

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Vice-Chairperson - Charles Bailey

2nd Vice-Chairperson - Mary Apostolou

Commissioner - Dr. Tyra Duncan-Hall

Commissioner - Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS

Regular Meeting

Thursday, June 17, 2021

12:00 PM

Via Video Conference Call

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/714344309> You can also dial in using your
phone. United States: +1 (408) 650-3123 Access Code: 714-344-309
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
Via Video Conference Call**

**Please join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/714344309> You can also dial in using your phone.
United States: +1 (408) 650-3123 Access Code: 714-344-309
Austin, TX
(512.477.4488)**

**Thursday, June 17, 2021
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

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

**Public Hearing (Note: There will be a three-minute time limit) To accept public comment on
[Subject]**

Public hearing for the proposed The Henderson on Reinli development

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on May 20, 2021

ACTION ITEMS

2. Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center
3. Update on AAHC's acquisition and development programs
4. Presentation, Discussion, and Possible Action on Resolution No. 02706 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (The Belmont Apartments), Series 2021 (the "Bonds") and to take such other actions necessary or convenient to facilitate the development of The Belmont Apartments
5. Presentation, Discussion, and Possible Action on Resolution No. 02707 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Governmental Note (Cypress Creek Apartment Homes at Howard Lane), Series 2021 (the "Note") and to take such other actions necessary or convenient to facilitate the development of the Cypress Creek Apartment Homes at Howard Lane
6. Presentation, Discussion, and Possible Action regarding Resolution No. 02708: HACA Decline

of the 2021 FY Capital Fund Program Award

7. Presentation, Discussion, and Possible Action regarding Resolution No. 02709 Roofing Replacements for Pathways at Coronado Hills 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
- Finance Report

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 x 2104.

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

MEETING DATE: June 17, 2021

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Public hearing for the proposed The Henderson on Reinli development

BUDGETED ITEM: N/A

TOTAL COST: N/A

SUMMARY

Background:

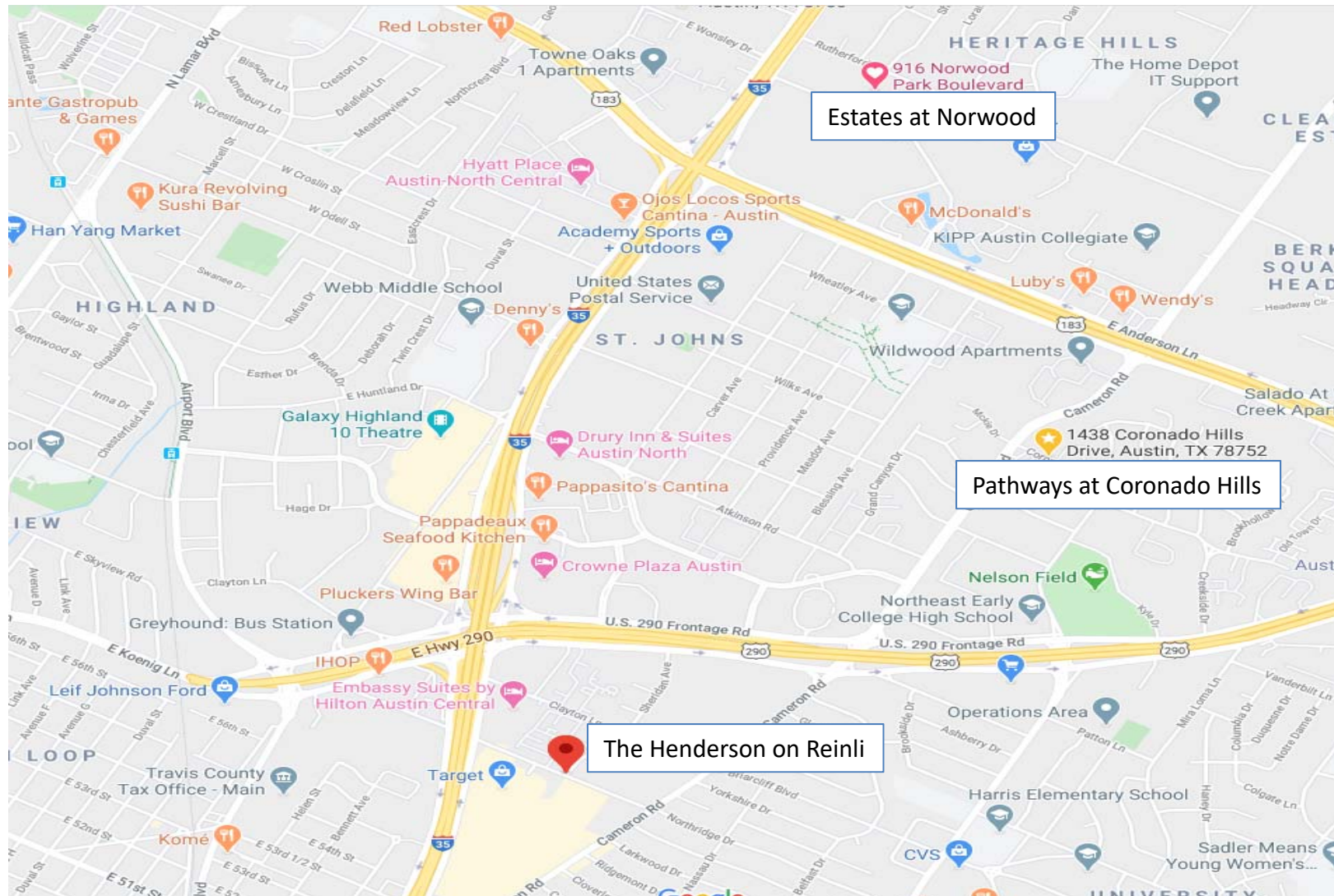
Austin Affordable Housing Corporation is being presented with an opportunity to partner with LDG Development LLC on a certain 2.7428 acre tract of land located at the southeast corner of Reinli Street and Sheridan Avenue, Austin, Texas 78723 in north Austin. The project (The Henderson on Reinli) will consist of 306 family apartment units serving tenants from 50% to 70% of median family income. The unit mix will be 155 one bedroom/one bath units and 151 two bedroom/two bath units. The nearest property in AAHC's current portfolio Estates at Norwood and Pathways at Coronado Hills which are both northeast.

ATTACHMENTS:

- ▣ **Map of The Henderson on Reinli**



The Henderson on Reinli— 1101 Reinli Street, Austin, TX 78723



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: June 17, 2021

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 May 20, 2021

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 May 20, 2021.

ATTACHMENTS:

- ▣ **20210520 HACA Minutes Summary**

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

May 20, 2021

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 P.M. ON THURSDAY, MAY 20, 2021, AND WAS HELD VIA CONFERENCE CALL FROM THE HACA CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TX

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Commissioner called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of May 20, 2021, to order, at 12:06 p.m. The meeting was held via Conference Call from the HACA Central Office, 1124 S. IH 35, Austin, TX

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Chuck Bailer, Vice-Chairperson
Mary Apostolou, 2nd Vice-Chairperson
Edwina Carrington, Commissioner
Dr. Tyra Duncan-Hall, Commissioner

MEMBER(S) ABSENT:

ALSO ON THE CALL:

Wilson Stoker, Cokinos
Bill Walter, Coats Rose
Casey Bump, Bonner Carrington
Jake Brown, LDG
Mary Aleshire, Gaston resident

STAFF PRESENT ON THE CALL:

Andrea Galloway, Ann Gass, Barbara Chen, Barbara Jackson, Dylan Shubitz, Gloria Morgan, Kelly Crawford, Leilani Lim-Villegas, Michael Gerber, Nidia Hiroms, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

CITIZENS COMMUNICATION – Citizen communication was opened up during each item on the agenda. No one provided any communication during any of the items.

