Service

- Improve customer service to residents, partners & other customers
- Increase opportunities for staff to better understand the people we serve
- Improve communication and collaboration with partners

Resident Self-Sufficiency and Quality of Life

- Public housing (PH) residents will participate in job training, educational opportunities focused on employment, education opportunities, and classes to improve financial literacy.
- PH residents will reach their full educational potential & obtain certifications to improve employability.
- Coordinate services for PH and HCV residents that will lead to self-sufficiency
- Coordinate with the Section 3 Program to provide more opportunities for training & employment
- Children will participate in case management in school and after school enrichment programming.
- Students will receive scholarships to assist with cost of higher education.
- Parents will participate in parenting classes.
- Children will receive high scores on their report cards.
- Senior residents will participate in supportive services.
- Provide health service screening and education to vulnerable populations
- Ensure close relationship with the Austin Police Department
- Ensure all public housing properties have HACA-paid patrols by peace officers
- Ensure all public housing properties have a safety initiative
- Provide HIV/AIDS education

Employee Engagement

- Increase methods to communicate with employees
- Decrease # of employee accidents
- Increase staff tenure
- Decrease health insurance utilization rate
- Increase leadership/professional growth opportunities

Corporate & Environmental Sustainability

- Increase sustainable cash flows through SHCC & AAHC
- Increase # of foundation, fundraising, or other grant funding
- Decrease HACA's impact on environment
- Increase efficiency through technology
- Increase value of investments & reduce interest expense
- Ensure a sustainable & competitive salary structure

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
AUSTIN AFFORDABLE HOUSING CORPORATION
ITEM NO.

MEETING DATE: August 29, 2019

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

ITEM TITLE: Public Hearing for the proposed Bridge at Granada development

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

Public Hearing for the proposed Bridge at Granada development

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: August 29, 2019

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 26, 2019

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 on June 26, 2019.

ATTACHMENTS:

- ▣ **2019626 HACA Minutes Summary**

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

JUNE 26, 2019

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS PUBLIC MEETING NOTICE WAS POSTED FOR 10:00 AM ON WEDNESDAY, JUNE 26, 2019, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TX

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 26, 2019, was called to order by Chuck Bailey, HACA Vice-Chairperson, at 10:08 am. The meeting was held at the HACA Central Office, 1124 S. IH 35, Austin, TX

Roll call certified a quorum was present.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson (arrived at 10:27 am)
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, Kelly Crawford, Ken Bodden, Leilani Lim-Villegas, Lisa Garcia, Martha Ross, Michael Gerber, Nidia Hiroms, Ron Kowal, Sylvia Blanco and Suzanne Schwertner

ALSO IN ATTENDANCE:

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

CITIZENS COMMUNICATION – Keisha Gillis, Community Engagement Specialist with the City of Austin Office of Police Oversight provided information on the responsibilities of the Office of Police Oversight. The Office of Police Oversight is responsible for monitoring the Austin Police Department and they are also a resource to the community.

CITYWIDE ADVISORY BOARD (CWAB) -

•**Felicia Vargas**, CWAB President, reported that the June CWAB Meeting was held on June 11, 2019 at Shadowbend. •**Zoe Fay-Stindt** with Foundation Communities stated that Free Minds is now accepting applications. •**Jimi Teasdale**, HACA Director of Planning and Development, spoke about the Capital Fund for Chalmers West, Lakeside and the Scattered sites. •**Domonica Foster** with Austin Area Urban League (AAUL) mentioned they will have a Job Fair on Tuesday, June 18th from 10 am to 1 pm. •**Mike Gerber**, HACA President and CEO, shared videos from the Gaston Place Grand Opening, Chalmers South tour and Meadowbrook Health and Public Safety event. Mr. Gerber notified meeting attendees that the HACA Board of Commissioners approved the Resolution objecting the proposed rule on mixed status families and ineligible household members. •**Pilar Sanchez**, HACA Vice President of Housing & Community Development, provided RAD updates and noted that BTW and Meadowbrook will undergo HUD Management and Occupancy reviews on June 25th and June 26th. •**Tracy Yetter**, HACA Program Coordinator, is working with residents to establish emails to learn how to pay bills online. •**Becky Summerset**, HACA FSS Supervisor, mentioned the Path to Debt-Free College and Home Ownership workshops that will be hosted by FSS. •AROW report were received from North Loop, Northgate and Bolden Oaks. •**Leilani Lim-Villegas**, HACA Director of Community Development, shared the importance of AROW on all 18 properties. She mentioned that all residents need to have an email address. •**Evelyn Holman**, HACA Event Specialist, mentioned that resident councils need to start planning for National Night Out. •**Barbara Jackson**, HACA Jobs Plus Director reported that she is finalizing the list for scholarship recipients. The scholarship award ceremony is Friday, July 26th at 1 pm.

