

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, May 19, 2022
12:00 PM**

**HACA Central Office, 1124 S. Interstate Highway 35
Austin, TX**

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

**TO BE HELD AT
HACA Central Office, 1124 S. Interstate Highway 35
Austin, TX
(512.477.4488)**

**Thursday, May 19, 2022
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Public 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:

The proposed Pathways at Rosewood Courts re-development

Citywide Advisory Board Update

CONSENT AGENDA

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

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on April 21, 2022

ACTION ITEMS

2. Presentation, Discussion, and Possible Action regarding Resolution No. 02747 Request for Approval to submit the fiscal year 2021/2022 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development
3. Presentation, Discussion, and Possible Action regarding Resolution No. 02748: Approval of Revised payment standards for the Housing Choice Voucher program
4. Presentation, Discussion, and Possible Action regarding Resolution No. 02749: Roofing Replacements for Pathways at Gaston Place and Pathways at Georgian Manor
5. Presentation, Discussion, and Possible Action regarding Resolution No. 02750: Roofing Replacements for Pathways at Santa Rita Courts and Pathways at Booker T. Washington Terraces
6. Presentation, Discussion, and Possible Action on Resolution No. 02751 By the Board of

Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Pathways at Goodrich Place (the “Development”) in Austin, Texas: (i) enter into an amendment to the ground lease between the Authority and the owner of the Development; and (ii) such other actions necessary or convenient to carry out this Resolution

7. Presentation, Discussion, and Possible Action on Resolution No. 02752 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to 620 Canyon Creek (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
8. Presentation, Discussion, and Possible Action on Resolution No. 02753 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Griffis Southpark (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
9. Presentation, Discussion, and Possible Action on Resolution No. 02754 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Davenport Place (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

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
RENTAL ASSISTANCE DEMONSTRATION

MEETING DATE: May 19, 2022

STAFF CONTACT: Ann Gass, Director of Strategic Housing Initiatives

ITEM TITLE: The proposed Pathways at Rosewood Courts re-development

BUDGETED ITEM: N/A

TOTAL COST: N/A

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: May 19, 2022

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 April 21, 2022

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 April 21, 2022.

ATTACHMENTS:

- ▣ **20220421 HACA Minutes Summary**

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

April 21, 2022

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 1:00 P.M. ON THURSDAY, APRIL 21, 2022, AND WAS HELD AT THE PATHWAYS AT CHALMERS COURTS EAST, 1700 E. 3RD ST, AUSTIN, TX 78702

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Chairman called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of April 21, 2022, to order at 2:15 p.m. The meeting was held at the Pathways at Chalmers Courts East, 1700 E. 3rd St, Austin, TX 78702

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

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

MEMBER(S) ABSENT:

Chuck Bailey, Vice-Chairperson

ALSO IN ATTENDANCE:

Wilson Stoker, Cokinos Law Firm
Bill Walter, Coats Rose Law Firm

STAFF PRESENT ON THE CALL:

Andrea Galloway, Ann Gass, Barbara Jackson, Borami Lee, Catherine Crago, Daniel Ruiz, Ken Bodden, Leilani Lim-Villegas, Lisa Garcia, Michael Cummings, Michael Gerber, Murphy Roland, Nidia Hiroms, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

Chairperson Richie acknowledge the following individuals responsible for the planning, construction, management and oversight of Pathways at Chalmers Courts East:

Will Henderson, Ben Smith, and Paul Martinez with Carleton Companies

Matt Beaton, Nelson Architects

TOUR OF PROPERTY

Ann Gass, HACA Director of Strategic Housing Initiatives, conducted a tour of the Pathways at Chalmers Courts East property for the Commissioners and interested parties.

PRESENTATION OF PROPERTY AND INTRODUCTION TO STAFF

DeMarlon Nixon, Chalmers Manager, introduced his staff: **Alynn Casanova**, Assistant Manager, **Evelyn Cruz**, Leasing Agent, and **Raul Marquez**, Maintenance

Hank Moreno, HACA Security Coordinator, introduced himself and explained that his role is to keep the residents, properties, and management safe. He is looking into different programs to implement at HACA properties.

PUBLIC COMMUNICATION - (3 minute time limit)

Public communication was opened during each item on the agenda. No one provided any communication during any of the items.

CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia, CWAB President, reported that the April CWAB Meeting was held virtually on Tuesday, April 12, 2022. •**Michael Gerber**, HACA President & CEO, shared that Lupe Garcia will host the Women's Conference on July 1st. He also shared that the next HACA Board Meeting will be April 21st at Chalmers East. •**Sylvia Blanco**, HACA Chief Operating Officer, announced that several property wait lists are now open. Some properties are undergoing HUD inspections as well. •**Elizabeth Barnes** with Central Texas Food Bank mentioned services and resources available to HACA residents. •**Summer Prentiss** with Central Texas Food Bank shared the summer youth food schedule and HACA property locations. •**Domonica Ivory Foster** with Austin Area Urban League (AAUL) stated Tech Academy classes start in May. •**Leilani Lim-Villegas**, HACA Sr. Director of Community Development, announced the community rooms are

currently opened, however residents and partners need to reserve the space with staff. •**Barbara Jackson**, HACA Family Opportunity Program Design Director, provided youth program updates. •**Murphy Roland**, HACA Workforce Development Manager, provided Workforce Development, i-DADS and i-MOMS updates. •**Catherine Crago**, HACA Head of Strategic Initiatives, shared information regarding Austin Public Library loaner devices. •**Daniel Ruiz**, HACA Jobs Plus Career Coach, spoke on the Rosewood homeownership program. •**Kendra Ester**, Santa Rita resident is the new CWAB Secretary.

Agenda items presented out of order

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 March 24, 2022

2nd Vice-Chairperson Apostolou moved the Approval of the Board Minutes Summary for the Board Meeting held on March 24, 2022. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Presentation, Discussion, and Possible Action on Resolution No. 02746 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to The Aspect (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 L & M Development partners, to purchase a 308 unit multi-family rental property called The Aspect Apartments. The development is located at 4900 East Oltorf, Austin, Texas 78741, in the rapidly gentrifying Riverside and Oltorf corridor. This would be the second asset partnering with L & M Development Partners. AAHC has several assets in the area including Lexington Hills and Montecito Apartments.

Founded in 1984, L & M is a full service real estate development firm which develops, invests, constructs, and manages properties in many parts of the country. Currently ranked #17 on the Affordable Housing Finance’s Top 50 Developers list nationwide, L & M is responsible for approximately \$10 billion in development and investment, and has acquired, built, or preserved nearly 35,000 units. AAHC is working with Eben Ellertson, Head of Fund Management and Amanda Ryzowy.

The Aspect Apartments were built in 2001 and sits on 15.96 acres. Some of the property amenities include a resort style swimming pool with lounge seating and an outdoor kitchen, an enclosed pet park and pet washing station, large fitness area, controlled access gating and carports. The property feeds into Linder Elementary School, Martin Middle School and Travis High School. The property’s location provides fantastic access to downtown, retail shops, grocery stores and public transportation. Below is a breakdown of the many variations of unit sizes. The property is currently 99% occupied and rents currently range from \$1,308 for a 1 bedroom to \$2,206 for a 3 bedroom. The units will provide opportunities for families to find an affordable place to live.

The purchase price for the Aspect Apartments is \$87,000,000. L & M will be investing approximately \$25,000,000 as a down payment. In addition, \$2,100,000.00 for future capital needs. Bellwether Enterprise Mortgage Company will provide a Freddie Mac affordable loan with a not to exceed \$65,000,000 at a rate of approximately 3.92%. A current lease audit is underway to determine the initial number of units already qualified at or below 80% AMI. AAHC and L & M are committed to providing 10% of the affordable units at 60% AMI and leasing units to qualified voucher holders. The property will be managed by Apartment Management Professionals. L & M has agreed to use the name “Bridge at” for naming the property once closed.

Commissioner Duncan-Hall moved the Approval of Resolution No. 02746 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to The Aspect (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. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

OVERVIEW OF AUSTIN AFFORDABLE HOUSING CORPORATION (AAHC) RESIDENT SERVICES

Rex Jones and **Joanie Frieden** of Apartment Management Professionals (AMP) were introduced and spoke about the AMP partnership with HACA and gave an update on the 25 AAHC communities that AMP currently manages.

Ron Kowal, Vice President of AAHC and **Suzanne Schwertner**, AAHC Director of Development, provided an overview of new social services at new AAHC construction properties. Some of the services include book clubs, career counseling, credit counseling, financial planning and tax preparation.

OVERVIEW OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN RESIDENT SERVICES

Leilani Lim-Villegas, HACA Sr. Director of Community Development, **Barbara Jackson**, HACA Family Opportunity Program Design Director, **Borami Lee**, HACA Program Manager of Health & Wellness, **Daniel Ruiz**, HACA Jobs Plus Career Coach, **Murphy Roland**, HACA Workforce Development Manager, and **Catherine Crago**, HACA Head of Strategic Initiatives provided an overview of HACA resident services/programs available to all HACA residents.

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Presentation, Discussion, and Possible Action on Resolution No. 02746 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to The Aspect (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

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Commissioner Duncan-Hall moved the Approval of Resolution No. 02746 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to The Aspect (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. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

REPORTS

The Board accepts the following reports from the President:

Mike Gerber, HACA President & CEO reported:

- Invited all of the Commissioners to the HACA Staff Luncheon on Friday, April 29th at Bouldin Acres.
- Mr. Gerber polled the Commissioners on a good date for the Grand Opening of Pathways at Chalmers Courts. The date of Friday, May 20th worked for most Commissioners.

Commissioner Duncan-Hall moved to adjourn the meeting. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

The meeting adjourned at 5:00 p.m.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02747

ASSISTED HOUSING ITEM NO. 2.

MEETING DATE: May 19, 2022

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02747 Approval to submit the Fiscal Year 2021/2022 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve the submission of the Section 8 Management Assessment Program (SEMAP) Certification to the Department of Housing and Urban Development (HUD) for the period from April 1, 2021 to March 31, 2022.

SUMMARY

Background:

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

In order to receive a deconcentration bonus, worth up to 4 percentage points, the following rules apply.

- 1) 50% or more of HCV families with children would need to reside in low poverty census tracts in the PHA's principal operating area; or
- 2) For HCV families with children who moved, the percent that moved to low poverty census tracts would need to be two percentage points higher than the percent of all HCV families with children residing in low poverty census tracts at the end of the last completed PHA Fiscal year; or
- 3) The percent of families with children who moved during the last two fiscal years is two percentage points higher than the percent of families with children in low poverty census tracts at the end of FY2021.

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

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

Management Center.

Process:

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

For this fiscal year's Deconcentration Bonus point analysis, HACA used data from the 2020 American Community Survey with a 12.51% poverty rate.

Data analysis shows that the percentage of families with children that live in a low poverty census tract the last day of the 2021-2022 fiscal year was 59% and the percent of families that moved to low poverty census tracts was 51%. HACA qualifies for the deconcentration bonus points under #1 and #3 of the deconcentration bonus indicator.

The SEMAP Certification, Attachment 1, summarizes the results of this SEMAP assessment. Attachment 2 provides the data for the deconcentration bonus indicator for the 2021/2022 Fiscal Year.

Based on the review, HACA scored a 104%, which denotes a high performer designation.

Staff Recommendation:

Staff recommends that the Board approve the submittal of the SEMAP Certification to HUD for the 2021/2022 Fiscal Year with a score of 104%.

ATTACHMENTS:

- ▣ **Attachment 1 SEMAP Certification form HUD-52648**
- ▣ **Attachment 2 Deconcentration map 2022**

RESOLUTION NO. 02747

**Approval to submit FY 2021-2022 Section 8 Management Assessment Program (SEMAP)
Certification to
the U.S. Department of Housing and Urban Development**

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

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

WHEREAS, the Housing Authority of the City of Austin has completed the SEMAP certification for each indicator listed on form HUD-52648 for the period from April 1, 2021 through March 31, 2022; and

WHEREAS, the results of the SEMAP Certification review indicates that the Housing Authority of the City of Austin has a 104% SEMAP assessment score for the 2021/2022 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin's Board of Commissioners approve to submit the Housing Authority of the City of Austin's SEMAP (Section 8 Management Assessment Program) Certification for the Fiscal Year 2021/2022.

PASSED, APPROVED, AND ADOPTED this 19th day of May 2022.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Section 8 Management Assessment Program (SEMAP) Certification

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

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

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

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

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

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

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

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☐ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☐ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☐ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☐ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☐ At least 98% of cases sampled ☐ Less than 98% of cases sampled

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

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR _____	1-BR FMR _____	2-BR FMR _____	3-BR FMR _____	4-BR FMR _____
PS _____	PS _____	PS _____	PS _____	PS _____

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

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

PHA Response Yes ☐ No ☐

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

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

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

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

b. Number of FSS families currently enrolled

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

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

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

Applies only to PHAs required to administer an FSS program .

Check here if not applicable ☐

PHA Response

Yes ☐

No ☐

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

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

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

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

or

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

PHA Response

Yes ☐

No ☐

If yes, attach completed deconcentration bonus indicator addendum.

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

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

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

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

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

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

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

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

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes ☐ No ☐

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

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

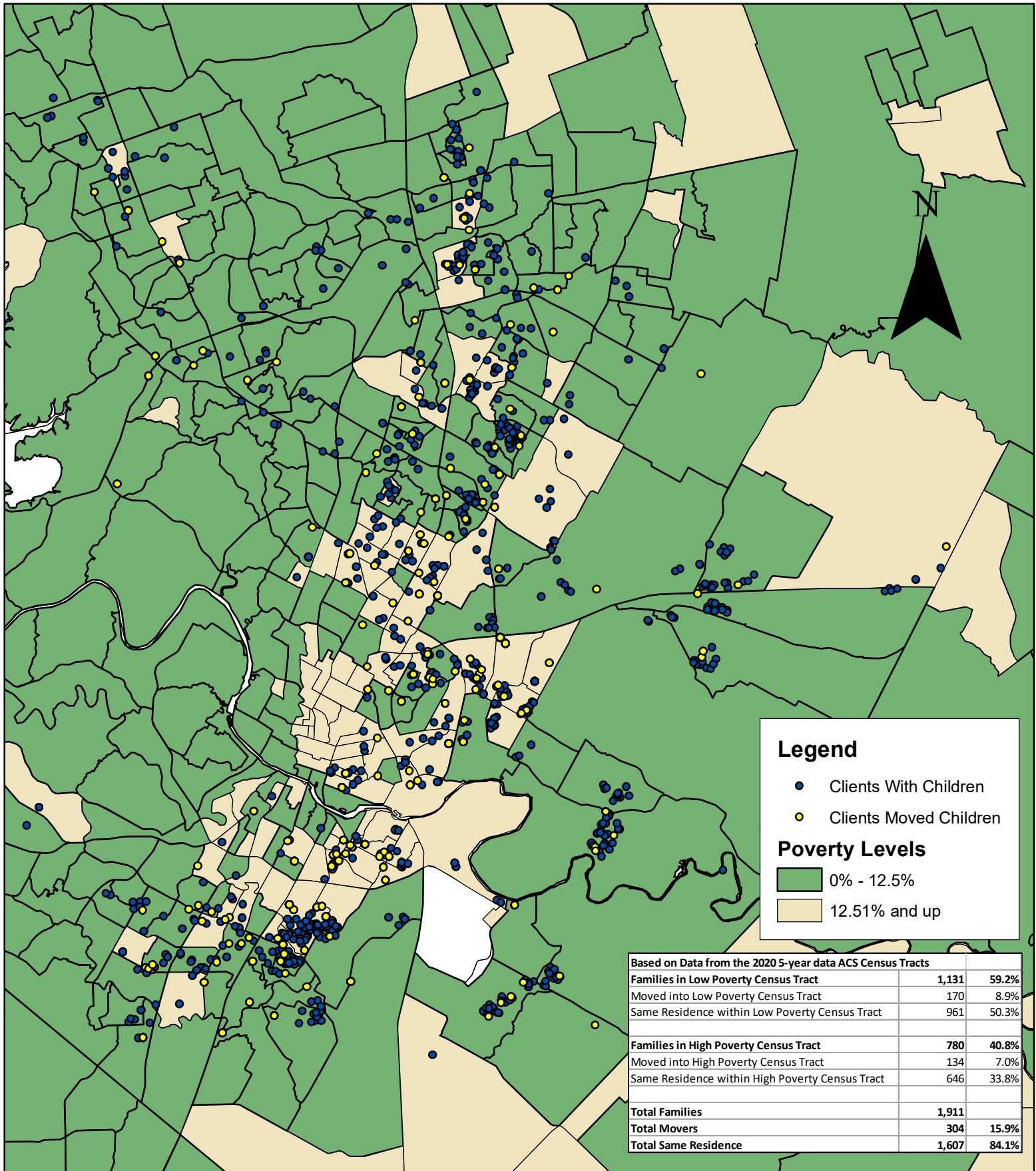
See instructions above concerning bonus points for State and regional PHAs.