None.

ITEMS TAKEN OUT OF ORDER. ACTION ITEMS WERE PRESENTED FIRST.

CONSENT ITEMS

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 April 15, 2021

2nd Vice-Chairperson Apostolou moved the Approval of the Board Minutes Summary for the Board Meeting held on April 15, 2021. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The Public Hearings for the proposed Belmont Apartments development (LDG Development LLC); the proposed Cypress Creek Apartment Homes at Howard Lane development (Bonner Carrington); and the proposed The Conrad development (LDG Development) opened at 12:08 pm.

No public comment received for any of the proposed developments.

For the record. There is no connection between Bonner Carrington and Commissioner Carrington.

2nd Vice-Chairperson Apostolou moved to close all three Public Hearings. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The Public Hearings closed at 12:17 pm.

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center

Pilar Sanchez, HACA Vice President of Austin Pathways reported the Client Support Center continues to operate. Although the Call Center isn't receiving many incoming calls, the Call Center has become a great tool for staff to contact residents and inform them of the latest services that are available.

Sylvia Blanco, HACA COO, reported that the agency is actively making preparations for return to the office starting in June. There will be some limited occupancy at the headquarters office while staff ensure that all the necessary safety protocols are in place. HACA has over 85% vaccination rate amongst staff, and are trying for 100% by July 4th.

ITEM 3: HACA Summer Programs to address learning impacts from COVID-19

A more comprehensive report was provided to the Program Review Committee prior to the full Board Meeting. A synopsis was provided to the full board.

Pilar Sanchez, HACA Vice President of Austin Pathways reported on the proposed comprehensive summer youth programs to continue addressing the COVID-19 academic slide. These programs are through multiple community partners who have proven success with our HACA children and parents. Programs include:

Communities in Schools: Smart Kids Summer Bridge Program
Communities in Schools: Growth Mindset in Action
Boys and Girls Club
Summer Youth Internship Program
Health Start
Sylvan Learning Center
BookSprings
Girl Scouts
Play to Learn KLRU
I-DADS and Any Baby Can

ITEM 4: Update on HACA's work to address community homelessness

Michael Gerber, HACA President and CEO

Dylan Shubitz, HACA Intake and Special Projects, gave an update on ongoing and new and pending initiatives to address homelessness.

ITEM 5: Update on AAHC's acquisition and development programs

Ron Kowal, AAHC Vice President provided an update on acquisitions and development programs.

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.

The Board of Commissioners recessed into Executive Session at 1:03 p.m.

Chuck Bailey, Commissioner left the meeting at 1:45 p.m.

Return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session

The Board returned to Open Session at 2:12 p.m. and it was reported that Chairperson Richie read the following statement on behalf of the Board.

"During the Executive Session, the Board was advised that Mr. Gerber had the opportunity to assume an interim leadership position with a national association, of which HACA is a long-standing member. The Board understands that this leadership position will be temporary. Mr. Gerber understands that HACA and its commitment to its residents and families remain the highest priority. He will ensure that the duties of his position as HACA's CEO continue to be effectively met. Mr. Gerber understands the importance of ensuring that there is a clear separation between his responsibilities to HACA and other duties. Mr. Gerber will ensure that there is a complete separation of funds and that the national association will retain appropriate insurance coverages for the time they wish Mr. Gerber to perform work for them. In addition, Mr. Gerber understands the importance of reporting any potential conflicts of interest; should one arise, he will advise the HACA Board immediately. If the matter cannot be resolved, Mr. Gerber will resign from his work with the national association. With these understandings, the Board approved Mr. Gerber taking on a limited, interim leadership position with the national association for a period not to extend past December 31, 2021. Additionally, the Board would like to let everyone know that they consulted with HACA's

legal counsel, and audit firm to make sure that there is a complete segregation of funds related to compensation and benefits for Mr. Gerber with the national association”.

REPORTS

The Board accepts the following reports from the President:

1. No additional reporting.

Commissioner Duncan-Hall moved to adjourn the meeting. **Commissioner Carrington** seconded the motion. The motion Passed 4-Ayes and 0-Nays).

The meeting adjourned at 2:17 p.m.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
EXECUTIVE
ITEM NO. 2.

MEETING DATE: June 17, 2021

STAFF CONTACT: Pilar Sanchez, Vice President of Housing and CD

ITEM TITLE: Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center

BUDGETED ITEM: N/A

TOTAL COST: N/A

ATTACHMENTS:

- ▣ **COVID-19 Division Reports**
- ▣ **At-Home Learning Program**
- ▣ **Resident Client Support Center**

MAY 2021-JUNE 2021, COVID-19 DIVISION ACTIONS

This report reflects HACA and its subsidiaries' actions taken to date in response to the Corona virus (COVID-19). Although all actions are not listed, below you will find the top five actions from each division.

ADMISSIONS-LAURA BODAI

1. Admissions is developing a schedule to allow everyone some time in the office and revolving shifts, so that all team members get to see all other team members.
2. All applicants that prefer to process remotely, will continue to be allowed that option but staff is scheduling in office interviews for those that prefer them.
3. Paige Super, Admissions Manager, still working the RENT support center Tues - Thursday.

ASSISTED HOUSING-LISA GARCIA

1. The Assisted Housing Department completed the return to office schedule identifying team members who will work 2-3 days a week to maintain the 25% occupancy rate. In May we worked with TMI to ensure team members returning to office had necessary equipment to work in the office.
2. Received 242 Emergency Housing Vouchers through the American Recovery Plan Act. In the process of planning the Emergency Voucher program implementation and developing a Memorandum of Understanding in partnership with Ending Community Homeless Coalition (ECHO).
3. The FSS team worked with our new partner EdOpp Solutions to get 30 FSS participants enrolled in virtual training programs for certifications through Workforce Solutions.
4. The FSS team enrolling families from the FSS waitlist onto the FSS program using phone, Google Meet intakes and DocuSign. Any interested HCV residents can join the waitlist by filling out a google interest form on the HACA website.
5. \$17,419.64 in Plus 1 utility assistance distributed in May. \$7,882.06 of that total was distributed to VASH residents.

AUSTIN AFFORDABLE HOUSING CORPORATION-RON KOWAL

1. Construction sites continue to vigilantly monitor subcontractors by taking temperature, requiring masks, social distancing especially during breaks and lunch, and keeping each trade separated from other trades while working on the site.
2. Construction sites are slowly allowing us to hold owner's/draw meetings on site. Numbers of individuals allowed on site are limited and all meetings are held outside with masks while everyone is spread apart.
3. Our sites are working closely with AISD to allow their buses to park on sites to allow for internet hot spots to reach the students learning at home. We are also adding hot spots to some of our properties to allow more students to use our internet access to do school work.
4. Management offices are fully open to the public, but maintain strict controls over how many people are allowed in the office and masks are required. A thorough wipe down of desks, etc. is followed after each visit.
5. Our properties that are in lease up are adding a table and chairs outside the leasing trailer so that potential tenants can meet with staff outside, social distance and wear masks.