PRESENTATION OF EMPLOYEE OF THE YEAR

Tamika Gilmore, HACA Housing Manager, was named Employee of the Year. Tamika's nominations from her co-workers include that she is one of the hardest working property managers and is always ready to help her fellow co-workers. Tamika manages not only her properties, she also manages scattered sites and helps with special projects at the central office. Tamika is well respected and liked by all, and is extremely valuable to HACA.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on May 23, 2019

Commissioner Carrington moved to Approve the Board Minutes Summary for the Board Meeting held on May 23, 2019. **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

ITEM 2: Update on HACA's Rental Assistance Demonstration Program (RAD)

Ann Gass, HACA Director of Strategic Housing Initiatives, provided 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.

ITEM 3: Presentation, Discussion and Possible Action Regarding Resolution No: 02602: A resolution 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 East (the "Project")

Pathways at Chalmers Courts East (Chalmers East) is the second in the three-phase redevelopment of Chalmers Courts. Chalmers East will be a 156-unit property, developed in partnership with Carleton Residential and financed using 9% Low Income Housing Tax Credits (LIHTC) through the Texas Department of Housing and Community Affairs. In addition to the 78 Project Based Rental Assistance (PBRA) units that will replace the current 78 public housing units, HACA will project-base 50 Housing Choice Vouchers at Chalmers East. Eight of those will be VASH vouchers that will serve homeless veterans.

The redevelopment of Chalmers Courts marks a milestone for HACA, as this is one of the three original public housing developments built in 1939. To honor this rich history, HACA intends to preserve the two buildings along Chicon Street and adapt them for use as medical and dental clinics. HACA is working with CommUnity Care and the Design Institute for Health at Dell Medical School to implement this vision, which will bring much-needed services to the residents of Chalmers and the neighborhood. Staff is also working with residents and the design team to incorporate Chalmers' history into the new property through exploration of the use of photos and reclaimed building materials.

The families who currently live at Chalmers East will be relocated using Housing Choice Vouchers or to another HACA subsidized property. All but four of the families have chosen to relocate to the new Chalmers South, adjacent to the current site of Chalmers Courts. All families will have the right to return to the newly redeveloped Chalmers East. HACA staff has worked closely with the residents to ensure that all residents understand their right to return. Staff will continue to meet with the residents regularly in an effort to maintain the sense of community that has developed as the residents prepared for the redevelopment of Chalmers.

Commissioner Apostolou moved to Approve Resolution No. 02602: 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 East. **Vice-Chairperson Bailey** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 4: Presentation, discussion, and possible action on Resolution No. 02607 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to Woodway Village (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

Austin Affordable Housing Corporation (AAHC) was presented with an opportunity to partner with Dominion on Woodway Village located at 4600 Nuckols Crossing Road, Austin, TX 78744. The property was built in 2004 and consists of 160 family apartment units. There is a Land Use Restriction Agreement (LURA) on the property restricting units all units to 60% Area Median Income (AMI).

The property currently has many unit amenities including fully equipped kitchens, attached garages on every unit, private patio or balcony and washer and dryer connections. The property also has many common area amenities including a clubhouse, perimeter fencing with controlled gate access, fitness center, recreational and wade pools, picnic area with BBQ grills, playground, on-site day care and laundry facility.

This property is located immediately southeast of Signature at Franklin Park located at 4509 East Saint Elmo Road, Austin, TX 78744.

The Dominion Group has asked AAHC to participate in the existing ownership structure, as the new General Partner (GP) of this asset; it is the intention of the partnership to re-syndicate this property using 4% tax credits with bonds to be able to make necessary upgrades and improvements to the development later this year. The property will be managed by the management arm of the Dominion Group.

2nd Vice-Chairperson Duncan-Hall moved to Approve Resolution No. 02607 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to Woodway Village in Austin, Texas: (i) acquire the site of the Development; (ii) lease the development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 02606: Approval of the Revised 2019 Capital Fund Program (CFP) and Work Items

The U.S. Department of Housing and Urban Development (HUD) annually awards eligible Public Housing Authorities (PHAs) a Capital Fund Program (CFP), for the purpose of completing modernization needs, regulatory compliance, accessibility modifications, and emergency work. The fund also provides for administrative costs associated with plan implementation, as well as funds for management improvements. HUD requires Board approval of planned uses of funds under the Capital Fund Program.

This year, HUD has awarded HACA a total of \$783,812.00, which may only be expended at sites and developments that have not fully converted to the RAD platform. At this time, these funds are still applicable to the Chalmers West, Lakeside, and scattered site locations.