Housing Authority of the City of Austin

Assisted Housing

Deconcentration Results 2022



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02749

PLANNING AND DEVELOPMENT

ITEM NO. 4.

MEETING DATE: May 19, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02749: Roofing Replacements for Pathways at Gaston Place and Pathways at Georgian Manor

BUDGETED ITEM: Yes

TOTAL COST: \$236,045.00

ACTION

The Board is being asked to approve a contract for Roofing Replacements at Pathways at Gaston Place and Pathways at Georgian Manor.

SUMMARY

Background:

The winter season of early 2021 produced significant hailstorms that damaged the majority of HACA's apartment communities in the LIH portfolio. 11 of 16 properties incurred hail impact damages that qualified for claims with our insurance carrier, to replace their existing shingle roofing. This project will only address shingle roofing and not any TPO (thermal plastic overlay) roof areas, which did not incur damages due to the resilient nature of that type of roofing. Two sites, Manchaca II and Coronado Hills, have already had this work completed over the past year. Now, in a 2nd phase, the Planning & Development Dept. will address another four large sites, Santa Rita Courts, Booker T. Washington Terraces, Gaston Place, and Georgian Manor. The remaining sites of Meadowbrook, Bouldin Oaks, Thurmond Heights, and Manchaca Village will make up the final 3rd phase, planned for later this year. For all sites, P&D worked with an architectural firm to produce the plan-sets and specifications needed to publicly advertise and solicit bids for the project, utilizing the online Housing Agency Marketplace procurement system. The scope of work for all sites is relatively identical, with full demo/removal of all damaged roofing down to the decking, and new shingle roofing systems installed back, utilizing HACA's standard requirements for such work. Underlying needs for decking replacements, fascia repairs, flashing, and other typically related work will be completed on a Unit Pricing basis, as captured in the bid forms. The work at each site will address all damaged buildings of each property, as warranted, and includes:

Gaston Place-The three story residential building, management office/community building in the amount of \$110,993.00.

Georgian Manor-All thirty-eight (38) residential buildings, management/community office building, storage building and a mail kiosk in the amount of \$125,052.00.

HACA LIH DEVELOPMENTS IN PH II HAIL DAMAGED ROOFING REPLACEMENTS						
DEVELOPMENT	RPCA	# of	HACA	BIDS RECEIVED	R4R	CONTRIBUTIVE
	REPLACEMENT YEAR	sq's?	ESTIMATES OF COST	04/28/2022 LOWEST/QUALIFIED	RESERVE BUDGET	INS PROCEEDS
Gaston	2031	254	150,000	Cordo-110,993	300,000	75,311+
Georgian Manor	2031	955	200,000	Cordo-125,052	240,040	146,660+
		1209	350,000	236,045.00	540,040	221,971+

Process:

An Invitation for Bid was advertised in The *Austin American Statesman* on Monday, March 28, 2022 and again on Monday, April 4, 2022, and faxed Monday, April 4, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Forty-One (41) Project Manuals were distributed and Ten (10) Bid Proposals were submitted. Bids were received electronically on April 28, 2022 by 5:00 p.m., local time.

Staff Recommendation:

Of the ten (10) submitted bid proposals, Cordova Construction Company, Inc. was the lowest qualified bidder. Based on the satisfactory reference verification, staff recommends award of contract to Cordova Construction Company, Inc.

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

ATTACHMENTS:

- ▢ **Bid Process/Summary of Bids**

RESOLUTION NO. 02749

APPROVING THE AWARD OF CONTRACT FOR ROOFING REPLACEMENTS FOR PATHWAYS AT GASTON PLACE AND PATHWAYS AT GEORGIAN MANOR

WHEREAS, On April 28, 2022, the Housing Authority of the City of Austin received bid submissions electronically for Roofing Replacements for Pathways at Gaston Place and Pathways at Georgian Manor; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by Cordova Construction Company, Inc. be accepted as the most responsible and responsive bid in the amount of \$236,045.00; and

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

PASSED, APPROVED AND ADOPTED this 19th day of May 2022.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

BID PROCESS: An Invitation for Bid was advertised in The *Austin American Statesman* on Monday, March 28, 2022 and again on Monday, April 4, 2022, and faxed Monday, April 4, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Forty-One (41) Project Manuals were distributed and Ten (10) Bid Proposals were submitted. Bids were received electronically on April 28, 2022 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

- **AWARD OF CONTRACT:** Bids were submitted electronically opened and recorded by James Teasdale, Planning & Development Director, and Christina Huerta, Modernization Specialist.
- The low bidder for Pathways at Gaston Place and Pathways at Georgian Manor, *Cordova Construction Company, 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 Cordova Construction Company, Inc., were performed, with all positive results.



Vendors Who Have Downloaded Solicitation #: HACA Project #2022-08 - Roofing Replacements @ Multiple (4) HACA Properties

Total # of companies: 38
Total # of individuals: 41

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](#)

<u>Company</u>	<u>Date/Time Downloaded</u>	<u>Contact Name</u>	<u>Phone</u>	<u>City, State</u>	<u>MWBE Status</u>	<u>Submission Status</u>
360 TXC, LLC	03/28/2022 10:18 AM CDT	Tony Lester	512-229-6440	Austin, TX	Woman-owned Business Enterprise African-American Business Enterprise	
AA National Roofing	04/06/2022 11:06 AM CDT	Jaime Gonzalez	254-379-4339	Elm Mott, TX	Hispanic-American Business Enterprise	
ABSOLUTE ROOFING & CONSTRUCTION LLC	04/04/2022 10:29 AM CDT	Jim Burress	501-392-2363	Searcy, AR	Woman-owned Business Enterprise	
Absolute Roofing and Construction	04/06/2022 12:56 PM CDT	Philip Pratt	501-530-5507	Searcy, AR	Woman-owned Business Enterprise	Will Submit
ADVANTAGE USAA INC	03/29/2022 03:58 PM CDT	Victor Escobedo	830-885-2950	Spring Branch, TX	Woman-owned Business Enterprise	
Agility Restoration	04/07/2022 02:20 PM CDT	Chris Nagy	720-812-7606	Addison, TX		Responded
Alto Vista Roofing	04/05/2022 09:18 AM CDT	Salomon Maron	210-837-5501	Dallas, TX		
BR General Contractors LLC	03/30/2022 12:40 PM CDT	Alma Hocker	201-504-4630	New Braunfels, TX	Woman-owned Business Enterprise	Responded
Canalco	03/28/2022 08:19 AM CDT	Ernesto Sandoval	346-270-0592	Houston, TX	Hispanic-American Business Enterprise	
CMD Group	05/02/2022 04:57 PM CDT	Angel Lazaga	323-602-5079	Norcross, GA		N/A
constructconnect	03/29/2022 11:30 AM CDT	Sara Hutchison	800-364-2059 Ext. 7069	Cincinnati, OH		
Contractors Plus Roofing & Construction	03/28/2022 05:02 PM CDT	Tiffany Simmons	972-339-8866	Dallas, TX	Woman-owned Business Enterprise African-American Business Enterprise	Will Submit
Cordova Construction Company, Inc.	04/26/2022 11:39 AM CDT	Billy Cordova	936-564-0485 Ext. 28	Nacogdoches, TX	Hispanic-American Business Enterprise	Responded
Cordova Construction Company, Inc.	04/05/2022 10:38 AM CDT	Christina Manis	936-564-0485	Nacogdoches, TX	Hispanic-American Business Enterprise	Will Submit
Crystal Roofing LLC	03/30/2022 02:47 PM CDT	Benny Devassykuty	469-422-8945	Lewisville, TX	Asian Indian-American Business Enterprise	Responded
DH & Company	03/30/2022 12:57 AM CDT	Dara Harsh	888-447-2348 Ext. 48	Maricopa, AZ		
Dodge Data and Analytics	04/01/2022 10:27 AM CDT	Brandi Flanagan	817-527-8232	Jefferson Hills, PA		
Dodge Data and Analytics	03/30/2022 02:01 PM CDT	Brandi Flanagan	817-527-8232	Grand Prairie, TX		
FIDUS Construction Services	03/31/2022 10:42 AM CDT	Jay Piersall	512-277-9935	Austin, TX		No Bid

Galaxy Building Services, Inc.	03/28/2022 09:14 AM CDT	Jonah Mandli	214-693-3471	Mesquite, TX	Asian Indian-American Business Enterprise	Will Submit
Gateway Contractors	03/28/2022 08:08 AM CDT	Max Whitemyer		Fort Worth, TX	African-American Business Enterprise	
Gateway Contractors	03/28/2022 08:13 AM CDT	Doneric Norwood	806-584-6145	Fort Worth, TX	African-American Business Enterprise	
GEOFILL MATERIAL TECHNOLOGY	04/13/2022 09:02 AM CDT	Jan Puente	210-599-3100	Schertz, TX		
Integrated Marketing Systems	03/29/2022 05:44 AM CDT	Brannon Cody	858-490-8800	San Diego, CA		
JAMS Contracting	03/28/2022 10:21 AM CDT	Andrew Cardenas	325-300-6526	San Angelo, TX	Hispanic-American Business Enterprise	
JG Arcoiris Painting Contractors, LLC	03/30/2022 10:53 AM CDT	Jose/adriana Gamez/campbell	512-389-3933	Austin, TX	Hispanic-American Business Enterprise	Will Submit
JJJ make readys LLC	03/28/2022 08:58 AM CDT	Jesse Rivera	512-466-7062	Austin, TX	Hispanic-American Business Enterprise	
LCPTracker, Inc.	04/13/2022 11:46 AM CDT	Wendy Romero		Orange, CA		No Bid
Momentum Capital	04/06/2022 11:35 AM CDT	Pablo Ramirez	512-910-9720	Kyle, TX	Hispanic-American Business Enterprise	Will Submit
One Ply Roofing Co.	04/18/2022 03:08 PM CDT	David Barcenas	210-685-4033	San Antonio, TX	Hispanic-American Business Enterprise	
Precision Reconstruction Group	03/28/2022 09:13 AM CDT	Ryan Curtis	817-819-2678	Forney, TX	Woman-owned Business Enterprise	Will Submit
Premier Plus	04/12/2022 09:50 AM CDT	Matt Kinley		Georgetown,, TX		Will Submit
Premier Plus	03/31/2022 01:16 PM CDT	Josey Swanson	319-393-1020	Georgetown,, TX		Responded
QA Roofing, Inc.	03/28/2022 09:37 AM CDT	Gini Ward	512-350-4891	Austin, TX		Responded
Roof Royal	04/20/2022 12:53 PM CDT	Jesse Grimaldo	512-786-9051	Hutto, TX	Woman-owned Business Enterprise	Will Submit
RYCARS CONSTRUCTION, LLC	04/06/2022 03:11 PM CDT	Arielle Burks	504-305-5309	New Orleans, LA	African-American Business Enterprise	Responded
Soderburg Roofing and Contracting	04/11/2022 05:29 PM CDT	Jack Spencer	970-818-8223	Fort Collins, CO		Will Submit
Unity Contractor Services, Inc	03/29/2022 02:27 PM CDT	Samantha House	512-926-8065	Austin, TX	African-American Business Enterprise	Responded
Universal Coatings Inc.	04/04/2022 10:51 AM CDT	Kim Nulick	559-233-6300	Fresno, CA		
Vincent's Roofing, Inc.	03/29/2022 01:58 PM CDT	Theresa Chovanec	979-247-4587 Ext. 114	La Grange, TX	Hispanic-American Business Enterprise	
Virtual Builders Exchange	03/29/2022 03:58 PM CDT	Jeannette Olguin	210-564-6900 Ext. 124	San Antonio, TX		

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: 6 (15%)
Asian Indian-American Business Enterprise: 2 (5%)
Hispanic-American Business Enterprise: 10 (24%)
None (not Woman- or Minority-owned): 17 (41%)
Woman-owned Business Enterprise: 8 (20%)

Section 3 Business: 5 (12%)

Contact

Customer Support: 1-866-526-9266

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BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

AGILITY RESTORATION, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 470,347.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 13,609.44	\$ 9,081.68	N/A	N/A	NO	28	176
YES	\$ 186,354.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 5,896.80	\$ 492.18	\$ 35.87	N/A	NO	13	176
YES	\$ 175,108.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 17.49	\$ 13.09	N/A	\$ 35.87	NO	15	176
YES	\$ 1,909,083.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 16,745.40	\$ 2,706.99	N/A	N/A	NO	120	176
CORDOVA CONSTRUCTION COMPANY, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 294,890.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	N/A	N/A	YES	31	180
YES	\$ 1,209,084.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	\$ 25.00	N/A	YES	125	180
YES	\$ 110,993.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 35.00	\$ 125.00	\$ 4.00	\$ 25.00	YES	12	180
YES	\$ 125,052.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	\$ 25.00	N/A	YES	13	180

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

CRYSTAL ROOFING, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 263,750.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	N/A	N/A	YES	30	120
YES	\$ 640,513.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	\$ 3.00	N/A	YES	90	120
YES	\$ 120,510.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 58.00	\$ 35.00	\$ 1.75	\$ 3.00	YES	10	120
YES	\$ 267,449.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	\$ 3.00	N/A	YES	30	120
PRECISION RECONSTRUCTION GROUP											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 244,138.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	N/A	N/A	YES	30	90
YES	\$ 593,431.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	\$ 4.00	N/A	YES	60	90
YES	\$ 143,460.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 24.30	\$ 6.20	\$ 2.00	\$ 4.00	YES	30	90
YES	\$ 259,340.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	\$ 4.80	N/A	YES	30	90

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

PREMIER PLUS											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 327,009.38	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 1.81	N/A	N/A	YES	20	108
YES	\$ 880,126.50	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 1.81	\$ 11.17	N/A	YES	55	108
YES	\$ 109,828.63	\$ 1,698,304.25	\$ 51.52	\$ 6.49	\$ 8.57	\$ 4.57	\$ 1.81	\$ 11.17	YES	10	108
YES	\$ 381,339.75	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 4.57	\$ 1.81	N/A	YES	23	108
QA ROOFING, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 415,805.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 21,720.00	\$ 20,625.00	N/A	N/A	YES	75	N/A
YES	\$ 1,199,355.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 45,370.00	\$ 61,750.00	\$ 22.50	N/A	YES	210	N/A
YES	NOT BIDDING	NOT BIDDING GASTON	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
YES	\$ 189,375.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 45,370.00	\$ 61,750.00	\$ 22.50	N/A	YES	45	N/A

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

RYCARS CONSTRUCTION, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 434,675.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 9.50	\$ 5.00	N/A	N/A	YES	90	360
YES	\$ 1,159,750.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 8.50	\$ 5.00	\$ 50.00	N/A	YES	210	360
YES	\$ 154,780.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 50.00	\$ 50.00	\$ 51.00	\$ 50.00	YES	60	360
YES	\$ 486,350.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 9.50	\$ 5.00	\$ 50.00	N/A	YES	120	360
UNITY CONTRACTOR SERVICES, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 687,000.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	N/A	N/A	YES	50	160
YES	\$ 1,973,320.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	\$ 5.75	N/A	YES	90	160
YES	\$ 245,000.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 6.50	\$ 6.90	\$ 4.85	5.75	YES	20	160
YES	\$ 288,455.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	\$ 5.75	N/A	YES	60	160

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

BR GENERAL CONTRACTORS, LLC - NO ATTACHMENTS ON BID SUBMISSION											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FIDUS CONSTRUCTION SERVICES - NO ATTACHMENTS ON BID SUBMISSION											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02748

ASSISTED HOUSING ITEM NO. 3.

MEETING DATE: May 19, 2022

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02748: Approval of Revised payment standards for the Housing Choice Voucher program

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve Resolution No. 02748, which will update the Housing Choice Voucher Program's Payment Standards.