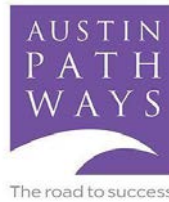
AUSTIN PATHWAYS/COMMUNITY DEVELOPMENT-PILAR SANCHEZ

1. AP continues to work with community partners, such as AISD, B&G Club, Central Texas Food Bank, Keep Austin Fed, Keep Austin Together, the Cooks Nook, and Good Work Austin to address food insecurity at our family and senior sites.

	<p>Barbara Jackson and AP staff continue to operate the HACA Support Center. 104 inbound calls were received. Calls generally fell into 3 categories:</p> <ol style="list-style-type: none"> 1) Resident concerns related to other residents, parking passes, security and repairs 2) Request for rent and utility assistance 3) Calls from Section 8 residents. <p>2. We also receive about 10 calls per week from residents who just want to talk, most of those call every week. Over 450 Outbound texts were made in May to notify residents that COVID-19 vaccines were on their way to residents living at HACA family properties including Thurmond, Bouldin, and Georgian Manor. While conducting outreach for MAYFEST, we found several elderly residents had other needs and were able to connect them to resources. Please see the 1-page report in your board book for more information.</p>
3.	<p>The Boys&Girls Club is operating at Meadowbrook, Chalmers South, and we added a club at BTW in August due to CV-19. CIS continues to serve residents to include holding porch visits. Resident Para Educators continue to train to be able to assist their students and parents with at home/digital learning. We have engaged 31 residents certified as Paraeducators to provide remote support to HACA families. In April, Paraeducators participated in training on "Working with Dads" from the HACA i-DADS program. Catherine Crago has solidified partnerships with KLRU and the Austin Public Library to provide devices to parents and children.</p>
4.	<p>Anthony Schmucker and the HACA's Bringing Health Home team was able to coordinate COVID-19 vaccinations with APH. Successful 1st and second dose events at Meadowbrook, Booker T. Washington, Santa Rita, Lakeside, Rosewood/Salina, North Loop, and Gaston led to the distribution of 510 doses. The team is working with APH to bring vaccinations to our family sites. BHH Team secured a \$25,000 grant from United Way to fund a set of strategies designed to combat vaccine hesitancy in our communities. The BHH team has also continued COVID testing by appointment for residents in partnership with Elite DNA Screening; 35 residents participated in April.</p>
5.	<p>Austin Pathways has received the following grants related to COVID, Uri, Health & Wellness since March 2021: \$10K United Way Aging Populations Grant, \$10K Texas Capital Bank, \$6K St. David's Foundation, \$20K Austin Public Health RISE Grant, \$15K United Way Critical Needs grant; \$75K St. David's Foundation; \$11K from SAATVA Mattress; \$7,500 from Regions Bank, and \$20K from Saatva Mattress, another \$100K from United Way. \$100K from United Health Care and CLPHA. In February we received \$20,000 from the Anderson Foundation for a roving Service Coordinator. In April, we received \$25,000 from the UnitedWay for Vaccination Equity Efforts to vaccinate our residents, plus \$7,500 from NEF Housing Charities Inc to provide direct financial assistance to Chalmers Courts residents impacted by Winter Storm Uri. Over \$400K.</p>
COMMUNICATIONS-KEN BODDEN	
1.	Wrote up a preview and a detailed explanation of the Return to Office protocols for staff in newsletter and email blasts.
2.	Updated and redesigned posters for HACA Central and HACA properties in preparation of the State lifting the mask mandate for government entities.
3.	Kept residents updated on the importance of getting fully vaccinated with helpful reminders in OneVoice newsletter and social media, including how to find vaccines in Austin.
FINANCE-ANN GASS	
1.	No new updates.
HUMAN RESOURCES-GLORIA MORGAN	
1.	The Human Resources department continues to conduct New Employee Orientation virtually, via GoToMeeting. This month, New Hire orientation was conducted for five (5) new employees. With the conversion of the new hire packet into a digital format, using DocuSign, the process of obtaining forms that require the employee's signature continues to be seamless.
2.	<p>The Human Resources department also continues to conduct virtual New Hire Benefits Enrollment via GoTo Meeting.</p> <p>The necessary forms required to conduct this process were previously converted into a digital format using DocuSign. The process of obtaining new employees information to properly enroll them into benefit has been successful.</p>

3.	Twenty-three (23) HACA employees have tested positive for COVID-19 since March 2020. Thankfully, most have recovered and returned to work. No new COVID cases were reported for this month. Currently 217 of 247 HACA employees reported they have received their COVID-19 vaccinations.
LOW INCOME HOUSING - MICHAEL ROTH & NANCY MCILHANEY	
1.	Currently all indoor amenities and community spaces remain closed. While offices are closed to walk-in traffic, residents can schedule an appointment to meet with the manager when necessary. All outdoor amenities are open for resident use including all playgrounds, basketball courts, BBQ pits, picnic tables, gazebos and seating areas.
2.	As the number of active Covid-19 cases on properties have dropped, staff have returned to completing in-person unit condition inspections. Teams are traveling to each property to complete the entire property in a couple days. The goal is to inspect all units by the middle of July.
3.	Property management continues to complete socially distant move-ins to fill vacancies; for May 2021 we had 98.2% occupancy. Resident interim and annual recertifications for the PBRA program remain current and completed either by a virtual or socially distant process. Interim Recertifications remain at 97% complete, and only 6 June ARs are outstanding (due to tenant non-compliance). Socially-distant Annual Eligibility Certifications (AECs) for the LIHTC program continue and are current.
4.	During the month of May, staff put a focus on connecting residents to COVID-19 related resources to help pay rent. Over 160 households have applied with the City, County or State requesting assistance. To date we have received or are committed to receive \$100,275 in assistance for these residents. Staff continue to encourage all residents who are behind on rent to apply to avoid the threat of future evictions.
5.	Staff continue to plan for the return to regular operations activities: In-person unit condition inspections restarted in May; Signature requirements to resume in June; Property Management staff to be onsite daily to resume in June; Central Office staff to be in the office part time to resume in June. In addition, 5 properties completed the transition to the site-based business model and plans continue for transitioning the final 7 properties to the site-based model.
OPERATIONS & PROCUREMENT-NORA MORALES	
1.	Property bulk trash is completed three times a week-Monday/Wednesday/Friday. We perform preventative building maintenance on Tuesday and Thursday, and recycle items picked up during bulk trash pick-up. OPS is now fully staffed, Lawson Harris, Truck Driver/Fleet assistant joined our team on 6/1/21.
2.	Procurement staff returned to the office on 6/1/21 with one rotating staff member working from home to allow for social distancing and special projects. We will monitor and make adjustments as needed.
3.	We support the agency and departments with completion of all projects. We are currently assisting Santa Rita, Rosewood/Salina and Lakeside with the inspection needs. We continue to maintain fleet vehicles operation, and all other special projects that arise. We are working with Finance and the TMI Department with the new Yardi Procurement software implementation.
4.	We have replaced the main drinking water fountains on each floor to "touch-free" water filling bottles. We placed social distancing decals on the floor to remind staff to be safe and take precautions as we all return to the central office. We continue to collaborate with all departments on their PPE needs.
5.	We continue to explore online or virtual training possibilities to all OPS staff to enhance skills and become cross-trained. Prepping and having weekly meetings for the transition to the new Yardi software. We continue to build partnerships with new vendors to provide PPE. We make adjustments to the new normal of HACA Operations. We continue to operate peerlessly and electronically more now than ever before.
PLANNING & DEVELOPMENT-JIMI TEASDALE	
1.	Working with all Maintenance and Mgmt. staff to support all actions related to winter storm response and repair efforts, including damage assessments, repair options and strategies, Contractor selections, assignments, onsite inspections of ongoing work for repair quality, Site/Unit work scheduling, Staff and Resident support, and working side by side with HACA's insurance firm adjustors on site visits and walks of all damages at all sites, and discussing and explaining incurred costs, for claim needs.