Planned uses of the 2019 CFP funds at Lakeside Apartments include renovation to common areas and repair and replacement of some mechanical systems, in order to address these needs prior to the development's RAD conversion in late 2019. Renovation of some residential units may also be included, as possible, whenever a vacant unit can be provided.

Funds budgeted to Chalmers and scattered sites will be used for resident relocation needs pursuant to RAD actions. This is an eligible use of Capital Funds.

Commissioner Carrington moved to Approve Resolution No. 02606: Approval of the Revised 2019 Capital Fund Program (CFP) and Work Items in the amount of \$783,812.00. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

THE BOARD RECESSED INTO EXECUTIVE SESSION AT 12:11 P.M.

THE BOARD RETURNED INTO OPEN SESSION AT 12:55 P.M. NO ACTION WAS TAKEN.

REPORTS

The Board accepts the following reports from the President:

- NONE

ADJOURNMENT

Commissioner Apostolou moved to Adjourn the meeting. **2nd Vice-Chairperson Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The meeting adjourned at 1:02 p.m.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02608

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 3.

MEETING DATE: August 29, 2019

STAFF CONTACT: Ann Gass, Director of RAD

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02608 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take such actions necessary or convenient to facilitate the development and rehabilitation of Pathways at Lakeside Apartments

BUDGETED ITEM: N/A

TOTAL COST: N/A

SUMMARY

Background:

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. Provisions with RAD also 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) submitted applications and received a “Commitment to enter into a Housing Assistance Payment Contract” (CHAP) award for Lakeside Apartments.

As part of this conversion to RAD, HACA plans to make certain minor repairs to ensure the ongoing usefulness of the community space and units at Lakeside. These improvements include new elevators, community room floors and exterior doors, replacement of 25% of screen doors, addition of GFCIs, and upgrade of emergency call system. HACA hopes to undertake a more comprehensive redevelopment of Lakeside in the next several years.

Staff Recommendation:

Resolution No. 02608 asks the Board of Commissioners to authorize the Housing Authority of the City of Austin to take such actions necessary or convenient to facilitate the development and rehabilitation of the Pathways at Lakeside.

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
RENTAL ASSISTANCE DEMONSTRATION
ITEM NO. 2.

MEETING DATE: August 29, 2019

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

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02608

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 3.

MEETING DATE: August 29, 2019

STAFF CONTACT: Ann Gass, Director of RAD

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02608 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take such actions necessary or convenient to facilitate the development and rehabilitation of Pathways at Lakeside Apartments

BUDGETED ITEM: N/A

TOTAL COST: N/A

SUMMARY

Background:

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. Provisions with RAD also 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) submitted applications and received a “Commitment to enter into a Housing Assistance Payment Contract” (CHAP) award for Lakeside Apartments.

As part of this conversion to RAD, HACA plans to make certain minor repairs to ensure the ongoing usefulness of the community space and units at Lakeside. These improvements include new elevators, community room floors and exterior doors, replacement of 25% of screen doors, addition of GFCIs, and upgrade of emergency call system. HACA hopes to undertake a more comprehensive redevelopment of Lakeside in the next several years.

Staff Recommendation:

Resolution No. 02608 asks the Board of Commissioners to authorize the Housing Authority of the City of Austin to take such actions necessary or convenient to facilitate the development and rehabilitation of the Pathways at Lakeside.

RESOLUTION NO. 02608

Resolution authorizing the Housing Authority of the City of Austin (the “Authority”) to take such actions necessary or convenient to facilitate the rehabilitation of the Pathways at Lakeside Apartments (the Project”)

WHEREAS, the Authority owns the site containing the Project (the “Land”);

WHEREAS, the Authority and Pathways at Lakeside, LLC, a Texas limited liability company (the “Company”), desire to enter into a ground lease (the "Ground Lease") granting site control of the Land to the Company;

WHEREAS, the Authority desires to convey title to the improvements comprising the Project to the Company via a bill of sale;

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 Project as RAD units, and upon receipt of HUD approval, the Authority desires to implement the RAD units;

NOW, THEREFORE, in connection with the rehabilitation and equipping of the Project, the Board of Commissioners hereby adopt the following resolutions:

BE IT RESOLVED, that the President and CEO of the Authority and/or his designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings, including, without limitation, the Ground Lease and all documents relating to the RAD units (collectively, the "Agreements"), the President and CEO 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 President and CEO of the Authority or his designee, 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 President and CEO 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 President and CEO shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President and CEO 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 29th day of August, 2019.

ATTEST:

CHAIR

Secretary