SUMMARY

Background:

Housing Authorities must adopt Payment Standards for the Housing Choice Voucher Program between 90 and 110 percent of the currently published fair market rents (FMRs). In November 2021, the Board approved the payment standards at 105% of the published Fair Market Rents. Staff reviewed a recent Austin Multi-Family Trend report, and considering the rapidly increasing rents in Austin, staff recommendation increasing payment standards to 110% of published FMRs.

Process:

The rising Austin rental rates make it difficult for housing choice voucher families to locate affordable homes in the Austin area. In analyzing the factors outlined below, the staff recommends adjusting the payment standards to 110% of the recently published fair market rents for all bedroom sizes. Staff will continue to exercise the flexibility to approve payment standards up to 120% of the published fair market rents as a reasonable accommodation for persons with disabilities.

Staff Recommendation:

The staff's recommendation to increase payment standards to 110% of published FMRs considered the following information:

- The Austin Multi-family trend report first quarter, 2022 report indicated that rents increased 24% from January 2021 to January 2022. The 2022 average rent is \$1,659, up from \$1,333 reflected in the first

quarter of 2021.

- Increasing the payment standards to 110% of published FMRs will help families secure homes in Austin's competitive rental market.

The new payment standards, if approved, will go into effect June 1, 2022, for any new leases/HAP Contracts and effective August 1, 2022, for annual re-examinations.

ATTACHMENTS:

- ▣ **Attachment 1 Austin Trend Report 1Q2022**

RESOLUTION NO. 02748

**APPROVAL OF THE ADOPTION OF THE REVISED HOUSING CHOICE VOUCHER
PROGRAM'S PAYMENT STANDARDS**

WHEREAS, the Housing Authority of the City of Austin is responsible for adopting payment standards between 90 and 110 percent of the published fair market rents;

WHEREAS, the Housing Authority of the City of Austin strives to ensure that rental assistance provided is competitive with rents in the Austin metropolitan area and that families can locate affordable housing;

WHEREAS, based on an analysis of the Austin rental market compared to fair market rents, the Housing Authority of the City of Austin requests approval to adopt payment standards at 110% of the currently published fair market rents for all bedroom units sizes.

The proposed payment standards are as follows:

No. of bedrooms	Eff.	1 br	2 br	3br	4 br	5 br
Current FMRS	\$1,092	\$1,236	\$1,451	\$1,867	\$2,194	\$2,523
Current Payment Standards	\$1,147	\$1,298	\$1,524	\$1,960	\$2,317	\$2,665
Proposed Payment Standards	\$1,201	\$1,360	\$1,596	\$2,054	\$2,413	\$2,775

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Austin's Board of Commissioners adopts payment standards as outlined above to go into effect on June 1, 2022, for any new leases and effective August 1, 2022, for annual re-examinations.

PASSED, APPROVED, and ADOPTED this 19th day of May 2022.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

Austin Multi-Family Trend Report

First Quarter, 2022



\$825 Annually



Inside This Report

Market Conditions Summary	pg 2
Historical Rents and Occupancy	pg 3
Occupancy and Rental Rate by Class	pg 4
Occupancy and Rental Rates	pg 5
Unit Mix	pg 6

Historical and Current New Construction	pg 7
Overall Absorption	pg 8
Historical Sales Price/Unit	pg 9
Market Overall	pg 10
Job Growth	pg 11

Copyrighted Report: TC **324315**



Austin Quarterly Snapshot

Average Occupancy:	94.59%
Average Rent:	\$1,659
Average Square Feet:	864
Average \$/SF:	\$1.92
New Units Added	2,676
Average Sales Price/Unit:	\$219,973



Did You Know

The statistics in this report are based on conventional properties unless otherwise noted. For further information, all of our data can be searched on the website.

1Q22 Affordable Housing Stats:

25,138 Units – 93.4% - \$1.23psf

1Q22 Student Housing Stats:

15,053 Units – 94.14% - \$2.06psf

1Q22 Senior Housing Stats:

6,068 Units – 92.49% - \$1.57psf

Published by Apartmenttrends.com

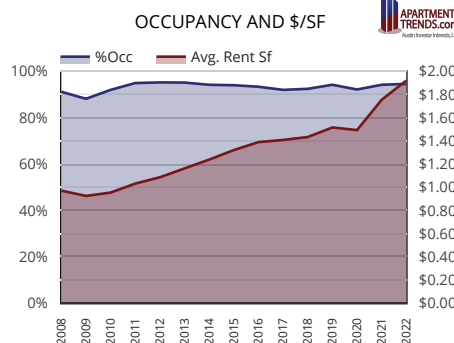
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Market Overview

Recalibrating..

Overall demand waned over the last six months, as occupancy fell .5% for the second consecutive quarter. The fourth and first quarters are historically slower, but consecutive drops of this level are rare, and haven't been seen since 2015. Is the market recalibrating to a new paradigm or perhaps returning to an old one? The last two years saw unparalleled downturns during Covid-riddled 2020, followed by a frenzied upswing in 2021, so we will wait to make a definitive decision on 2022.



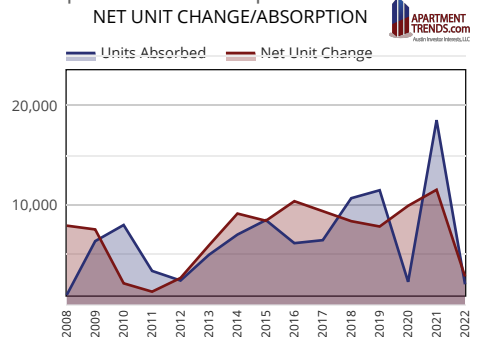
While occupancy fluctuates, rental rates abound, as does construction. There are currently over 49,800 units underway in all property types. In addition, there are 47,700+ units that have been submitted or are already approved and ready to start construction. Delays, in the form of a lengthy permitting process and labor and supply chain shortages, continue to push both starts and completions out. If expected timelines hold, over 22,000 units, in 75 properties, will start over the next six months.

The lack of affordable housing is considered a crisis by many, and has brought forth a multitude of creative rental types, including communal housing, micro units, glamping (glamorous tents) and single family rentals - although the latter is not always affordable. The demand is already present for the influx of supply coming down the pipeline if rental rates can show some flexibility.

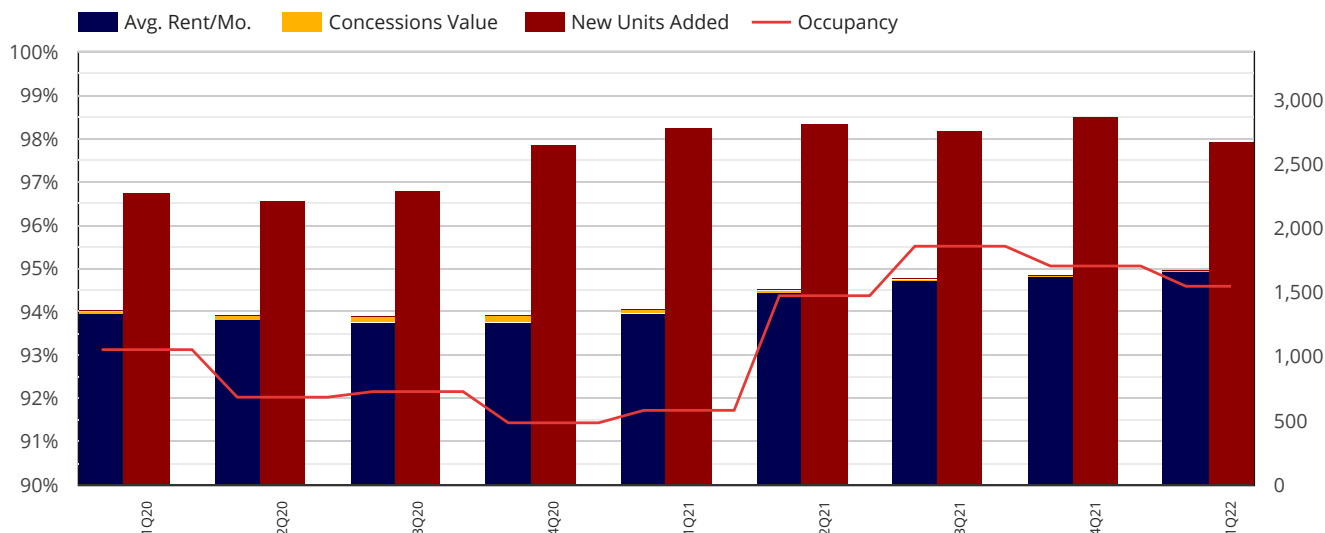
On-site managers report that tenant losses are mainly due to a lack of affordability. Some tenants relocate while most have chosen to buy homes if/when they can find one. While home sales and prices have soared, leaving inventory levels low, the continuation of this trend is precarious. ABOR reports home prices up 22% over last year, reaching an average of \$521,000. Inventories are starting to rise, but so are interest rates and inflation, pricing many out of the home market. This bodes well for the plethora of units under construction. Developers and owners can make their product even more attractive to those wishing for homeownership by incorporating some of the attractions of a single-family residence, specifically a fenced yard. Units with this amenity are highly sought after and commanding a premium. Adding communal and/or vertical gardens will nurture the needs of residents seeking to cultivate and grow.

The increased sales of both homes and rental properties has taxes on the rise. Reports show some tax assessments reflecting a potential increase of 40-50% in valuations. For properties not protected from steep tax increases, this may result in more properties going up for sale. Nearly 40% of the local apartment inventory was purchased over the last four years, and prices have risen above and beyond \$195,000/unit. The pass-through of this increased expense will further cause rents to rise.

The second and third quarters will be strong and active, with robust absorption, as the number of new completed units is expected to soar.



Historical Rents and Occupancy



	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22
Avg. Rent/Mo	\$1,335	\$1,285	\$1,266	\$1,268	\$1,333	\$1,501	\$1,594	\$1,621	\$1,659
Concessions	\$13	\$39	\$44	\$47	\$30	\$13	\$5	\$6	\$8
New Units	2,283	2,219	2,290	2,645	2,781	2,813	2,764	2,863	2,676
Occupancy	93.1%	92.0%	92.2%	91.4%	91.7%	94.4%	95.5%	95.1%	94.6%
Avg. \$/SF	\$1.55	\$1.49	\$1.47	\$1.47	\$1.54	\$1.74	\$1.85	\$1.88	\$1.92

The new year got off to a slow start in the Austin area, as occupancy declined yet again, falling .47% to reach 94.6% during the first quarter. Annual figures show an increase of 2.9% over the previous year. In contrast, effective rental rates continued to climb, rising 2.1% to reach \$1.92 psf or \$1,659/mo. Annual figures were impressive with a 24.4% gain, an increase achieved from across the board rent increases, rather than from the addition of new product.

Contrary to usual trends, areas with little to no new construction experienced the most movement among the submarkets during the quarter. Rent increases were the highest in the BAS, NC, N, NEC, CBD and E sectors, yet all, with exception to the E, reported occupancy declines between .3% and 2%.

Surprisingly, two growing counties, WMS and HAYS reflected the only drop in both occupancy and rents.

Notable occupancy increases were found in the C, SC and SW sectors. In addition, several areas with a heavy number of new unit deliveries shone during the quarter, as they absorbed more units than were delivered. These areas include CP/L, RR, and the E. Conversely, absorption was negative in some areas with few new unit additions, including the NW, NWC, N and the SM sectors.

Concessions remained fairly non-existent with exception to new product entering the market. Working toward filling their units, these properties offered an average incentive of 1/2 mo free and remain among the few that are still utilizing locators.

After budgets were completed for the year, fees were on the rise and deposits continue to diminish. In lieu of pet deposits, there is a non-refundable fee that averages \$305 per pet, along with a monthly pet rent of \$20 per pet.

Need More Information?

The Trend Report is meant to be a derivative of all of the data we collect in-house on all properties. The following are a few suggested reports when you need more than a gauge on market conditions. Our data is comprehensive, transparent and available through our interactive search on our website to allow you to specify your own criteria to gauge your own market. The following reports will likely be of great benefit on your specific market:

- Market Comparison Report
- Development Pipeline
- Comprehensive Profiles
- Historical Absorption
- And many more...

Visit our website
www.apartmenttrends.com

Austin Region Multi-Family Trend Report / 1Q22

Continued from page 3

Across the board, move-in fees continue to rise. Included within these are an application fee that averages \$67, plus an admin fee of \$162. Additional monthly fees may include a \$20 amenity fee, a \$60 bundled media fee and a \$20 package fee. Some properties are even charging an extra admin fee to cover managing the additional fees. On the amenity front, EV charging stations are being offered by many of the newer communities and are added to some of the existing properties by virtue of resident demand. Another more costly move that a few properties have chosen to make is the renovation of four- bedroom units into two- or three-bedroom floorplans. The numbers show it to be a profitable one on the revenue side, as evidenced over the latest year's rent changes per bedroom type.

Efficiencies through three bedrooms all went up above 24%, whereas four bedrooms rose only 10%. This conversion is primarily occurring in Class C assets.

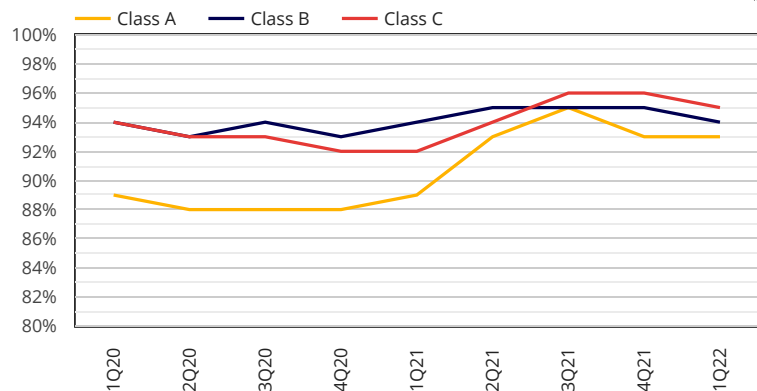
Among the classes, rents were up in Class C during the quarter, rising 3.8% to reach \$1.78 psf. Occupancy, however, was down .42% but remained an impressive 95.9%.

Class B rents averaged \$1.82 psf, reflecting an increase of .81%. Occupancy was down, falling .12% to 94.9%.

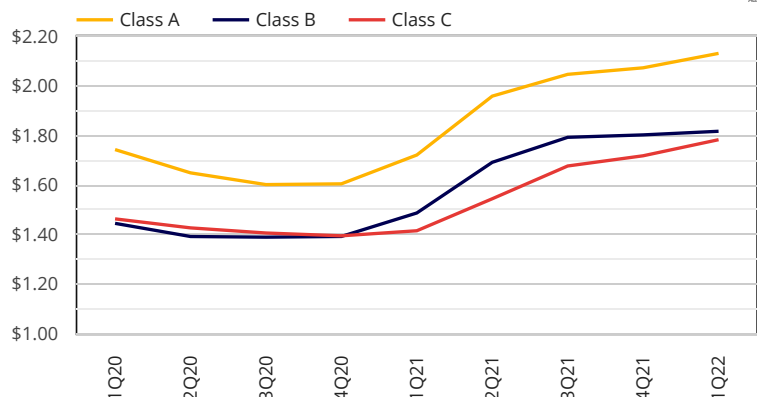
Class A rents were up 2.8%, reaching \$2.13 psf. Occupancy was down in this class as well, dropping .9% to 93%.