2.	Successfully completed P&D's first large size solicited project for Roofing Replacements at Coronado Hills, including all E-marketplace online electronic solicitation and bid process, with live pre bid meeting held on site with bidders.
3.	Completed work on HACA Central HQ to ready the building and individual departments for employees' return, in modest numbers not to exceed 25% of total occupancy, or total staff of a department, when possible, at any given time. Target opening date was June 1, 2021. We did it!
4.	Performing our regular work of various project developments, inspections at Chalmers, and oversight for ongoing repairs and improvements, including Lakeside elevator renovations, Northgate fire damage repairs, Unit modernizations, hazmat projects, and completing the solicitation for the Coronado Hills Roofing Replacements project, and reviewing option for additional roofing projects.
5.	P&D's two UPCS/REAC trained inspectors completed reviews and pre-inspections of four developments, Rosewood, Salina, Santa Rita Courts, and Lakeside, to allow staff to prepare for their upcoming actual inspections, as required. Thorough lists of deficiencies and concerns have been provided to the LIH department for prioritization and address. P&D is assisting with repair options and strategies, and assistance with contractor selections and scopes, as may be warranted.
QUALITY CONTROL-KELLY CRAWFORD	
1.	In addition to the standard ways the Compliance has adapted to working from home, QC/Compliance is working on program planning for the RENT 3.0 program.
RAD-ANN GASS	
1.	No new updates.
SOUTHWEST HOUSING COMPLIANCE CORPORATION-MICHAEL CUMMINGS	
1.	In May, 46 Management and Occupancy Reviews (MORs) were scheduled and 45 were performed. One MOR was cancelled due to COVID related reasons. Staff continue to be equipped with masks, hand sanitizer, and disinfectant wipes for each MOR and were previously provided safety training specific to COVID-19 travel. Prior to the MOR, SHCC continues to perform outreach to owner/agents each month to ensure the Owner/Agent can provide proper space for social distancing and will are encouraged to reciprocate in the use of PPE. Overall, the travel to, and performance of, MORs is going well with the safety precautions noted above and owner/agent cooperation. Staff also indicate that they remain comfortable performing MORs with the necessary precautions. Additionally, all MOR staff report they have received at least one vaccination to date. We will continue to monitor state and local COVID-19 conditions to ensure a reasonably safe travel and performance environment.
2.	SHCC has continued to meet all HUD Annual Contributions Contract (ACC) requirements and earned 100% of eligible fees with minor adjustments to systems related to work from home and COVID protocol.
3.	SHCC continues to perform updates to its work in progress tracking systems (STARS) and overall policies and procedures to continue to prepare for the procurement of the SHCC contracts expected sometime in late 2021 or early 2022.
TECHNOLOGY MANAGEMENT & INNOVATION-ANDREA GALLOWAY	
1.	Continued support of staff with their work from home needs – equipment and technical assistance.
2.	Completed implementation on new staff VPN.
3.	Continued Cyber Security training and phishing tests.
4.	Preparing workspaces for staff to return to the office.
3.	Participating in RTO discussions.



Housing Authority of the City of Austin

Established in 1937

AUSTIN PATHWAYS REPORT FOR MAY 2021

HACA AT-HOME LEARNING PROGRAM

Austin Pathways is committed to support resident children and parents to experience success in both “teacher-led” and “student-led” learning. The Austin Pathways team continues to address three goals:

- **Support Youth After School & Prevent Academic Slide.**

(1) Communities in Schools (CIS) continues to meet with youth at HACA sites in May through “porch visits” as well as in the community room. They are also serving youth at school and through wrap-around intervention services (2)



Boys and Girls Club is open at Meadowbrook with 40 youth participating; at Chalmers Courts with 25 youth, and at Booker T. Washington with 30 students. Priority is given to youth with working parents with high needs. The Clubs are open from 2:30pm - 7:00pm, Mon - Fri. Full day Club operation will start in June.

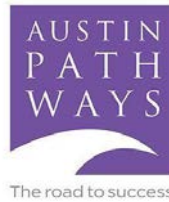
- **Ensure Family Homes and HACA Community Rooms can support remote learning.** (1) Staff investigated models and safety requirements to use community rooms as remote classrooms. Necessary space and adult supervision fits an afterschool program model most effectively. (2) We have engaged 31 residents certified as Paraeducators to provide remote support to HACA families. Certified Paraeducators are now working in schools and daycares. Others will address COVID-19 learning loss for HACA students by working with partner programs this summer. In June, we will start a new ACC technology and Paraeducators certification course.

- **Provide Parents with Tools & Resources to Provide 1:1 In-Home Classroom;** Help Parents Continue to Work Remotely from Home. (1) To secure affordable high-speed broadband access, we are developing a reimbursement program. Hotspot loans are and delivered through a partnership with Austin Public Library; APL laptop/hotspot sets were provided to 40 parents at Georgian Manor, Thurmond and Rosewood Courts. Soon library services will be added at each of these sites. Secured T-Mobile hotspots at discounted rate after testing at three sites. (2) A total of 86 devices were deployed to AISD parents and a new cohort of HACA Paraeducators; (3) 14 ACC IT interns and Ambassadors providing



technical support and assistance. To ensure Paraeducators have a “living lab” reflecting the technology in HACA student homes, we completed a Chromebook loan agreement with KLRU. 4) With the City of Austin, AISD, STEM Network will host an Emergency Broadband Convening with HACA nonprofit partners.

Ben Kramer of KLRU delivers Chromebooks to HACA for use by residents participating in the HACA Home Learning Paraeducator program.



Housing Authority of the City of Austin

Established in 1937

AUSTIN PATHWAYS REPORT FOR MAY 2021

HACA AT-HOME LEARNING PROGRAM

Austin Pathways is committed to support resident children and parents to experience success in both “teacher-led” and “student-led” learning. The Austin Pathways team continues to address three goals:

- **Support Youth After School & Prevent Academic Slide.**

(1) Communities in Schools (CIS) continues to meet with youth at HACA sites in May through “porch visits” as well as in the community room. They are also serving youth at school and through wrap-around intervention services (2)



Boys and Girls Club is open at Meadowbrook with 40 youth participating; at Chalmers Courts with 25 youth, and at Booker T. Washington with 30 students. Priority is given to youth with working parents with high needs. The Clubs are open from 2:30pm - 7:00pm, Mon - Fri. Full day Club operation will start in June.

- **Ensure Family Homes and HACA Community Rooms can support remote learning.** (1) Staff investigated models and safety requirements to use community rooms as remote classrooms. Necessary space and adult supervision fits an afterschool program model most effectively. (2) We have engaged 31 residents certified as Paraeducators to provide remote support to HACA families. Certified Paraeducators are now working in schools and daycares. Others will address COVID-19 learning loss for HACA students by working with partner programs this summer. In June, we will start a new ACC technology and Paraeducators certification course.

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technical support and assistance. To ensure Paraeducators have a “living lab” reflecting the technology in HACA student homes, we completed a Chromebook loan agreement with KLRU. 4) With the City of Austin, AISD, STEM Network will host an Emergency Broadband Convening with HACA nonprofit partners.

Ben Kramer of KLRU delivers Chromebooks to HACA for use by residents participating in the HACA Home Learning Paraeducator program.

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
EXECUTIVE
ITEM NO. 3.

MEETING DATE: June 17, 2021

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

ITEM TITLE: Update on AAHC's acquisition and development programs

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. 02706

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 4.

MEETING DATE: June 17, 2021

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02706 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (The Belmont Apartments), Series 2021 (the “Bonds”) and to take such other actions necessary or convenient to facilitate the development of The Belmont Apartments

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02706 providing for the issuance of its Multifamily Housing Revenue Bonds (The Belmont Apartments), Series 2021 (the “Bonds”) and to take such other actions necessary or convenient to facilitate the development of The Belmont Apartments.

SUMMARY

Background:

Austin Affordable Housing Corporation has been presented an opportunity to partner with LDG Development LLC. This property is set on a certain 8.09 acre tract of land located at 9100 Brown Lane, Austin, Texas 78754 in the Austin city limits. The project (Belmont Apartments) will consist of 146 family apartment units serving tenants with incomes between 50% and 70% Area Median Family Income (AMFI). The board has seen this project twice before: October 2020 for the Tax Credit Application Resolution and the Bond Inducement Resolution and then again May 2021 for the public hearing. This property will serve the following schools: Pioneer Crossing Elementary, Decker Middle School, and Manor High School. The nearest property in AAHC’s current portfolio is Bridge at Cameron (family property) next door.

Process:

The development will use a mix of 4% tax credits and bonds to finance the construction with a total project cost of approximately \$35,500,000. The planned development will consist of 48 one bedroom/one bath units, 53 two bedroom/two bath units, 37 three bedroom/two bath units, and 8 four bedroom/two bath units. As with all AAHC properties, all units will be marketed to HACA’s Housing Choice Voucher families.

HACA, through its Public Facility Corporation, will issue tax-exempt bonds in an amount not to exceed \$30,000,000. Financing of the project will come from the following sources: Redstone will provide construction and permanent debt; LDG will provide equity. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for future acquisitions and developments for AAHC. By serving families with incomes 50% to 70% AMFI and below, Belmont Apartments meets these targeted affordability goals.

Belmont Apartments will include a fitness center, community room, business center, theater room and outside grill areas.

Unit Breakdown:	48 one br/one ba	864-874 sq. ft.
	53 two br/two ba	1083-1088 sq. ft.
	37 three br/two ba	1525-1538 sq. ft.
	8 four br/two ba	1914-1919 sq. ft.

AMI% Breakdowns:	16 one br/one ba	50% AMI
	16 one br/one ba	60% AMI
	16 one br/one ba	70% AMI
	17 two br/two ba	50% AMI
	19 two br/two ba	60% AMI
	17 two br/two ba	70% AMI
	12 three br/two ba	50% AMI
	13 three br/two ba	60% AMI
	12 three br/two ba	70% AMI
	2 four br/two ba	50% AMI
	4 four br/two ba	60% AMI
	2 four br/two ba	70% AMI

Staff Recommendation:

Board approval will allow for the issuance of its Multifamily Housing Revenue Bonds (The Belmont Apartments), Series 2021 (the “Bonds”) and to take such other actions necessary or convenient to facilitate the development of The Belmont Apartments.

RESOLUTION NO. 02706

RESOLUTION APPROVING ISSUANCE BY AUSTIN AFFORDABLE PFC, INC. OF THE AUSTIN AFFORDABLE PFC, INC. MULTIFAMILY HOUSING REVENUE BONDS (THE BELMONT APARTMENTS); APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the 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; and

WHEREAS, the Board of Directors of the Issuer (the “Board”) has determined to authorize the issuance, sale and delivery of the Issuer’s Multifamily Housing Revenue Bonds (The Belmont Apartments) Series 2021 (the “Bonds”), pursuant to and in accordance with the terms of a Trust Indenture (the “Trust Indenture”), between the Issuer and BOKF, NA, as trustee; and

WHEREAS, the Board adopted a resolution on the date hereof authorizing the issuance of the Bonds (the “Issuer Resolution”); and

WHEREAS, the proceeds of the sale of the Bonds will be used for the purpose of lending the funds to LDG Belmont, LP, a Texas limited partnership (the “Borrower”), to provide financing for the acquisition, construction, renovation, repair, and equipping of a multifamily rental housing development identified on Exhibit A of the Issuer Resolution located in Austin, Texas known as the Belmont Apartments (the “Project”), all in accordance with the Constitution and laws of the State of Texas; and

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 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 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 an indebtedness or pledge of the Sponsor, the City of Austin, Travis County, or the State of Texas, within the meaning of any constitutional or statutory provision, and the owners 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, Travis County, or the State of Texas except those revenues assigned and pledged by the Issuer in the Trust Indenture.

Section 3. The activities and expenditures authorized and contemplated by the Issuer Resolution are hereby in

all respects approved.

Section 4. The 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 5. This Resolution was considered and adopted at a meeting of the Board of Commissioners of the Sponsor that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 6. This Resolution shall be in full force and effect from and upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of June, 2021.

Chairman

ATTEST:

Secretary

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02707

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 5.

MEETING DATE: June 17, 2021

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02707 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Governmental Note (Cypress Creek Apartment Homes at Howard Lane), Series 2021 (the “Note”) and to take such other actions necessary or convenient to facilitate the development of the Cypress Creek Apartment Homes at Howard Lane

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02707 providing for the issuance of its Multifamily Housing Governmental Note (Cypress Creek Apartment Homes at Howard Lane), Series 2021 (the “Note”) and to take such other actions necessary or convenient to facilitate the development of the Cypress Creek Apartment Homes at Howard Lane.

SUMMARY

Background:

Austin Affordable Housing Corporation has been presented an opportunity to partner with Bonner Carrington for the first time. This property is set on a certain 23.7 acre tract of land located at 1401 West Howard Lane, Austin, Texas 78753 located in the Austin city limits. The project (Cypress Creek Apartment Homes at Howard Lane) will consist of 362 family apartment units serving tenants with incomes 60% Area Median Family Income (AMFI) with 73 of those units at self-imposed market rate. The board has seen this project twice before: October 2020 for the Tax Credit Application Resolution and the Bond Inducement Resolution and then again May 2021 for the public hearing. This property will be served by Pflugerville ISD in the following schools: John B Connally High School, Westview Middle School and Parmer Lane Elementary School. The nearest property in AAHC’s current portfolio is Heritage Estates at Owen Tech (senior property under construction) to the north on IH 35.