Continued on page 7

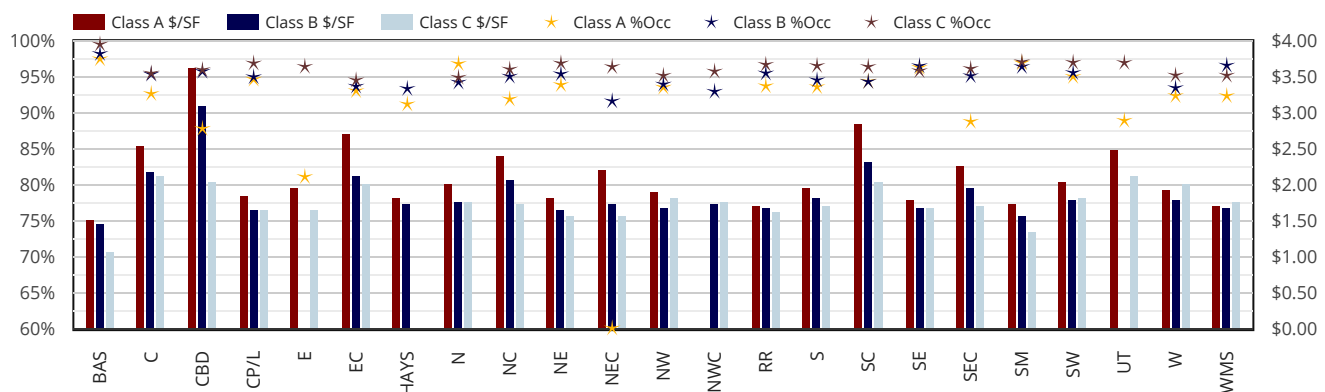
Historical Occupancy by Class



Historical Rental Rates by Class



Submarket Average \$/SF & Occupancy by Class



OCCUPANCY AND RENTAL RATES

1Q22	CLASS A		STAB CLASS A		CLASS B		CLASS C		TOTALS		QTR CHANGE		ANN CHANGE	
	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT
BAS	97.5%	\$1.54	97.5%	\$1.54	98.2%	\$1.48	99.6%	\$1.08	98.3%	\$1.42	-0.3%	2.90%	1.3%	12.70%
C	92.7%	\$2.55	95.6%	\$2.56	95.4%	\$2.19	95.5%	\$2.15	94.4%	\$2.31	1.0%	2.67%	3.9%	24.19%
CBD	87.8%	\$3.65	95.8%	\$3.56	95.8%	\$3.11	96.0%	\$2.04	91.0%	\$3.40	-2.1%	4.62%	-4.6%	22.30%
CP/L	94.7%	\$1.87	95.4%	\$1.87	95.0%	\$1.67	96.9%	\$1.67	95.0%	\$1.80	0.5%	2.86%	6.4%	23.29%
E	81.2%	\$1.98	81.2%	\$1.98	-	-	96.5%	\$1.66	87.2%	\$1.86	5.4%	5.68%	-8.1%	55.00%
EC	93.1%	\$2.71	94.9%	\$2.73	93.7%	\$2.14	94.6%	\$2.02	93.3%	\$2.60	-0.8%	2.77%	4.9%	27.45%
HAYS	91.2%	\$1.85	94.1%	\$1.84	93.4%	\$1.75	-	-	91.7%	\$1.82	-2.3%	-0.55%	3.4%	25.52%
N	96.9%	\$2.04	96.2%	\$2.04	94.3%	\$1.78	94.9%	\$1.77	95.0%	\$1.80	-0.7%	4.05%	2.4%	26.76%
NC	91.9%	\$2.42	94.7%	\$2.39	95.1%	\$2.09	96.1%	\$1.75	93.4%	\$2.21	-0.6%	3.27%	1.1%	21.43%
NE	93.9%	\$1.82	96.7%	\$1.82	95.4%	\$1.66	96.9%	\$1.59	94.9%	\$1.73	-0.8%	2.98%	2.9%	22.70%
NEC	60.1%	\$2.22	-	-	91.7%	\$1.75	96.4%	\$1.59	94.9%	\$1.63	-1.2%	6.54%	3.5%	25.38%
NW	93.6%	\$1.90	93.6%	\$1.90	94.0%	\$1.69	95.2%	\$1.84	94.6%	\$1.79	-0.7%	2.29%	1.4%	26.95%
NWC	-	-	-	-	93.0%	\$1.74	95.8%	\$1.77	95.6%	\$1.77	-0.5%	1.72%	3.7%	23.78%
RR	93.8%	\$1.72	95.1%	\$1.71	95.5%	\$1.69	96.7%	\$1.65	95.3%	\$1.69	0.6%	1.20%	1.2%	23.36%
S	93.6%	\$1.97	95.5%	\$1.98	94.6%	\$1.82	96.6%	\$1.72	94.7%	\$1.86	-0.3%	2.76%	4.1%	24.83%
SC	94.4%	\$2.86	95.1%	\$2.83	94.4%	\$2.34	96.4%	\$2.05	95.6%	\$2.35	0.6%	2.62%	3.0%	21.13%
SE	96.3%	\$1.81	96.4%	\$1.78	96.6%	\$1.71	95.9%	\$1.70	96.3%	\$1.76	-0.1%	1.73%	6.2%	27.54%
SEC	88.8%	\$2.27	93.9%	\$2.22	95.2%	\$1.98	96.2%	\$1.73	94.1%	\$1.92	-1.3%	1.05%	6.3%	23.87%
SM	96.9%	\$1.75	96.3%	\$1.69	96.4%	\$1.59	97.1%	\$1.37	96.9%	\$1.53	-0.9%	0.66%	5.3%	17.69%
SW	95.1%	\$2.06	95.2%	\$2.04	95.6%	\$1.80	97.0%	\$1.83	95.7%	\$1.90	0.3%	0.53%	3.5%	25.83%
UT	89.0%	\$2.50	94.7%	\$2.38	-	-	97.0%	\$2.13	92.0%	\$2.38	-4.0%	2.59%	4.8%	19.60%
W	92.4%	\$1.94	95.1%	\$1.93	93.5%	\$1.81	95.2%	\$2.02	93.3%	\$1.89	-0.9%	-	-2.4%	21.15%
WMS	92.4%	\$1.73	94.2%	\$1.74	96.6%	\$1.70	95.2%	\$1.79	93.9%	\$1.73	-0.9%	-1.70%	-0.6%	20.14%
TOTAL	93.0%	\$2.13	95.2%	\$2.12	94.9%	\$1.82	95.9%	\$1.78	94.6%	\$1.92	-0.5%	2.13%	2.9%	24.68%
% OF TOTAL	CLASS A		STAB CLASS A		CLASS B		CLASS C		TOTALS					
	304 PROPERTIES (33%)		229 PROPERTIES		205 PROPERTIES (22%)		408 PROPERTIES (44%)		917 PROPERTIES					
	80,768 UNITS (36%)		64,019 UNITS		61,523 UNITS (27%)		82,863 UNITS (37%)		225,154 UNITS					

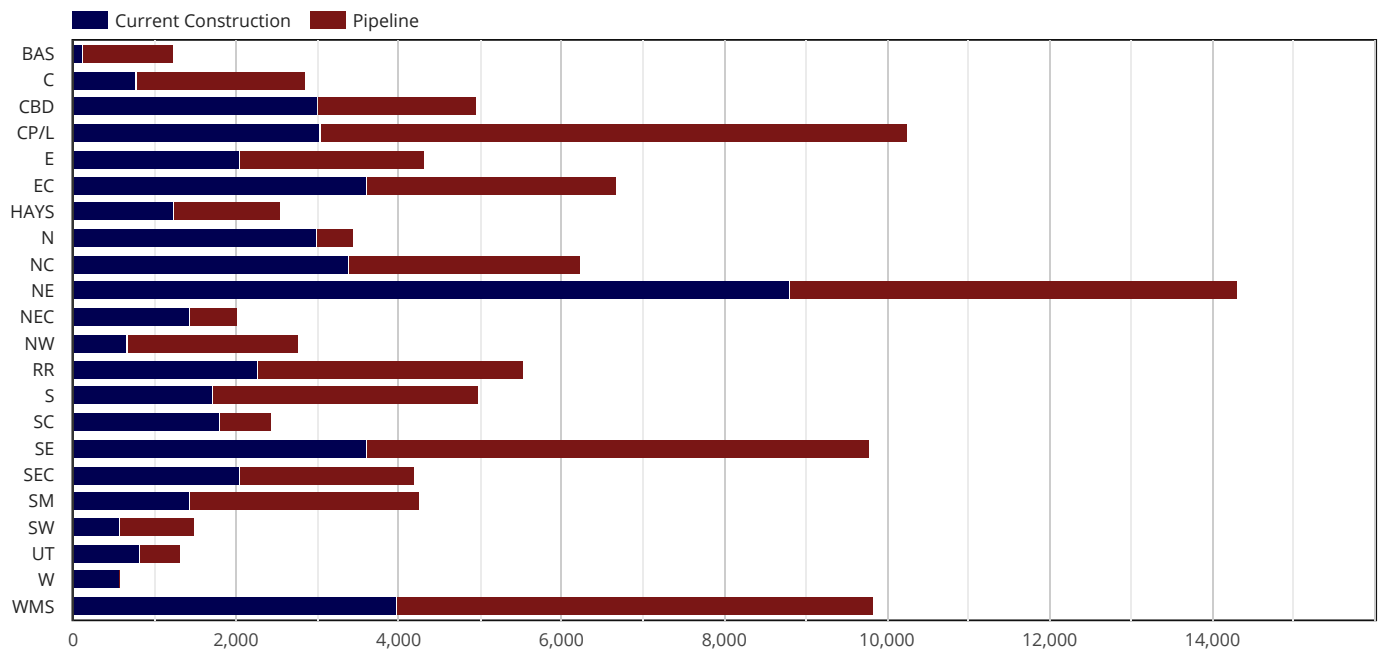
Austin Region Multi-Family Trend Report / 1Q22

UNIT MIX

1Q22	Efficiency		1 Bedroom		2 Bedrooms		3 Bedrooms		4+ Bedrooms		Overall		Concess	#
	SF	RENT	SF	RENT	SF	RENT	SF	RENT	SF	RENT	SF	RENT	Adjust	Props.
BAS	-	-	681	\$1,092	952	\$1,281	1,182	\$1,607	-	-	868	\$1,232	0.00%	8
C	497	\$1,431	698	\$1,712	1,048	\$2,184	1,334	\$2,451	-	-	798	\$1,844	0.38%	40
CBD	524	\$2,121	824	\$2,839	1,311	\$4,309	2,156	\$6,741	-	-	957	\$3,255	0.79%	23
CP/L	540	\$1,333	749	\$1,474	1,131	\$1,858	1,402	\$2,254	1,910	\$3,229	925	\$1,662	0.07%	49
E	548	\$1,209	744	\$1,489	1,086	\$1,853	1,402	\$2,838	-	-	875	\$1,626	2.20%	5
EC	451	\$1,461	728	\$1,966	1,128	\$2,623	1,534	\$3,214	-	-	800	\$2,077	0.81%	30
HAYS	570	\$1,287	714	\$1,396	1,048	\$1,786	1,293	\$2,250	-	-	873	\$1,593	0.46%	24
N	434	\$992	675	\$1,306	1,003	\$1,641	1,281	\$2,236	1,917	\$2,850	801	\$1,443	0.65%	85
NC	521	\$1,408	718	\$1,634	1,071	\$2,184	1,308	\$2,440	-	-	804	\$1,774	0.50%	38
NE	535	\$1,157	718	\$1,358	1,060	\$1,678	1,374	\$2,143	1,761	\$2,573	879	\$1,520	0.24%	71
NEC	431	\$1,076	661	\$1,134	942	\$1,431	1,187	\$1,820	1,500	\$1,650	781	\$1,269	0.21%	22
NW	483	\$1,104	729	\$1,439	1,066	\$1,762	1,392	\$2,093	1,786	\$2,427	893	\$1,595	0.36%	95
NWC	434	\$1,028	693	\$1,307	1,035	\$1,727	1,418	\$2,255	1,800	\$2,051	843	\$1,492	0.25%	24
RR	513	\$1,075	744	\$1,383	1,049	\$1,653	1,316	\$2,076	1,790	\$2,501	917	\$1,551	0.65%	49
S	479	\$1,129	708	\$1,438	1,043	\$1,766	1,370	\$2,281	1,740	\$2,703	855	\$1,590	0.38%	69
SC	468	\$1,413	712	\$1,763	1,025	\$2,168	1,555	\$4,083	1,201	\$2,386	813	\$1,909	0.66%	59
SE	491	\$1,200	698	\$1,357	1,046	\$1,680	1,268	\$1,971	1,193	\$1,945	861	\$1,513	0.33%	24
SEC	477	\$1,270	676	\$1,402	988	\$1,714	1,272	\$2,442	1,325	\$2,216	813	\$1,562	1.04%	69
SM	453	\$842	684	\$1,146	935	\$1,347	1,174	\$1,715	1,441	\$1,495	830	\$1,271	0.33%	36
SW	543	\$1,452	769	\$1,580	1,108	\$1,942	1,358	\$2,327	-	-	929	\$1,760	0.20%	38
UT	445	\$1,226	690	\$1,667	999	\$2,239	1,074	\$2,409	1,710	\$3,600	744	\$1,769	0.16%	12
W	423	\$1,099	797	\$1,665	1,205	\$2,193	1,585	\$2,734	2,169	\$2,983	1,047	\$1,983	0.15%	20
WMS	609	\$1,291	750	\$1,458	1,074	\$1,728	1,399	\$2,071	1,909	\$2,877	943	\$1,630	1.13%	28
TOTAL	489	\$1,336	718	\$1,502	1,055	\$1,846	1,367	\$2,291	1,613	\$2,468	864	\$1,659	0.49%	918
% OF TTL	8,278 Units 3.7%		125,196 Units 55.6%		80,321 Units 35.7%		10,141 Units 4.5%		1,200 Units 0.5%					



DEVELOPMENT PIPELINE DISTRIBUTION



Historical Construction Activity

Quarter by Quarter Comparison

Activity	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22
Starts (TTL)	2,459	6,368	3,981	3,663	6,918	2,941	6,196	5,346	5,487	4,217	5,732	7,363	10,420
Submittals (TTL)	4,476	7,644	6,944	5,632	8,205	7,423	5,038	7,397	5,510	9,168	7,368	14,902	6,910
New Units Added (CNV)	1,999	1,184	1,666	3,305	2,283	2,219	2,290	2,645	2,781	2,813	2,764	2,863	2,676
New Units Added (Non-CNV)	523	524	1,021	720	302	1,219	693	1,027	835	498	1,416	776	440
Absorption (CNV)	2,012	3,730	2,783	2,959	-1,430	168	2,291	1,242	3,516	8,049	5,192	1,785	2,020
Occupancy (CNV)	92.95%	94.24%	94.86%	94.77%	93.13%	92.03%	92.16%	91.43%	91.72%	94.37%	95.52%	95.06%	94.59%

Continued from page 4

On the heels of a fourth quarter that saw a record breaking number of new submittals, the first quarter returned to the norm with 26 projects, totaling 6,910 units - a 54% decline from the previous quarter. Coupled with those already in permitting, there are now 151 properties, with a unit count of 43,547, awaiting a permit to begin construction.

The desire to build is rampant, but labor and supply chain issues, along with an extensively slow permitting process, especially within the City of Austin, has held many projects back. The process is now reported to take an average of 14-20 months to get through permitting and

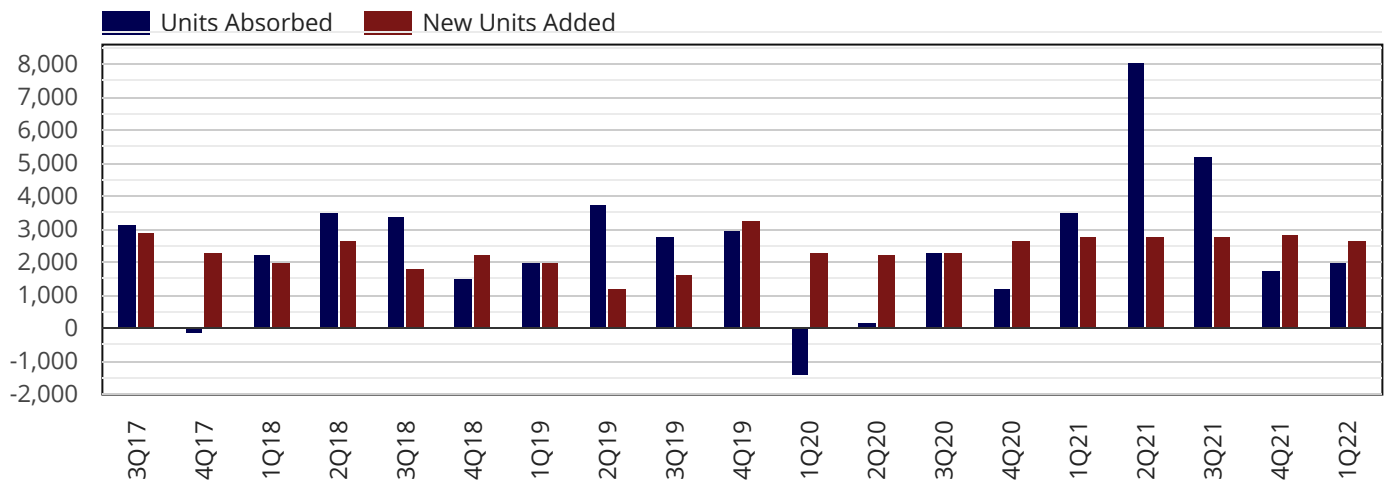
these timelines disregard any zoning changes that can add an additional 12-24 months or longer.

Many continue to make the long and arduous process work. In fact, new starts made the largest impact this quarter, up a whopping 42%, as 26 projects, with 10,420 units broke ground. Added to those already in the pipeline, there are now 194 properties, totaling 49,836 units currently underway. Of these, 80% are conventional units, with the largest concentrations in the sectors of the CBD (3,003 units), CP/L (3,028 units), NC (3,380 units), EC (2,683 units) and WMS (3,748

units) areas, led by the NE with the highest unit count of 7,338 underway.

As seen in the graph above, all sectors east of IH-35 make up over 45% of the units currently under construction. These eastern submarkets have dominated the construction arena since 2016 and this trend is projected to continue for the near term. However, other markets such as WMS, are getting more attention now that Samsung has been announced in Taylor. There are almost 12,000 units, or 24% of the total, under construction, or in the pipeline, within the WMS submarket.

OVERALL ABSORPTION/NEW UNITS ADDED



1Q22	1Q22				CNV: New Development Summary		
	CNV HSG Absorption & Units Added				Last 12 Months	Next 12 Months	
	Rentable Units	New Uts Added	Net Unit Change	Absrbd Units	New Units Added	Est Starts	Est Complete
BAS	1,001	-	-	-3	-	300	-
C	6,698	-	-70	-2	279	1,234	-
CBD	5,290	348	348	213	828	1,968	838
CP/L	13,990	252	285	332	907	3,126	1,154
E	1,288	78	78	133	744	1,117	174
EC	7,181	163	169	104	743	1,901	1,302
HAYS	5,659	111	279	135	918	940	552
N	21,594	140	141	-12	544	-	295
NC	10,818	208	208	133	489	1,073	751
NE	18,757	373	513	348	1,456	3,169	3,489
NEC	4,095	121	121	67	153	-	411
NW	28,130	-	-	-205	-1	1,924	123
NWC	6,002	-	-	-28	-	-	-
RR	12,931	112	117	187	465	1,780	854
S	16,526	290	289	219	1,048	2,267	491
SC	12,384	-	-	72	74	-	638
SE	6,961	-	-43	-46	243	2,399	906
SEC	15,635	149	496	274	647	1,402	636
SM	5,820	-	-	-50	434	645	426
SW	11,158	49	55	88	417	595	561
UT	1,658	80	26	-42	383	-	241
W	5,235	21	21	-27	89	-	37
WMS	6,343	181	200	130	256	2,494	1,094
Total	225,154	2,676	3,233	2,020	11,116	28,334	14,973

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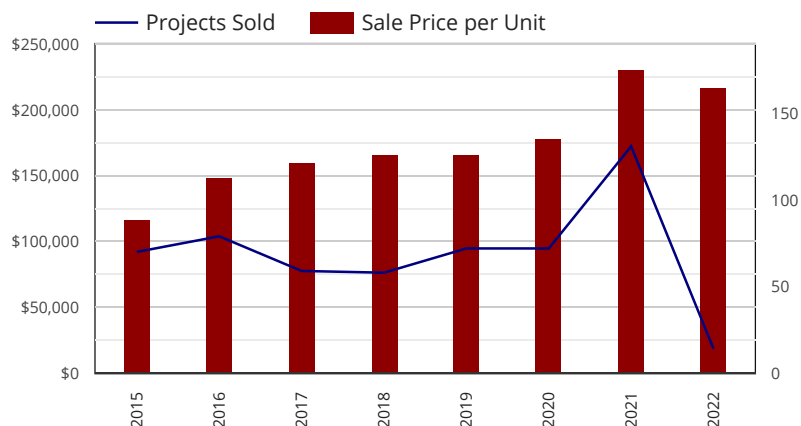
Upcoming new construction starts are expected to continue the rampant expansion that has dominated the Austin market. In total, there are 103 projects, with nearly 31,000 units that have an expected start date over the next 12 months.

As seen in the chart on the left, new conventional starts include 28,334 units within 93 projects. Although, the eastern corridors will continue to dominate future construction, with 37% of the total, the C, CBD, CP/L and WMS will see their fair share as well.

New unit completions are precarious. Developer expectations for first units and final completion dates continue to be pushed out. This quarter saw the largest extended timelines ranging between 3 and 9 month delays. A project that formerly took 24 months from start to finish is now estimated at 32 months. That said, current expectations include 22,315 units entering the market over the next year, with 14,973 units designated as conventional.

During the first quarter, 2,676 conventional units completed construction, a nominal amount in comparison to prior developer estimates. Absorption amounted to 2,020 new occupied units. While positive, this is the second consecutive quarter that unit additions have outpaced absorption, but these totals are expected to pick up over the coming two quarters.

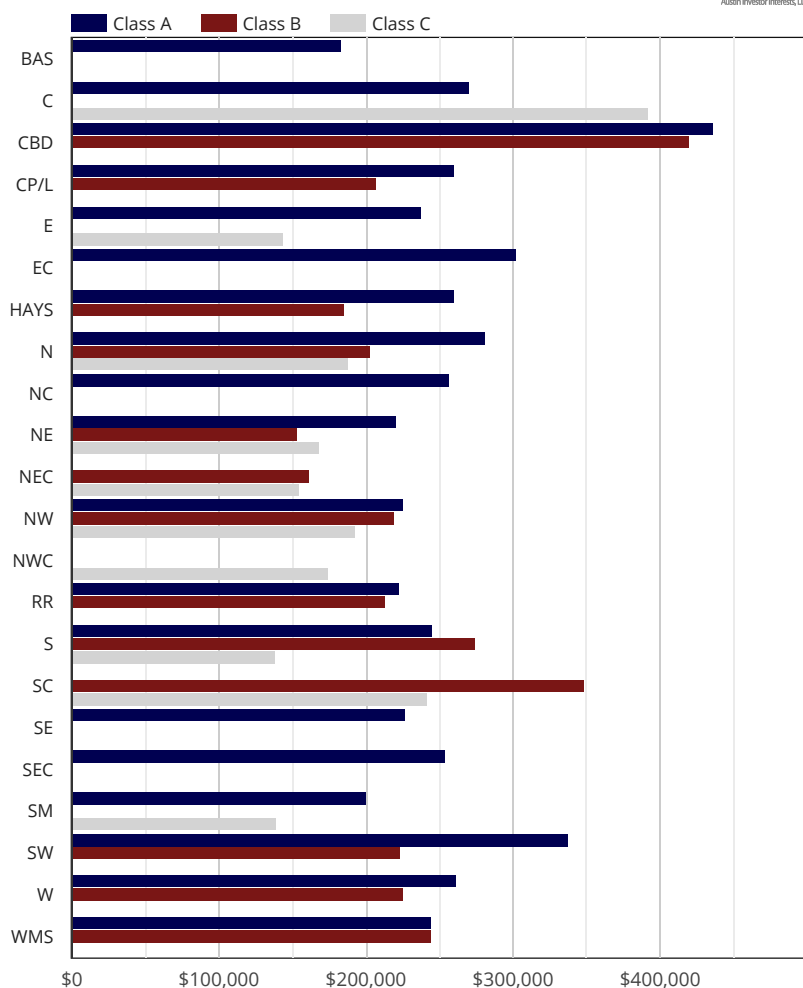
HISTORICAL SALES PRICE/UNIT



First Quarter Sales

Project:*	Submarket	Units
1 - Balcones Club	NW	312
2 - Chelsea, The	C	152
3 - Cortland Bluff Springs (Concord)	SE	346
4 - Davenport Place	NE	236
5 - Edison, The	SEC	354
6 - Grove, The	SC	184
7 - Haywood, The	S	372
8 - Heights II, The (SH)	SM	240
9 - Legacy on Rio (SH)	UT	144
10 - Mission Reilly Ridge	SE	300
11 - Mueller Place	NEC	86
12 - Pioneer Hill	NE	300
13 - Rivery Park	WMS	228
14 - Seventy Two 27	NEC	160
15 - Sunchase Square	BAS	96
16 - Tides on Copper Creek (Hendrix, Th	NW	636
17 - Ventana Plum Creek (Plum Creek Vue	HAYS	180
18 - Villages at East Riverside (SH)	SEC	348
19 - Villas at Mueller	NEC	124

ANNUAL SALES PRICE PER UNIT BY SUBMARKET



After a bustling fourth quarter that saw 67 properties change hands, the first quarter declined in both volume and value.

Over the last 90 days, there were 19 transactions, totaling 4,798 units. These units averaged a price of \$211,377/unit or \$253 psf. Eight of these sales were Class A assets, with several barely out of construction. These units averaged \$234,458/unit or \$275 psf, while Class B and C sales accounted for the remaining 11 sales and averaged \$185,756/unit or \$210 psf,

Overall, the average sales price was down 14% from the fourth quarter, a reflection of the decreased number of Class A trades.

Since 2020, over 20% of the areas inventory has changed hands. Investors come from far and wide but the largest groups of buyers are from California (20%), New York (10%) and Texas (40%).

Only 39 properties were shown to be on the market at quarter's end. These offerings were distributed fairly evenly amongst the classes.

Austin Region Multi-Family Trend Report / 1Q22

MARKET OVERALL

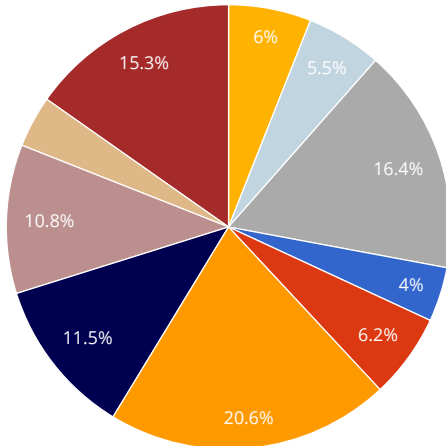
1Q22	CURRENT CONSTRUCTION		CNV COMPLETIONS		ABSORPTION		OCCUPANCY		RENTAL		ANNUAL SALES \$ Per Unit
	Rentable Units	CNV Const Remaining	12 MOS	24 MOS	12 MOS	24 MOS	1Q22	Annual Change	1Q22	Annual Change	
BAS	1,001	120	-	-	13	47	98.30%	1.30%	\$1.42	13.06%	\$182,679
C	6,698	350	279	432	967	883	94.40%	3.88%	\$2.31	24.26%	\$300,064
CBD	5,290	3,003	828	828	551	713	90.98%	-4.62%	\$3.40	22.16%	\$431,088
CP/L	13,990	3,028	907	3,089	1,439	3,081	94.97%	6.43%	\$1.80	23.04%	\$256,215
E	1,288	1,556	744	744	639	646	87.19%	-8.09%	\$1.86	54.56%	\$201,705
EC	7,181	2,683	743	1,554	955	1,430	93.27%	4.95%	\$2.60	27.37%	\$302,893
HAYS	5,659	890	918	1,426	1,150	1,493	91.73%	3.36%	\$1.82	25.42%	\$246,908
N	21,594	2,025	544	562	1,017	828	94.98%	2.35%	\$1.80	26.71%	\$201,823
NC	10,818	3,380	489	1,008	371	927	93.39%	1.09%	\$2.21	21.37%	\$256,855
NE	18,757	7,338	1,456	2,917	1,967	3,254	94.91%	2.90%	\$1.73	23.11%	\$207,522
NEC	4,095	1,125	153	153	280	273	94.90%	3.51%	\$1.63	24.95%	\$138,920
NW	28,130	257	-1	71	384	211	94.59%	1.36%	\$1.79	26.92%	\$207,246
NWC	6,002	-	-	-	221	65	95.58%	3.68%	\$1.77	23.44%	\$174,773
RR	12,931	1,908	465	1,044	629	1,023	95.33%	1.17%	\$1.69	23.71%	\$220,828
S	16,526	1,110	1,048	2,402	1,742	2,694	94.71%	4.06%	\$1.86	24.75%	\$231,171
SC	12,384	1,698	74	74	385	-5	95.57%	3.03%	\$2.35	20.84%	\$289,628
SE	6,961	2,673	243	993	611	1,016	96.25%	6.19%	\$1.76	27.21%	\$215,112
SEC	15,635	1,454	647	1,412	1,789	2,656	94.08%	6.34%	\$1.92	24.19%	\$253,721
SM	5,820	426	434	782	690	1,073	96.92%	5.32%	\$1.53	17.64%	\$170,932
SW	11,158	561	417	626	771	811	95.73%	3.46%	\$1.90	25.11%	\$297,679
UT	1,658	241	383	459	361	237	92.04%	4.77%	\$2.38	19.64%	\$477,632
W	5,235	386	89	89	-39	97	93.30%	-2.37%	\$1.89	21.70%	\$245,819
WMS	6,343	3,748	256	386	153	810	93.90%	-0.60%	\$1.73	20.19%	\$249,313
Total	225,154	39,960	11,116	21,051	17,046	24,263	94.59%	2.87%	\$1.92	24.39%	\$232,661

Austin Region Multi-Family Trend Report / 1Q22

Industry Composition



- Mining, Logging and Construction
- Manufacturing
- Trade, Transportation, and Utilities
- Information
- Financial Activities
- Professional and Business Services
- Education and Health Services
- Leisure and Hospitality
- Other Services
- Government



Industry Size Class			
Size Class	Employees per firm	Employment in size class	% Total Employment
9	1000	316,995	28.4
8	500-999	102,247	9.2
7	250-499	112,837	10.1
6	100-249	160,431	14.4
5	50-99	112,367	10.1
4	20-49	126,814	11.4
3	10-19	75,560	6.8
2	5-9	52,619	4.7
1	1-4	52,513	4.7

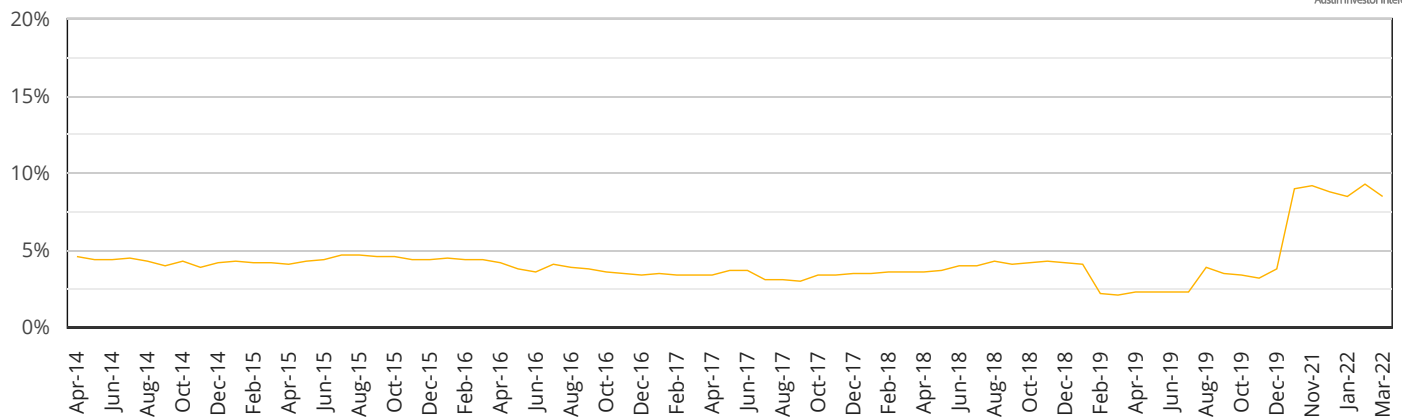
Employment by Industry

	Mar-2022	Feb-2022	Mar-2021	Monthly Change		Annual Change	
				Actual	%	Actual	%
Mining, Logging and Construction	73,500	73,400	71,800	100	0.1	1,700	2.4
Manufacturing	67,200	67,600	63,400	-400	-0.6	3,800	6.0
Trade, Transportation, and Utilities	200,900	200,000	184,800	900	0.5	16,100	8.7
Information	48,500	48,200	42,100	300	0.6	6,400	15.2
Financial Activities	75,300	75,300	70,100	0	0.0	5,200	7.4
Professional and Business Services	252,300	251,500	222,800	800	0.3	29,500	13.2
Education and Health Services	140,200	139,900	130,400	300	0.2	9,800	7.5
Leisure and Hospitality	132,400	129,100	110,800	3,300	2.6	21,600	19.5
Other Services	45,900	43,800	43,000	2,100	4.8	2,900	6.7
Government	186,500	186,900	187,900	-400	-0.2	-1,400	-0.7
Total Nonfarm	1,222,700	1,215,700	1,127,100	7,000	0.6	95,600	8.5