Process:

The development will use a mix of 4% tax credits and bonds to finance the construction with a total project

cost of approximately \$85,500,000. The planned development will consist of 118 one bedroom/one bath units, 188 two bedroom/two bath units, 40 three bedroom/two bath units, and 16 four bedroom/two bath units. The majority of the units (289) units will be rented to tenants earning at or below 60% area median family income and 73 units at market rate. As with all AAHC properties, all units will be marketed to HACA's Housing Choice Voucher families.

HACA, through its Public Facility Corporation, will issue tax-exempt bonds in an amount not to exceed \$50,000,000. Financing of the project will come from the following sources: Citibank will provide construction and permanent debt; RBC will provide equity. In the January 30, 2019 HACA Board Work Session, the Board set out affordability goals for future acquisitions and developments for AAHC. By serving families with incomes 60% AMFI and below, Cypress Creek Apartment Homes at Howard Lane meets these targeted affordability goals.

Cypress Creek Apartment Homes at Howard Lane will include a resort style pool, redwood playscape, fitness center, business center, activity room, sport court and clubroom.

Unit Breakdown:	118 one br/one ba	600-782 sq. ft.
	188 two br/two ba	998-1151 sq. ft
	40 three br/two ba	1252 sq. ft.
	16 four br/two ba	1429 sq. ft.

AMI% Breakdowns:	94 one br/one ba	60% AMI
	24 one br/one ba	market rate
	150 two br/two ba	60% AMI
	38 two br/two ba	market rate
	32 three br/two ba	60% AMI
	8 three br/two ba	market rate
	13 four br/two ba	60% AMI
	3 four br/two ba	market rate

Staff Recommendation:

Board approval will allow the issuance of Multifamily Housing Governmental Note (Cypress Creek Apartment Homes at Howard Lane), Series 2021 (the "Note") and to take such other actions necessary or convenient to facilitate the development of the Cypress Creek Apartment Homes at Howard Lane.

RESOLUTION NO. 02707

RESOLUTION APPROVING AUSTIN AFFORDABLE PFC, INC.'S ISSUANCE, SALE AND DELIVERY OF ITS MULTIFAMILY HOUSING GOVERNMENTAL NOTE (CYPRESS CREEK APARTMENT HOMES AT HOWARD LANE) SERIES 2021; APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, Austin Affordable PFC, Inc. (the "Governmental Lender") 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 issuance of the Governmental Lender's tax-exempt debt;

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 Sponsor authorizes the issuance by the Governmental Lender of its Austin Affordable PFC, Inc. Multifamily Housing Governmental Note (Cypress Creek Apartment Homes at Howard Lane) Series 2021 in substantial accordance with the resolution of even date herewith adopted by the Board of Directors of the Governmental Lender (the "Governmental Lender Resolution"), a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes.

Section 2. The Governmental Note, which will be issued in a principal amount not to exceed \$50,000,000, to finance the acquisition and construction of a multifamily housing residential rental development located at approximately 1401 West Howard Lane, Austin, Texas, including, without limitation, utilities, foundation, structures and equipment (collectively, 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 Governmental Note shall never constitute any 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 Governmental Note 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 Governmental Lender, the Sponsor, the City of Austin or the State of Texas except those revenues assigned and pledged by the Governmental Lender in the Funding Loan Agreement (as defined in the Governmental Lender Resolution).

Section 4. The issuance of the Governmental Note 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, 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 Houston 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 Governmental Lender Resolution are hereby in all respects approved.

Section 7. The President and CEO, Vice President 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, including without limitation, a ground lease between the Sponsor and Cypress Creek Howard Lane LP, as such officers deem to be 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 June, 2021

Chair

ATTEST:

Secretary

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02708

PLANNING AND DEVELOPMENT

ITEM NO. 6.

MEETING DATE: June 17, 2021

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02708: HACA Decline of the FY2021 Capital Fund Program Award

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve HACA's decision to decline the FY 2021 Capital Fund Program (CFP) funding from HUD. These funds are primarily for use at public housing properties, and HACA has fully converted out of the public housing program.

SUMMARY

Background:

The US Dept. of Housing and Urban Development annually calculates a formula-based Capital Fund Program (CFP) monetary award for eligible public housing agencies (PHA's) to carry out physical improvements, and other related activities, as may be needed by a PHA. These funds are no longer applicable to PHA properties that have converted from the Public Housing (PH) program to the Rental Assistance Demonstration Program (RAD).

When FY2021 CFP funding was factored by HUD, in approximately the Fall of 2020, HACA still had three public housing assets in HUD's systems: Chalmers West had not yet been converted to RAD; the 22 single-family homes known as the agency's Scattered Sites had not yet been disposed/sold; and the previously demolished/disposed Rio Lado Apartments were still eligible for a small amount of funds, as part of Demolition/Disposition/Transitional Funding (DDTF). This resulted in a nominal CFP grant award of \$340,177 for FY 2021.

By December 2020, however, HACA did fully convert Chalmers West and successfully sold the 22 scattered site units, making both those assets ineligible to receive CFP funds. (Capital improvement funds are already available through each property's Reserve for Replacement account.) Additionally, the development of new Units to other future development plans didn't fit into HUD's strict 24 month timeline.

Acceptance of the funds would also require HACA to remain applicable to the PH program and its requirements for fund plan creation and implementation, obligation/expenditure timelines, reporting needs, and audit. After

consideration of any possible uses, HACA proposes to reject the FY 2021 award, as the agency cannot utilize the funds effectively, in the limited time frame.

Process:

A fund rejection requires a written statement from the Executive Director to the local HUD Field Office identifying the grant number and dollar amount of the grant to be rejected, and a resolution on file from the agency Board approving such action for the fiscal year.

Staff Recommendation:

It is staff's recommendation to decline the FY2021 CFP grant award of \$340,177.

RESOLUTION NO. 02708

**APPROVAL OF HACA'S REJECTION OF THE
FY2021 U.S. DEPARTMENT OF HUD CAPITAL FUND PROGRAM AWARD**

WHEREAS, HACA was awarded a FY2021 Capital Fund Program grant award by U.S. Department of HUD in the amount of \$340,177; and

WHEREAS, HACA has reviewed and considered any viable opportunities available to the agency from its inclusion in the USHUD Capital Fund Program (CFP) award factoring process, and the acceptance of such award, and

WHEREAS, HACA has determined that based on its full RAD conversion from public housing, highly limited eligible uses of the CFP funds, and strict timelines to utilize the funds, it is not feasible to effectively and timely utilize the fund award, and

WHEREAS, HACA has the option to reject the CFP grant award, and

WHEREAS, it is the recommendation of the President & CEO that the FY2021 award in the amount of \$340,177.00 be rejected.

NOW, THEREFORE BE IT RESOLVED that the Housing Authority of the City of Austin Board of Commissioners authorizes the President & CEO to reject the USHUD FY2021 Capital Fund Program Award.