Data provided by the Texas Workforce Commission

Austin Region Multi-Family Trend Report / 1Q22

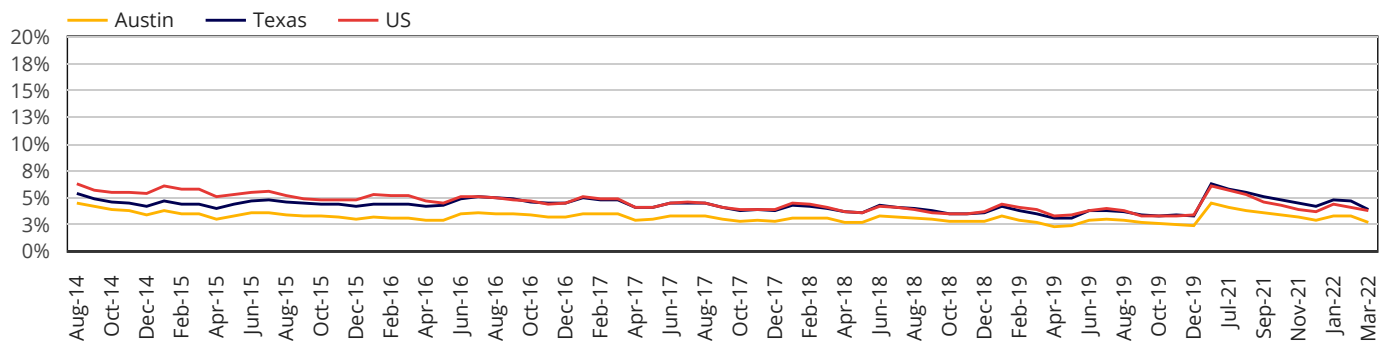
Annual Growth Rate for Total Nonagricultural Employment



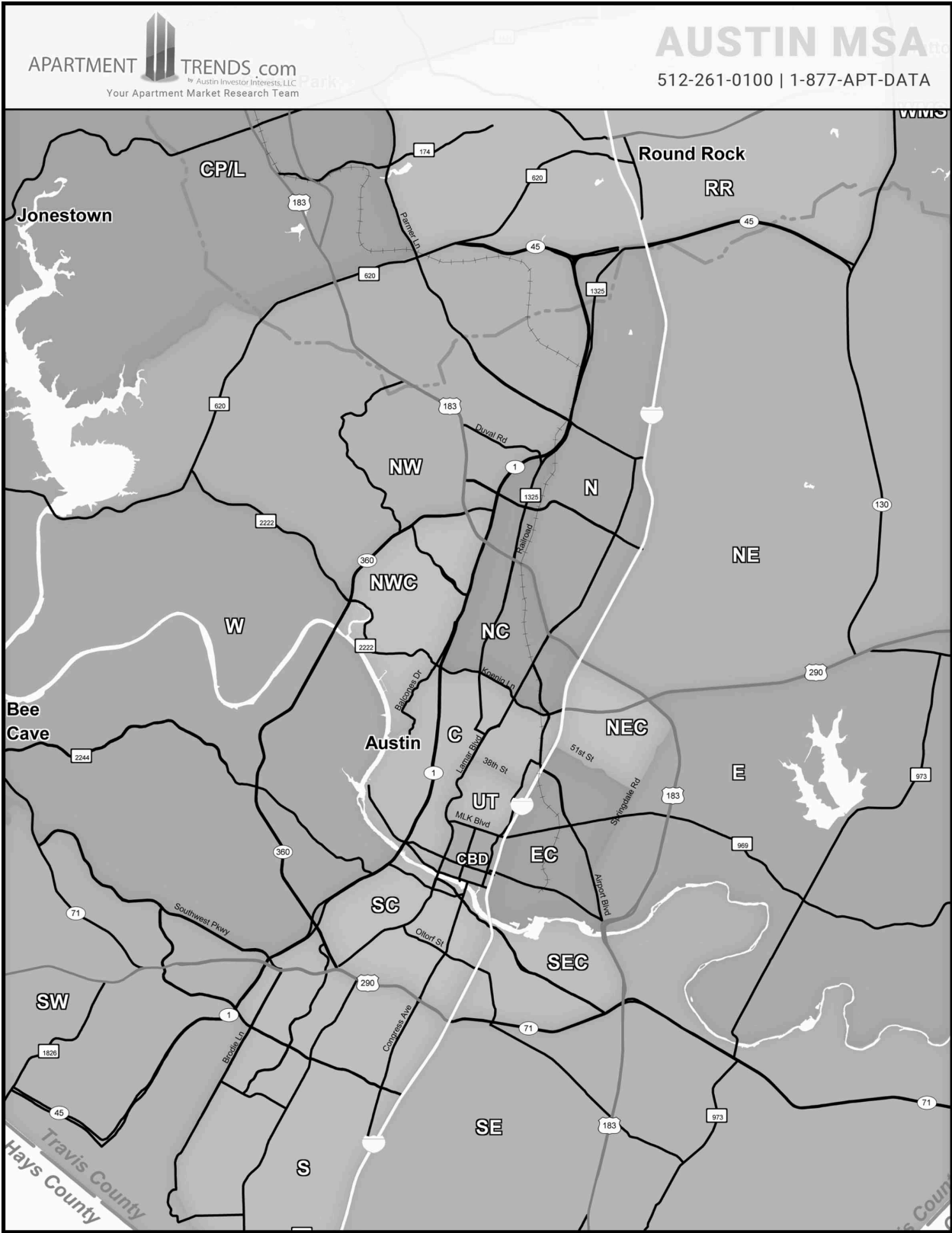
Unemployment Information (all estimate in thousands)

	Austin-Round Rock MSA				Texas (Actual)				United States (Actual)			
	C.L.F.	Emp.	Unemp.	Rate	C.L.F.	Emp.	Unemp.	Rate	C.L.F.	Emp.	Unemp.	Rate
Mar-2022	1,355,186	1,318,545	36,641	2.7	14,536,934	13,973,965	562,969	3.9	164,274,000	158,106,000	6,168,000	3.8
Feb-2022	1,350,560	1,305,613	44,947	3.3	14,539,759	13,854,598	685,161	4.7	163,725,000	156,942,000	6,782,000	4.1
Mar-2021	1,279,555	1,217,958	61,597	4.8	14,143,869	13,228,565	915,304	6.5	160,397,000	150,493,000	9,905,000	6.2

Historical Unemployment Rates



Data provided by the Texas Workforce Commission



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02749

PLANNING AND DEVELOPMENT

ITEM NO. 4.

MEETING DATE: May 19, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02749: Roofing Replacements for Pathways at Gaston Place and Pathways at Georgian Manor

BUDGETED ITEM: Yes

TOTAL COST: \$236,045.00

ACTION

The Board is being asked to approve a contract for Roofing Replacements at Pathways at Gaston Place and Pathways at Georgian Manor.

SUMMARY

Background:

The winter season of early 2021 produced significant hailstorms that damaged the majority of HACA's apartment communities in the LIH portfolio. 11 of 16 properties incurred hail impact damages that qualified for claims with our insurance carrier, to replace their existing shingle roofing. This project will only address shingle roofing and not any TPO (thermal plastic overlay) roof areas, which did not incur damages due to the resilient nature of that type of roofing. Two sites, Manchaca II and Coronado Hills, have already had this work completed over the past year. Now, in a 2nd phase, the Planning & Development Dept. will address another four large sites, Santa Rita Courts, Booker T. Washington Terraces, Gaston Place, and Georgian Manor. The remaining sites of Meadowbrook, Bouldin Oaks, Thurmond Heights, and Manchaca Village will make up the final 3rd phase, planned for later this year.

For all sites, P&D worked with an architectural firm to produce the plan-sets and specifications needed to publicly advertise and solicit bids for the project, utilizing the online Housing Agency Marketplace procurement system. The scope of work for all sites is relatively identical, with full demo/removal of all damaged roofing down to the decking, and new shingle roofing systems installed back, utilizing HACA's standard requirements for such work. Underlying needs for decking replacements, fascia repairs, flashing, and other typically related work will be completed on a Unit Pricing basis, as captured in the bid forms.

The work at each site will address all damaged buildings of each property, as warranted, and includes:

Gaston Place-The three story residential building, management office/community building in the amount of \$110,993.00.

Georgian Manor-All thirty-eight (38) residential buildings, management/community office building, storage building and a mail kiosk in the amount of \$125,052.00.

HACA LIH DEVELOPMENTS IN PH II HAIL DAMAGED ROOFING REPLACEMENTS						
DEVELOPMENT	RPCA REPLACEMENT YEAR	# of sq's?	HACA ESTIMATES OF COST	BIDS RECEIVED 04/28/2022 LOWEST/QUALIFIED	R4R RESERVE BUDGET	CONTRIBUTIVE INS PROCEEDS
Gaston	2031	254	150,000	Cordo-110,993	300,000	75,311+
Georgian Manor	2031	955	200,000	Cordo-125,052	240,040	146,660+
		1209	350,000	236,045.00	540,040	221,971+

Process:

An Invitation for Bid was advertised in *The Austin American Statesman* on Monday, March 28, 2022 and again on Monday, April 4, 2022, and faxed Monday, April 4, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement

IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Forty-One (41) Project Manuals were distributed and Ten (10) Bid Proposals were submitted. Bids were received electronically on April 28, 2022 by 5:00 p.m., local time.

Staff Recommendation:

Of the ten (10) submitted bid proposals, Cordova Construction Company, Inc. was the lowest qualified bidder. Based on the satisfactory reference verification, staff recommends award of contract to Cordova Construction Company, 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. 02749

APPROVING THE AWARD OF CONTRACT FOR ROOFING REPLACEMENTS FOR PATHWAYS AT GASTON PLACE AND PATHWAYS AT GEORGIAN MANOR

WHEREAS, On April 28, 2022, the Housing Authority of the City of Austin received bid submissions electronically for Roofing Replacements for Pathways at Gaston Place and Pathways at Georgian Manor; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by Cordova Construction Company, Inc. be accepted as the most responsible and responsive bid in the amount of \$236,045.00; and

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

PASSED, APPROVED AND ADOPTED this 19th day of May 2022.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

BID PROCESS: An Invitation for Bid was advertised in The *Austin American Statesman* on Monday, March 28, 2022 and again on Monday, April 4, 2022, and faxed Monday, April 4, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Forty-One (41) Project Manuals were distributed and Ten (10) Bid Proposals were submitted. Bids were received electronically on April 28, 2022 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

- **AWARD OF CONTRACT:** Bids were submitted electronically opened and recorded by James Teasdale, Planning & Development Director, and Christina Huerta, Modernization Specialist.
- The low bidder for Pathways at Gaston Place and Pathways at Georgian Manor, *Cordova Construction Company, 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 Cordova Construction Company, Inc., were performed, with all positive results.



Vendors Who Have Downloaded Solicitation #: HACA Project #2022-08 - Roofing Replacements @ Multiple (4) HACA Properties

Total # of companies: 38
Total # of individuals: 41

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](#)

<u>Company</u>	<u>Date/Time Downloaded</u>	<u>Contact Name</u>	<u>Phone</u>	<u>City, State</u>	<u>MWBE Status</u>	<u>Submission Status</u>
360 TXC, LLC	03/28/2022 10:18 AM CDT	Tony Lester	512-229-6440	Austin, TX	Woman-owned Business Enterprise African-American Business Enterprise	
AA National Roofing	04/06/2022 11:06 AM CDT	Jaime Gonzalez	254-379-4339	Elm Mott, TX	Hispanic-American Business Enterprise	
ABSOLUTE ROOFING & CONSTRUCTION LLC	04/04/2022 10:29 AM CDT	Jim Burress	501-392-2363	Searcy, AR	Woman-owned Business Enterprise	
Absolute Roofing and Construction	04/06/2022 12:56 PM CDT	Philip Pratt	501-530-5507	Searcy, AR	Woman-owned Business Enterprise	Will Submit
ADVANTAGE USAA INC	03/29/2022 03:58 PM CDT	Victor Escobedo	830-885-2950	Spring Branch, TX	Woman-owned Business Enterprise	
Agility Restoration	04/07/2022 02:20 PM CDT	Chris Nagy	720-812-7606	Addison, TX		Responded
Alto Vista Roofing	04/05/2022 09:18 AM CDT	Salomon Maron	210-837-5501	Dallas, TX		
BR General Contractors LLC	03/30/2022 12:40 PM CDT	Alma Hocker	201-504-4630	New Braunfels, TX	Woman-owned Business Enterprise	Responded
Canalco	03/28/2022 08:19 AM CDT	Ernesto Sandoval	346-270-0592	Houston, TX	Hispanic-American Business Enterprise	
CMD Group	05/02/2022 04:57 PM CDT	Angel Lazaga	323-602-5079	Norcross, GA		N/A
constructconnect	03/29/2022 11:30 AM CDT	Sara Hutchison	800-364-2059 Ext. 7069	Cincinnati, OH		
Contractors Plus Roofing & Construction	03/28/2022 05:02 PM CDT	Tiffany Simmons	972-339-8866	Dallas, TX	Woman-owned Business Enterprise African-American Business Enterprise	Will Submit
Cordova Construction Company, Inc.	04/26/2022 11:39 AM CDT	Billy Cordova	936-564-0485 Ext. 28	Nacogdoches, TX	Hispanic-American Business Enterprise	Responded
Cordova Construction Company, Inc.	04/05/2022 10:38 AM CDT	Christina Manis	936-564-0485	Nacogdoches, TX	Hispanic-American Business Enterprise	Will Submit
Crystal Roofing LLC	03/30/2022 02:47 PM CDT	Benny Devassykutty	469-422-8945	Lewisville, TX	Asian Indian-American Business Enterprise	Responded
DH & Company	03/30/2022 12:57 AM CDT	Dara Harsh	888-447-2348 Ext. 48	Maricopa, AZ		
Dodge Data and Analytics	04/01/2022 10:27 AM CDT	Brandi Flanagan	817-527-8232	Jefferson Hills, PA		
Dodge Data and Analytics	03/30/2022 02:01 PM CDT	Brandi Flanagan	817-527-8232	Grand Prairie, TX		
FIDUS Construction Services	03/31/2022 10:42 AM CDT	Jay Piersall	512-277-9935	Austin, TX		No Bid

Galaxy Building Services, Inc.	03/28/2022 09:14 AM CDT	Jonah Mandli	214-693-3471	Mesquite, TX	Asian Indian-American Business Enterprise	Will Submit
Gateway Contractors	03/28/2022 08:08 AM CDT	Max Whitemyer		Fort Worth, TX	African-American Business Enterprise	
Gateway Contractors	03/28/2022 08:13 AM CDT	Doneric Norwood	806-584-6145	Fort Worth, TX	African-American Business Enterprise	
GEOFILL MATERIAL TECHNOLOGY	04/13/2022 09:02 AM CDT	Jan Puente	210-599-3100	Schertz, TX		
Integrated Marketing Systems	03/29/2022 05:44 AM CDT	Brannon Cody	858-490-8800	San Diego, CA		
JAMS Contracting	03/28/2022 10:21 AM CDT	Andrew Cardenas	325-300-6526	San Angelo, TX	Hispanic-American Business Enterprise	
JG Arcoiris Painting Contractors, LLC	03/30/2022 10:53 AM CDT	Jose/adriana Gamez/campbell	512-389-3933	Austin, TX	Hispanic-American Business Enterprise	Will Submit
JJJ make readys LLC	03/28/2022 08:58 AM CDT	Jesse Rivera	512-466-7062	Austin, TX	Hispanic-American Business Enterprise	
LCPtracker, Inc.	04/13/2022 11:46 AM CDT	Wendy Romero		Orange, CA		No Bid
Momentum Capital	04/06/2022 11:35 AM CDT	Pablo Ramirez	512-910-9720	Kyle, TX	Hispanic-American Business Enterprise	Will Submit
One Ply Roofing Co.	04/18/2022 03:08 PM CDT	David Barcenas	210-685-4033	San Antonio, TX	Hispanic-American Business Enterprise	
Precision Reconstruction Group	03/28/2022 09:13 AM CDT	Ryan Curtis	817-819-2678	Forney, TX	Woman-owned Business Enterprise	Will Submit
Premier Plus	04/12/2022 09:50 AM CDT	Matt Kinley		Georgetown,, TX		Will Submit
Premier Plus	03/31/2022 01:16 PM CDT	Josey Swanson	319-393-1020	Georgetown,, TX		Responded
QA Roofing, Inc.	03/28/2022 09:37 AM CDT	Gini Ward	512-350-4891	Austin, TX		Responded
Roof Royal	04/20/2022 12:53 PM CDT	Jesse Grimaldo	512-786-9051	Hutto, TX	Woman-owned Business Enterprise	Will Submit
RYCARS CONSTRUCTION, LLC	04/06/2022 03:11 PM CDT	Arielle Burks	504-305-5309	New Orleans, LA	African-American Business Enterprise	Responded
Soderburg Roofing and Contracting	04/11/2022 05:29 PM CDT	Jack Spencer	970-818-8223	Fort Collins, CO		Will Submit
Unity Contractor Services, Inc	03/29/2022 02:27 PM CDT	Samantha House	512-926-8065	Austin, TX	African-American Business Enterprise	Responded
Universal Coatings Inc.	04/04/2022 10:51 AM CDT	Kim Nulick	559-233-6300	Fresno, CA		
Vincent's Roofing, Inc.	03/29/2022 01:58 PM CDT	Theresa Chovanec	979-247-4587 Ext. 114	La Grange, TX	Hispanic-American Business Enterprise	
Virtual Builders Exchange	03/29/2022 03:58 PM CDT	Jeannette Olguin	210-564-6900 Ext. 124	San Antonio, TX		

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: 6 (15%)
Asian Indian-American Business Enterprise: 2 (5%)
Hispanic-American Business Enterprise: 10 (24%)
None (not Woman- or Minority-owned): 17 (41%)
Woman-owned Business Enterprise: 8 (20%)

Section 3 Business: 5 (12%)

Contact

Customer Support: 1-866-526-9266

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BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

AGILITY RESTORATION, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 470,347.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 13,609.44	\$ 9,081.68	N/A	N/A	NO	28	176
YES	\$ 186,354.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 5,896.80	\$ 492.18	\$ 35.87	N/A	NO	13	176
YES	\$ 175,108.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 17.49	\$ 13.09	N/A	\$ 35.87	NO	15	176
YES	\$ 1,909,083.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 16,745.40	\$ 2,706.99	N/A	N/A	NO	120	176
CORDOVA CONSTRUCTION COMPANY, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 294,890.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	N/A	N/A	YES	31	180
YES	\$ 1,209,084.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	\$ 25.00	N/A	YES	125	180
YES	\$ 110,993.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 35.00	\$ 125.00	\$ 4.00	\$ 25.00	YES	12	180
YES	\$ 125,052.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	\$ 25.00	N/A	YES	13	180

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

CRYSTAL ROOFING, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 263,750.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	N/A	N/A	YES	30	120
YES	\$ 640,513.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	\$ 3.00	N/A	YES	90	120
YES	\$ 120,510.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 58.00	\$ 35.00	\$ 1.75	\$ 3.00	YES	10	120
YES	\$ 267,449.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	\$ 3.00	N/A	YES	30	120
PRECISION RECONSTRUCTION GROUP											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 244,138.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	N/A	N/A	YES	30	90
YES	\$ 593,431.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	\$ 4.00	N/A	YES	60	90
YES	\$ 143,460.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 24.30	\$ 6.20	\$ 2.00	\$ 4.00	YES	30	90
YES	\$ 259,340.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	\$ 4.80	N/A	YES	30	90

BID TABULATION

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PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

PREMIER PLUS											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 327,009.38	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 1.81	N/A	N/A	YES	20	108
YES	\$ 880,126.50	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 1.81	\$ 11.17	N/A	YES	55	108
YES	\$ 109,828.63	\$ 1,698,304.25	\$ 51.52	\$ 6.49	\$ 8.57	\$ 4.57	\$ 1.81	\$ 11.17	YES	10	108
YES	\$ 381,339.75	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 4.57	\$ 1.81	N/A	YES	23	108
QA ROOFING, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 415,805.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 21,720.00	\$ 20,625.00	N/A	N/A	YES	75	N/A
YES	\$ 1,199,355.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 45,370.00	\$ 61,750.00	\$ 22.50	N/A	YES	210	N/A
YES	NOT BIDDING	NOT BIDDING GASTON	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
YES	\$ 189,375.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 45,370.00	\$ 61,750.00	\$ 22.50	N/A	YES	45	N/A

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

RYCARS CONSTRUCTION, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 434,675.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 9.50	\$ 5.00	N/A	N/A	YES	90	360
YES	\$ 1,159,750.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 8.50	\$ 5.00	\$ 50.00	N/A	YES	210	360
YES	\$ 154,780.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 50.00	\$ 50.00	\$ 51.00	\$ 50.00	YES	60	360
YES	\$ 486,350.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 9.50	\$ 5.00	\$ 50.00	N/A	YES	120	360
UNITY CONTRACTOR SERVICES, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 687,000.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	N/A	N/A	YES	50	160
YES	\$ 1,973,320.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	\$ 5.75	N/A	YES	90	160
YES	\$ 245,000.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 6.50	\$ 6.90	\$ 4.85	5.75	YES	20	160
YES	\$ 288,455.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	\$ 5.75	N/A	YES	60	160

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

BR GENERAL CONTRACTORS, LLC - NO ATTACHMENTS ON BID SUBMISSION											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FIDUS CONSTRUCTION SERVICES - NO ATTACHMENTS ON BID SUBMISSION											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

REFERENCE VERIFICATION:

COMPANY: Cordova Construction Company, Inc.

PROJECT: #2022-08- Pathways @ Gaston Place and Pathways @ Georgian Manor - Under R4R-2022

Source:

1. Texarkana Public Facility Corporation/Texarkana Housing Authority-RAD Rehabilitation – Phone: (903) 838-8548; Contact: Dr. Jackie Otto-COO/Deputy Executive Director – Amount of Contract – Approximately \$13.7 million

Comments: The project and contract was for RAD Rehabilitation with Texarkana Public Facility Corporation approximately for \$13.7 million. The roofing replacements portion of the project was \$692,382.00. The project completed was not on time and in budget due to COVID. In addition, the contractor had difficulty getting the necessary skilled labor to complete the job on schedule. Furthermore, the lead-time and supply of materials delayed the project as well. We have been working with the firm since 2019 with the current staff. However, the contractor's father built one of the HATT properties back in the 80's. Contractor administrative responsibilities were great. The change orders on the job were fairly warranted and negotiated. Overall, there were some staffing shortages. Workmanship was acceptable but not superb. Cordova did provide required insurance, builders' risk coverage, and bonds for the project. No warranty issues. Yes, would work with Cordova Construction Company, Inc. again. No further comments on the contractor's firm, and their performance on roofing and other projects with Texarkana Housing Authority at this time.

2. Gregory Housing Authority/Housing Solution Alliance- Rehabilitation for Orchid Circle & Las Palmas- Phone: (361) 643-5014; Contact: Ms. Krystal Hild – Executive Director – Amount of Contract -\$5.4m

Comments: The project/contract was for Rehabilitation for Orchid Circle & Las Palmas with Taft Housing Development, LP and approximately for \$5.4 million with the roofing replacements portion at \$195,240.00. The project completed within budget but delayed due to additional under-slab sewer replacement and foundation settlement. This was my first project I have done with Cordova but have kept a good working relationship. The administrative responsibilities handled very well and responsive but you must stay on top of Section 3 reporting. Change orders on the job that were they fairly warranted and negotiated and the change orders were for "hidden work" that needed to be addressed or additional owner requested items. The team was experienced with adequate crew size, and provided good quality workmanship. This family company has been in business since the 1960's. All required insurance, builders' risk coverage, and bonds for the project. Cordova was very responsive to any warranty or call back items. Yes, would love to do another project with them. Anytime I needed Cordova during the project or any warranty items they were always fast to come. We also worked with Housing solution Alliance; Micah wrote. In short, Cordova is one of the best contractors. I have worked with in my 14 years on this job. They are honest and you can trust them at their word. I believe their most difficult projects have been recently during COVID, coordinating with subcontractors in a difficult time, but overall, their work has been solid.

3. Taft Housing Authority- Rehabilitation of Cottonview Terrace with Taft Housing Development, LP - Phone: (361) 528-3000; Contact: Mr. Donnie Rojas (ED) and Architect; Mr. John Cristler – SGB Architects, LLC - Amount of Contract - \$8.2 million

Comments: The contract was \$8,252,669.00; roofing replacement amount \$347,185.00. The entire project not completed on time; the roofing completed in time and the job completed in budget. I worked with Cordova for 2 years; this was the first project with them. All administrative tasks handled with professionalism and certified payroll received before each pay requests. There were change orders on the project and all properly priced. There were no issues with the roofing subcontractor's crew size or workmanship. All insurance requirements provided. In a job of this size and complexity there will be warranty items to address and Cordova properly remedied all warranty work items. Yes, we would work with the Cordova Construction Company, Inc., again. Cordova Construction has been in business for more than 25 years and has an established reputation.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02750

PLANNING AND DEVELOPMENT

ITEM NO. 5.

MEETING DATE: May 19, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02750: Roofing Replacements for Pathways at Santa Rita Courts and Pathways at Booker T. Washington Terraces

BUDGETED ITEM: Yes

TOTAL COST: \$837,569.00

ACTION

The Board is asked to approve a contract for Roofing Replacements for Pathways at Santa Rita Courts and Pathways at Booker T. Washington Terraces.

SUMMARY

Background:

The winter season of early 2021 produced significant hailstorms that damaged the majority of HACA's apartment communities in the LIH portfolio. 11 of 16 properties incurred hail impact damages that qualified for claims with our insurance carrier, to replace their existing shingle roofing. This project will only address shingle roofing and not any TPO (thermal plastic overlay) roof areas, which did not incur damages due to the resilient nature of that type of roofing. Two sites, Manchaca II and Coronado Hills, have already had this work completed over the past year.

Now, in a 2nd phase, the Planning & Development Dept. will address another four large sites, Santa Rita Courts, Booker T. Washington Terraces, Gaston Place, and Georgian Manor. The remaining sites of Meadowbrook, Bouldin Oaks, Thurmond Heights, and Manchaca Village will make up the final 3rd phase, planned for later this year.

For all sites, P&D worked with an architectural firm to produce the plan-sets and specifications needed to publicly advertise and solicit bids for the project, utilizing the online Housing Agency Marketplace procurement system. The scope of work for all sites is relatively identical, with full demo/removal of all damaged roofing down to the decking, and new shingle roofing systems installed back, utilizing HACA's standard requirements for such work. Underlying needs for decking replacements, fascia repairs, flashing, and other typically related work will be completed on a Unit Pricing basis, as captured in the bid forms.

The work at each site will address all damaged buildings of each property, as warranted, and includes:

Santa Rita Courts-All twenty-six (26) residential buildings, a management/community office building and a mail kiosk in the amount of \$244,138.00.

BTW-All seventy-two (72) residential buildings, management office building and maintenance garage in the amount of \$593,431.00.

HACA LIH DEVELOPMENTS IN PH II HAIL DAMAGED ROOFING REPLACEMENTS						
DEVELOPMENT	RPCA REPLACEMENT YEAR	# of sq's?	HACA ESTIMATES OF COST	BIDS RECEIVED 04/28/2022 LOWEST/QUALIFIED	R4R RESERVE BUDGET	CONTRIBUTIVE INS PROCEEDS
Santa Rita Courts	2023	828	250,000	Preci-244,138	350,451	0
Booker T Wash	2030-2034	2,073	575,000	Preci-593,431	419,135	139, 974+
		2901	825,000	837,569	769,586	139, 974+

Process:

An Invitation for Bid was advertised in The *Austin American Statesman* on Monday, March 28, 2022 and again on Monday, April 4, 2022, and faxed Monday, April 4, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Forty-One (41) Project Manuals were distributed and Ten (10) Bid Proposals were submitted. Bids were received electronically on April 28, 2022 by 5:00 p.m., local time.

Staff Recommendation:

Of the ten (10) submitted bid proposals, Precision Construction Group was the lowest qualified bidder. Based on the satisfactory reference verification, staff recommends award of contract to Precision Construction Group.

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. 02750

APPROVING THE AWARD OF CONTRACT FOR ROOFING REPLACEMENTS FOR PATHWAYS AT SANTA RITA COURTS AND PATHWAYS AT BOOKER T. WASHINGTON TERRACES

WHEREAS, on April 28, 2022, the Housing Authority of the City of Austin received bid submissions electronically for Roofing Replacements for Pathways at Santa Rita Courts and Pathways at Booker T. Washington Terraces; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by Precision Reconstruction Group be accepted as the most responsible and responsive bid in the amount of \$837,569.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to accept the bid as submitted by Precision Reconstruction Group and award such contract;

PASSED, APPROVED AND ADOPTED this 19th day of May 2022.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

BID PROCESS: An Invitation for Bid was advertised in The *Austin American Statesman* on Monday, March 28, 2022 and again on Monday, April 4, 2022, and faxed Monday, April 4, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Forty-One (41) Project Manuals were distributed and Ten (10) Bid Proposals were submitted. Bids were received electronically on April 28, 2022 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

- **AWARD OF CONTRACT:** Bids were submitted electronically opened and recorded by James Teasdale, Planning & Development Director, and Christina Huerta, Modernization Specialist.
- The low bidder for Pathways at Santa Courts and Pathways at Booker T. Washington Terraces, *Precision Reconstruction Group* 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 Precision Reconstruction Group, were performed, with all positive results.



Vendors Who Have Downloaded Solicitation #: HACA Project #2022-08 - Roofing Replacements @ Multiple (4) HACA Properties

Total # of companies: 38
Total # of individuals: 41

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](#)

<u>Company</u>	<u>Date/Time Downloaded</u>	<u>Contact Name</u>	<u>Phone</u>	<u>City, State</u>	<u>MWBE Status</u>	<u>Submission Status</u>
360 TXC, LLC	03/28/2022 10:18 AM CDT	Tony Lester	512-229-6440	Austin, TX	Woman-owned Business Enterprise African-American Business Enterprise	
AA National Roofing	04/06/2022 11:06 AM CDT	Jaime Gonzalez	254-379-4339	Elm Mott, TX	Hispanic-American Business Enterprise	
ABSOLUTE ROOFING & CONSTRUCTION LLC	04/04/2022 10:29 AM CDT	Jim Burress	501-392-2363	Searcy, AR	Woman-owned Business Enterprise	
Absolute Roofing and Construction	04/06/2022 12:56 PM CDT	Philip Pratt	501-530-5507	Searcy, AR	Woman-owned Business Enterprise	Will Submit
ADVANTAGE USAA INC	03/29/2022 03:58 PM CDT	Victor Escobedo	830-885-2950	Spring Branch, TX	Woman-owned Business Enterprise	
Agility Restoration	04/07/2022 02:20 PM CDT	Chris Nagy	720-812-7606	Addison, TX		Responded
Alto Vista Roofing	04/05/2022 09:18 AM CDT	Salomon Maron	210-837-5501	Dallas, TX		
BR General Contractors LLC	03/30/2022 12:40 PM CDT	Alma Hocker	201-504-4630	New Braunfels, TX	Woman-owned Business Enterprise	Responded
Canalco	03/28/2022 08:19 AM CDT	Ernesto Sandoval	346-270-0592	Houston, TX	Hispanic-American Business Enterprise	
CMD Group	05/02/2022 04:57 PM CDT	Angel Lazaga	323-602-5079	Norcross, GA		N/A
constructconnect	03/29/2022 11:30 AM CDT	Sara Hutchison	800-364-2059 Ext. 7069	Cincinnati, OH		
Contractors Plus Roofing & Construction	03/28/2022 05:02 PM CDT	Tiffany Simmons	972-339-8866	Dallas, TX	Woman-owned Business Enterprise African-American Business Enterprise	Will Submit
Cordova Construction Company, Inc.	04/26/2022 11:39 AM CDT	Billy Cordova	936-564-0485 Ext. 28	Nacogdoches, TX	Hispanic-American Business Enterprise	Responded
Cordova Construction Company, Inc.	04/05/2022 10:38 AM CDT	Christina Manis	936-564-0485	Nacogdoches, TX	Hispanic-American Business Enterprise	Will Submit
Crystal Roofing LLC	03/30/2022 02:47 PM CDT	Benny Devassykuty	469-422-8945	Lewisville, TX	Asian Indian-American Business Enterprise	Responded
DH & Company	03/30/2022 12:57 AM CDT	Dara Harsh	888-447-2348 Ext. 48	Maricopa, AZ		
Dodge Data and Analytics	04/01/2022 10:27 AM CDT	Brandi Flanagan	817-527-8232	Jefferson Hills, PA		
Dodge Data and Analytics	03/30/2022 02:01 PM CDT	Brandi Flanagan	817-527-8232	Grand Prairie, TX		
FIDUS Construction Services	03/31/2022 10:42 AM CDT	Jay Piersall	512-277-9935	Austin, TX		No Bid