PASSED, APPROVED AND ADOPTED this 17th day of June, 2021.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02709

PLANNING AND DEVELOPMENT

ITEM NO. 7.

MEETING DATE: June 17, 2021

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02709 Roofing Replacements for Pathways at Coronado Hills Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$156,987.50

ACTION

The Board is being asked to approve a contract for Roofing Replacements for Pathways at Coronado Hills Apartments.

SUMMARY

Background:

All twenty-four (24) residential buildings, management office and maintenance garage include the full removal of all existing roofing, as specified in the bid documents, disposal off-site of all debris, decking replacements as needed under unit pricing, new vent stacks, heater flues, and flashing, and new shingle roofing. This is the first large Reserve For Replacement project to be initiated from the initial two (2) year capital improvement schedules for Pathways at Coronado Hills Apartments.

Process:

An Invitation for Bid (IFB) was advertised in The Austin American Statesman on Monday, April 26, 2021 and again on Monday, May 3, 2021, and faxed Thursday, April 22, 2021 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised in the Housing Agency Marketplace e-procurement website.

Thirty-Two (32) Project Manuals were distributed and Seven (7) Bid Proposals were submitted. Bids were received electronically on May 28, 2021 by 5:00 p.m., local time.

Staff Recommendation:

Of the seven submitted bid proposals, QA Roofing, Inc. was the lowest qualified bidder. Based on the satisfactory reference verification, staff recommends award of contract to QA Roofing, Inc.

The attached document Summary of Bids provides more information on bid amounts and proposed timelines.

ATTACHMENTS:

- ▣ **Bid Process/Summary of Bids**
- ▣ **Reference Verifications**

RESOLUTION NO. 02709

**APPROVAL OF AN AWARD OF CONTRACT FOR ROOFING REPLACEMENTS FOR
PATHWAYS AT CORONADO HILLS APARTMENTS**

WHEREAS, on May 28, 2021, the Housing Authority of the City of Austin received bid submissions electronically for Roofing Replacements for Pathways at Coronado Hills Apartments; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by QA Roofing, Inc. be accepted as the most responsible and responsive bid; in the amount of \$156,987.50

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to accept the bid as submitted by QA Roofing, Inc. and award such contract,

PASSED, APPROVED AND ADOPTED this 17th day of June 2021

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

BID PROCESS: An Invitation for Bid was advertised in *The Austin American Statesman* on Monday, April 26, 2021 and again on Monday, May 3, 2021, and faxed Thursday, April 22, 2021 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised in the Housing Agency Marketplace e-procurement website.

Thirty-Two (32) Project Manuals were distributed and Seven (7) Bid Proposals were submitted. Bids were received electronically on May 28, 2021 by 5:00 p.m., local time.

Plan Holder	Bid Amount	MBE/WBE
Virtual Builders Exchange 4047 Naco-Perrin Suite 100 San Antonio, TX 78217 210-564-6900; Contact: Heather Hope	<u>NO BID RECEIVED</u>	NO
McGraw Hill Construction Dodge Reports 4300 Beltway Place Suite 180 Arlington, TX 76018 817-375-2955; Contact: Plan Center/Kirstin Klutch	<u>NO BID RECEIVED</u>	NO
Reed Construction Data 30 Technology Parkway South Suite 500 Norcross, GA 30092-2912 800-876-4045; Contact: Lourd Abad/Document Processing Center	<u>NO BID RECEIVED</u>	NO
Associated General Contractors of America San Antonio Chapter 10806 Gulfdale San Antonio, TX 78216 210-349-4921; Contact: Mary Lugo/Dana Marsh	<u>NO BID RECEIVED</u>	NO
Construction Data-CDC-News 4201 West Parmer Lane Bldg. # Suite 200 Austin, TX 78727 800-872-7878; Contact: Plan Room Center/Toni Lawson	<u>NO BID RECEIVED</u>	NO
AGC Austin 609 South Lamar Austin, TX 78704 512-804-2796; Contact: Toni Osberry	<u>NO BID RECEIVED</u>	NO
CMD 333 E. Butterfield Road, Suite 600 Lombard, IL 60148 630-258-7983; Contact: Sherwin De Peralta/Fonda Rosenfeldt	<u>NO BID RECEIVED</u>	NO
iSqFt Plan Room 4500 Lake Forest Drive, Suite 502 Cincinnati, OH 45242 1-800-364-2059, ext 702; Contact: Kyle Bellomy	<u>NO BID RECEIVED</u>	NO
AMTEK Information Services (Austin Plan Room) 7801 N. Lamar, Suite-A137 Austin, TX 78752 512-323-0508; Contact: John Rugh	<u>NO BID RECEIVED</u>	NO



**Vendors Who Have Downloaded Solicitation #: Project #2021-03 - Roofing Replacement @ Pathways
@ Coronado Hills Apartments**

Total # of companies: 32
Total # of individuals: 33

Do you wish the prospective proposers to see this list? NO ▼

Note: Date/Time Viewed and Submission Status will NOT be shown to vendors.

Currently prospective proposers CANNOT see this list.

[Click here for Submission Status definitions](#)

Company	Date/Time Downloaded	Contact Name	Phone	City, State	MWBE Status	Submission Status
AA National Roofing	05/12/2021 05:30 PM CDT	Jaime Gonzalez	254-379-4339	Elm Mott, TX		
All American Exteriors Specialists, Inc.	04/30/2021 11:35 AM CDT	Tonya Rios	972-254-2654	Irving, TX		Will Submit
BR General Contractors LLC	04/28/2021 09:24 AM CDT	Alma Hocker	201-504-4630	New Braunfels, TX		Will Submit
Canalco	05/04/2021 02:51 PM CDT	Ernesto Sandoval	346-270-0592	Houston, TX		Will Submit
Community Initiatives	05/20/2021 09:47 AM CDT	Jorge Castillo	512-805-2604	San Marcos, TX		
ConstructConnect	04/29/2021 12:27 PM CDT	Desirre Sibala	323-602-5079 Ext. 75331	Norcross, GA		
constructconnect	04/29/2021 11:37 AM CDT	Sara Hutchison	800-364-2059 Ext. 7069	Cincinnati, OH		
Contractors Plus Roofing & Construction	05/05/2021 11:35 PM CDT	Tiffany Simmons	972-339-8866	Dallas, TX		
Cordova Construction Company, Inc.	05/19/2021 08:45 AM CDT	Billy Cordova	936-564-0485 Ext. 28	Nacogdoches, TX		No Bid
Cross Country Roofing	05/03/2021 02:51 PM CDT	Ian Gore	480-487-3180	Cedar Park, TX		Responded
Crystal Roofing & Construction LLC	04/23/2021 09:13 AM CDT	Benny Devassykutty	469-422-8945	Lewisville, TX		
Cubit Contracting, LLC	04/23/2021 12:24 PM CDT	Nick Johnson	361-434-3099	Corpus Christi, TX		
DH & Company	04/29/2021 11:30 PM CDT	Dara Harsh	888-447-2348 Ext. 48	Maricopa, AZ		
Dodge Data & Analytics	04/24/2021 12:48 AM CDT	Swamy K	877-903-1909	New York, NY		
Dodge Data & Analytics	04/23/2021 12:57 PM CDT	Brandi Flanagan	817-527-8232	Hot Springs, TX		
HCS Inc. Commercial General Contractor	05/08/2021 12:29 PM CDT	Simon Lucas		Waco, TX		
HCS Inc. Commercial General Contractor	05/08/2021 11:43 AM CDT	Mike Ballerino	254-829-3200	Waco, TX		Might Bid
International eProcurement, LLC	04/23/2021 12:24 PM CDT	Larry Hancock	859-335-5306	Lexington, KY		Will Submit
JAMS Contracting	04/23/2021 11:57 AM CDT	Andrew Cardenas	325-300-6526	San Angelo, TX		Responded
JG Arcoiris Painting Contractors, LLC	05/12/2021 10:44 AM CDT	Jose/adriana Gamez/campbell	512-389-3933	Austin, TX		Responded
JJ Red Commercial Roofing, LLC	05/26/2021 04:40 PM CDT	Robert Edwards	214-394-0930	Desoto, TX		Responded
Katerra Construction	05/06/2021 08:56 AM CDT	Drew Heape	972-214-8177	Carrollton, TX		
Mammoth Services LLC	04/23/2021 09:43 AM CDT	Trisha Lira	832-416-1566	Houston, TX		
Precision Reconstruction Group	05/10/2021 12:00 PM CDT	Ryan Curtis	817-819-2678	Forney, TX		Will Submit
Professional Roof Systems	05/05/2021 07:25 AM CDT	Dennis Rogers	727-288-7090	St. Petersburg, FL		
QA Roofing, Inc.	05/21/2021 11:17 AM CDT	Gini Ward	512-350-4891	Austin, TX		Responded
Roof Fix SA	04/29/2021 03:06 PM CDT	David Barcnas	956-357-4982	San Antonio, TX		
South Texas BuildCon. LLC	04/28/2021 03:19 PM CDT	Esther Rodriguez	956-212-6832	McAllen, TX		Responded
Tecta America Austin LLC	05/19/2021 12:25 PM CDT	Steve Jones	512-994-2509	Pflugerville, TX		
The Blue Book of Building & Construction	05/11/2021 10:29 AM CDT	Daedri Peters	800-431-2584	Jefferson Valley, NY		

Unity Contractor Services, Inc	05/06/2021 10:07 AM CDT	Samantha House	512-926-8065	Austin, TX	Might Bid
Virtual Builders Exchange	04/23/2021 10:50 AM CDT	Jeannette Olguin	210-564-6900 Ext. 124	San Antonio, TX	
Works in Progress	04/28/2021 08:41 AM CDT	Trip Burton	772-781-2144	Stuart, FL	

Supplier Diversity Classification Totals

PLEASE NOTE: Some firms may be classified in multiple categories, which may result in percentages being more than 100%.

African-American Business Enterprise: 4 (12%)
Asian Indian-American Business Enterprise: 1 (3%)
Hispanic-American Business Enterprise: 6 (18%)
None (not Woman- or Minority-owned): 18 (55%)
Qualified Disabled Veteran Owned: 1 (3%)
Woman-owned Business Enterprise: 5 (15%)

Section 3 Business: 4 (12%)

Contact

Customer Support: 1-866-526-0160

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**BID TABULATION
PROJECT# 2021-03
ROOFING REPLACEMENTS
PATHWAYS @ CORONADO HILLS
BID OPENING BY ELECTRONIC SUBMISSION
MAY 28, 2021 BY 5:00 PM**

CONTRACTOR	BID BOND	BASE BID ROOFING ALL BLDGS	ROOFING PER SQFT	DECKING REPLACEMENT PER ½ SHEET	DEDUCTIVE ALTERNATE GARAGE	DAYS TO COMPLETE ----- ADDENDA
BR GENERAL CONTRACTORS, LLC	YES	\$192,406.64	\$306.38	\$89.00	\$1,855.00	40 CALENDAR DAYS ----- YES
CROSS COUNTRY ROOFING, LLC	YES	\$198,250.00	\$3.58	\$120.00	\$3,000.00	30 CALENDAR DAYS ----- YES
JAMS CONTRACTING	N/A	NO ATTACHMENTS ON BID SUBMISSION	N/A	N/A	N/A	N/A
JG ARCOIRIS PAINTING CONTRACTORS, LLC	YES	\$289,957.00	\$4.76	\$150.00	\$2,254.33	119 CALENDAR DAYS ----- YES
QA ROOFING, INC.	YES	\$155,335.00	\$3.35	\$65.00	\$1,652.50	40 CALENDAR DAYS ----- YES
SOUTH TEXAS BUILDCON, LLC	YES	\$195,360.00	\$4.06	\$3.00	\$193,140.00	150 CALENDAR DAYS ----- YES
JJ RED COMMERCIAL ROOFING, LLC	YES	\$145,200.00	\$3.85	\$115.70	\$1,940.00	30 CALENDAR DAYS ----- YES

- **AWARD OF CONTRACT:** Bids were submitted electronically opened and recorded by James Teasdale, Planning & Development Director, and Christina Huerta, Modernization Specialist.
- A Low Bid was received from *JJ Red Commercial Roofing, LLC*, however, firm made error on bid amount, disqualified for non-responsible bid and they are NOT RECOMMENDED.
- The 2nd lowest bidder, *QA Roofing, Inc.* was determined to be responsive – Bid Proposal, Non-Collusive Affidavit, Representations, Certifications, and Other Statements of Bidders, Certification of Bidder Regarding Equal Employment Opportunity, and Contractor's Qualification Statement, Section 3 Certification were complete & executed, as required.
- Reference verifications for QA Roofing, Inc., were performed, with all positive results.

REFERENCE VERIFICATION:

COMPANY: QA Roofing, Inc.

PROJECT: **#2021-03- Pathways @ Coronado Hills Roofing, Under R4R-2021**

Source:

1. Austin Independent School District-Phone: 512-962-2010

Contact: Mr. Robert Ross - Amount of Contracts \$2 Million in over 7 years+ -

Comments: QA Roofing, Inc. has worked on all types of roof including low slope (flat), shingles, and metal. In the 7+ years they have been involved in about \$2M of replacement and repair to AISD Roofs. Projects were completed on time and in budget. First project under my management was in 2017 at Kiker Elementary School. No issues with administrative responsibilities. Change orders were fairly priced and always willing to negotiate. Contractor team was experienced, had adequate crew size, and provided good quality workmanship. Contractor carried appropriate insurances and bonded job, as required. No issues with full warranty or need for them to come back during first year of projects. Would work with QA Roofing, Inc., again. We currently have 2 projects with them. QA Roofing, Inc. is well organized and responsive.

2. Athena Construction Group-Lanham Federal Building 6th Floor Roof - Phone: 210-568-5719

Contact: Mr. Cristian Burceag - Amount of Contract - \$567,645.00

Comments: QA Roofing, Inc. has worked on several projects with Athena as a subcontractor. This particular contract was first one working with them as a project manager. Project was completed on time and in budget. No issues with administrative responsibilities such as certified payrolls, billing and construction schedules. There on was owner requested change order on the project that was fairly priced. The work crew was good size and provided good quality work. QA provided proper insurance and bonds on project. No issues on warranty calls, as project just completed. We would definitely work QA, Roofing, Inc. again.