Galaxy Building Services, Inc.	03/28/2022 09:14 AM CDT	Jonah Mandli	214-693-3471	Mesquite, TX	Asian Indian-American Business Enterprise	Will Submit
Gateway Contractors	03/28/2022 08:08 AM CDT	Max Whitemyer		Fort Worth, TX	African-American Business Enterprise	
Gateway Contractors	03/28/2022 08:13 AM CDT	Doneric Norwood	806-584-6145	Fort Worth, TX	African-American Business Enterprise	
GEOFILL MATERIAL TECHNOLOGY	04/13/2022 09:02 AM CDT	Jan Puente	210-599-3100	Schertz, TX		
Integrated Marketing Systems	03/29/2022 05:44 AM CDT	Brannon Cody	858-490-8800	San Diego, CA		
JAMS Contracting	03/28/2022 10:21 AM CDT	Andrew Cardenas	325-300-6526	San Angelo, TX	Hispanic-American Business Enterprise	
JG Arcoiris Painting Contractors, LLC	03/30/2022 10:53 AM CDT	Jose/adriana Gamez/campbell	512-389-3933	Austin, TX	Hispanic-American Business Enterprise	Will Submit
JJJ make readys LLC	03/28/2022 08:58 AM CDT	Jesse Rivera	512-466-7062	Austin, TX	Hispanic-American Business Enterprise	
LCPTracker, Inc.	04/13/2022 11:46 AM CDT	Wendy Romero		Orange, CA		No Bid
Momentum Capital	04/06/2022 11:35 AM CDT	Pablo Ramirez	512-910-9720	Kyle, TX	Hispanic-American Business Enterprise	Will Submit
One Ply Roofing Co.	04/18/2022 03:08 PM CDT	David Barcenas	210-685-4033	San Antonio, TX	Hispanic-American Business Enterprise	
Precision Reconstruction Group	03/28/2022 09:13 AM CDT	Ryan Curtis	817-819-2678	Forney, TX	Woman-owned Business Enterprise	Will Submit
Premier Plus	04/12/2022 09:50 AM CDT	Matt Kinley		Georgetown,, TX		Will Submit
Premier Plus	03/31/2022 01:16 PM CDT	Josey Swanson	319-393-1020	Georgetown,, TX		Responded
QA Roofing, Inc.	03/28/2022 09:37 AM CDT	Gini Ward	512-350-4891	Austin, TX		Responded
Roof Royal	04/20/2022 12:53 PM CDT	Jesse Grimaldo	512-786-9051	Hutto, TX	Woman-owned Business Enterprise	Will Submit
RYCARS CONSTRUCTION, LLC	04/06/2022 03:11 PM CDT	Arielle Burks	504-305-5309	New Orleans, LA	African-American Business Enterprise	Responded
Soderburg Roofing and Contracting	04/11/2022 05:29 PM CDT	Jack Spencer	970-818-8223	Fort Collins, CO		Will Submit
Unity Contractor Services, Inc	03/29/2022 02:27 PM CDT	Samantha House	512-926-8065	Austin, TX	African-American Business Enterprise	Responded
Universal Coatings Inc.	04/04/2022 10:51 AM CDT	Kim Nulick	559-233-6300	Fresno, CA		
Vincent's Roofing, Inc.	03/29/2022 01:58 PM CDT	Theresa Chovanec	979-247-4587 Ext. 114	La Grange, TX	Hispanic-American Business Enterprise	
Virtual Builders Exchange	03/29/2022 03:58 PM CDT	Jeannette Olguin	210-564-6900 Ext. 124	San Antonio, TX		

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: 6 (15%)
Asian Indian-American Business Enterprise: 2 (5%)
Hispanic-American Business Enterprise: 10 (24%)
None (not Woman- or Minority-owned): 17 (41%)
Woman-owned Business Enterprise: 8 (20%)

Section 3 Business: 5 (12%)

Contact

Customer Support: 1-866-526-9266

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BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

AGILITY RESTORATION, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 470,347.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 13,609.44	\$ 9,081.68	N/A	N/A	NO	28	176
YES	\$ 186,354.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 5,896.80	\$ 492.18	\$ 35.87	N/A	NO	13	176
YES	\$ 175,108.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 17.49	\$ 13.09	N/A	\$ 35.87	NO	15	176
YES	\$ 1,909,083.00	\$ 2,687,150.00	\$ 78.99	\$ 5.85	\$ 16,745.40	\$ 2,706.99	N/A	N/A	NO	120	176
CORDOVA CONSTRUCTION COMPANY, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 294,890.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	N/A	N/A	YES	31	180
YES	\$ 1,209,084.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	\$ 25.00	N/A	YES	125	180
YES	\$ 110,993.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 35.00	\$ 125.00	\$ 4.00	\$ 25.00	YES	12	180
YES	\$ 125,052.00	\$ 1,740,000.00	\$ 92.00	\$ 5.00	\$ 5.00	\$ 4.00	\$ 25.00	N/A	YES	13	180

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

CRYSTAL ROOFING, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 263,750.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	N/A	N/A	YES	30	120
YES	\$ 640,513.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	\$ 3.00	N/A	YES	90	120
YES	\$ 120,510.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 58.00	\$ 35.00	\$ 1.75	\$ 3.00	YES	10	120
YES	\$ 267,449.00	\$ 1,292,222.00	\$ 70.00	\$ 7.00	\$ 3.85	\$ 1.75	\$ 3.00	N/A	YES	30	120
PRECISION RECONSTRUCTION GROUP											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 244,138.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	N/A	N/A	YES	30	90
YES	\$ 593,431.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	\$ 4.00	N/A	YES	60	90
YES	\$ 143,460.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 24.30	\$ 6.20	\$ 2.00	\$ 4.00	YES	30	90
YES	\$ 259,340.00	\$ 1,240,369.00	\$ 35.00	\$ 2.40	\$ 4.30	\$ 2.10	\$ 4.80	N/A	YES	30	90

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

PREMIER PLUS											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 327,009.38	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 1.81	N/A	N/A	YES	20	108
YES	\$ 880,126.50	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 1.81	\$ 11.17	N/A	YES	55	108
YES	\$ 109,828.63	\$ 1,698,304.25	\$ 51.52	\$ 6.49	\$ 8.57	\$ 4.57	\$ 1.81	\$ 11.17	YES	10	108
YES	\$ 381,339.75	\$ 1,698,304.25	\$ 51.52	\$ 6.49	IN BASE BID	\$ 4.57	\$ 1.81	N/A	YES	23	108
QA ROOFING, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 415,805.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 21,720.00	\$ 20,625.00	N/A	N/A	YES	75	N/A
YES	\$ 1,199,355.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 45,370.00	\$ 61,750.00	\$ 22.50	N/A	YES	210	N/A
YES	NOT BIDDING	NOT BIDDING GASTON	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
YES	\$ 189,375.00	NOT BIDDING GASTON	\$ 160.00	\$ 26.00	\$ 45,370.00	\$ 61,750.00	\$ 22.50	N/A	YES	45	N/A

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

RYCARS CONSTRUCTION, LLC											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 434,675.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 9.50	\$ 5.00	N/A	N/A	YES	90	360
YES	\$ 1,159,750.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 8.50	\$ 5.00	\$ 50.00	N/A	YES	210	360
YES	\$ 154,780.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 50.00	\$ 50.00	\$ 51.00	\$ 50.00	YES	60	360
YES	\$ 486,350.00	\$ 2,141,050.00	\$ 160.00	\$ 20.00	\$ 9.50	\$ 5.00	\$ 50.00	N/A	YES	120	360
UNITY CONTRACTOR SERVICES, INC.											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 687,000.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	N/A	N/A	YES	50	160
YES	\$ 1,973,320.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	\$ 5.75	N/A	YES	90	160
YES	\$ 245,000.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 6.50	\$ 6.90	\$ 4.85	5.75	YES	20	160
YES	\$ 288,455.00	\$ 3,154,000.00	\$ 250.00	\$ 36.00	\$ 7.70	\$ 4.85	\$ 5.75	N/A	YES	60	160

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN
PROJECT #2022-08
ROOFING REPLACEMENTS
PATHWAYS @ SANTA RITA COURTS, PATHWAYS @ BTW, PATHWAYS @ GASTON PLACE, PATHWAYS @ GEORGIAN MANOR
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 28, 2022 BY 5:00PM

BR GENERAL CONTRACTORS, LLC - NO ATTACHMENTS ON BID SUBMISSION											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FIDUS CONSTRUCTION SERVICES - NO ATTACHMENTS ON BID SUBMISSION											
BID BOND	BASE BID #1 SANTA RITA BTW GASTON PLACE GEORGIAN MANOR	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

REFERENCE VERIFICATION:

COMPANY: Precision Reconstruction Group

PROJECT: #2022-08- Pathways @ Santa Rita Courts & Pathways @ BTW Under R4R-2022

Source:

1. Dallas Housing Authority-Kingsbridge Apartments-Phone: 214-951-8316

Contact: Mr. Tim Lott - Amount of Contract - \$887,255.00

Comments: Precision Reconstruction Group completed a roofing project for DHA at Kingsbridge Apartments. The project completed on time and in budget and was the first project with firm. We have had a long working relationship with Precision. They have successfully completed several jobs for us over the years and we continue to use them. They are currently completing a major modernization project on one of our developments with a \$6 million dollar budget. They are first class on Davis Bacon reporting and their draws are always great even on the HUD forms on administrative responsibilities. To date we have had two owner requested change orders, which they have been very fair priced and reasonable on. If any change, orders requested by contractor, I am sure they were due to unforeseen decking conditions, but the prices were set in the bid documents. The contractor team is experienced, with an adequate crew size, and provided good quality workmanship. The contractor provided all the required insurance and bonds for project. No warranty issues. We will and currently are working with Precision Reconstruction Group again. I think you will enjoy working with them they do their work and take pride in doing a good job.

2. Wilshire Pacific Builders-Lago De Plata Apartments Roof - Phone: 480-352-3813

Contact: Mr. Terry Christensen - Amount of Contract - \$460,000.00

Comments: The roofing portion of the work was \$460,000, but the overall contract was approximately \$3.3 million. Precision/Ryan's bids are accurate, and project completed on time as agreed in bid. We have worked with them over 2 ½ years, but this project was my first with firm. I have worked with Ryan on multiple projects. In fact, I am currently contracting with him for a project in Tyler, TX. Administrative responsibilities such as (payrolls, request for payments, etc.) were handled perfectly. There were multiple change orders initiated by me. Fair pricing. The contractor team experienced, adequate crew size, and provided good quality workmanship with minimal supervision required. The contractor provide required insurance, builders' risk coverage, and bonds for the project. No warranty issues on project. We would work with the Precision Reconstruction Group again, absolutely, without hesitation. Precision Reconstruction Group are fair in their pricing and respond quickly to any need.

3. Stellar Family Communities-Heatherwood Apartments - Phone: 806-269-1122

Contact: Mr. Cliff Goff - Amount of Contract - \$983,000.00

Comments: The project and costs for renovation repairs at Heatherwood was appromxiamelty \$983K. The project was budgeted for 12 months and in budget. No cost overruns occurred. All added cost were by owner only. Been working with this contractor for 3 years. Precision/Ryan completed several projects and is currently involved with us in a project in Temple, Texas. This was the weakest part of their company; however, all requested administrative needs were met. As stated above there were owner directed change orders. They were fair and negotiated out to the satisfaction of all parties. Their crews were experienced, adequate, and workmanship was above average in quality. There were no bonds required on any of our work with Precision. However, all other insurance was provided by Precision. No warranty issues. Yes, we would work with Precision and currently subbing for us on a portion of the Temple project. Precision are an above average company.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02751

RENTAL ASSISTANCE DEMONSTRATION

ITEM NO. 6.

MEETING DATE: May 19, 2022

STAFF CONTACT: Ann Gass, Director of Strategic Housing Initiatives

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02751 By the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Pathways at Goodrich Place (the “Development”) in Austin, Texas: (i) enter into an amendment to the ground lease between the Authority and the owner of the Development; and (ii) such other actions necessary or convenient to carry out this Resolution

BUDGETED ITEM: No

TOTAL COST: N/A

ACTION

Presentation, Discussion, and Possible Action on Resolution No. 02751 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Pathways at Goodrich Place (the “Development”) in Austin, Texas: (i) enter into an amendment to the ground lease between the Authority and the owner of the Development; and (ii) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

In September of 2018, the Housing Authority of the City of Austin completed a RAD conversion for 40 public housing units at Goodrich Place. Using 9% tax credits and conventional debt, HACA redeveloped Goodrich into 120 mixed income units, now called Pathways at Goodrich Place.

Process:

The property reached stabilization in 2021 and received the 8609s in 2022, after several delays due to the pandemic. The proposed refinancing with an 223f FHA loan is expected to save approximately \$50,000 per year in debt service.

Staff Recommendation:

Staff recommends approval of the resolution.

RESOLUTION NO. 02751

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to Pathways at Goodrich Place (the “Development”) in Austin, Texas: (i) enter into an amendment to the Ground Lease between HACA and the Owner of the Development; and (ii) such other actions necessary or convenient to carry out this Resolution

Whereas, in connection the acquisition by Pathways at Goodrich Place, LP, a Texas limited partnership (the “**Owner**”), of the Development, the Housing Authority of the City of Austin (“**HACA**”) and the Owner entered into a ground lease (the “**Ground Lease**”) for the real property upon which the Development is situated (the “**Land**”);

Whereas, the Owner desires the refinance the Development and, in connection therewith, will need to amend the Ground Lease pursuant to an amendment thereto (the “**Ground Lease Amendment**”);

Now, therefore, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following on behalf of HACA:

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

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

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 19th day of May, 2022.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02752

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 7.

MEETING DATE: May 19, 2022

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

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02752 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to 620 Canyon Creek (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

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02752 authorizing the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to 620 Canyon Creek (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.

SUMMARY

Background:

Austin Affordable Housing Corporation (AAHC) has been presented an opportunity to partner with Belveron Partners to purchase a 332 unit multi-family rental property called 620 Canyon Creek Apartments. The development is located at 9009 N FM 620, Austin, Texas 78726 in the very high opportunity area of Northwest Austin. This would be the tenth asset partnering with Belveron Corporation. AAHC has only one other asset in the area, Bridge at Volente.

AAHC’s proposed partner, Belveron Corporation prides itself on long term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 25,000 units across the United States. Founded in 2006, Belveron has invested in more than 200 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Canyon Creek Apartments were built in 2002 and sits on 19.65 acres. Some of the property amenities include a resort style swimming pool with lounge seating and fire pit, clubhouse with resident lounge and grand

piano, grill stations with outdoor dining deck, an enclosed pet park and pet washing station, large fitness area with children's play area, a hammock garden and controlled access gating and carports. The property feeds into Canyon Creek Elementary School, Noel Grisham Middle School and Cedar Park High School. The property's location provides fantastic access to major employers like Apple, retail shops, grocery stores and the SH-45 and Parmer area. Below is a breakdown of the many variations of unit sizes.

The property is currently 97% occupied and rents currently range from \$1,308 for a 1 bedroom to \$2,206 for a 3 bedroom. The large number of 3 and 4 bedroom units will provide opportunities for families to find an affordable place to live.

116 1 -bedroom/1-bath	850 average square feet
108 2-bedroom/2-bath	1260 average square feet
64 3-bedroom/2- bath	1520 average square feet
44 4-bedroom/3.5-bath	1730 average square feet

Process:

The purchase price for the 620 Canyon Creek Apartments is \$111,500,000. Belveron will be investing approximately \$25,000,000 as a down payment. In addition, \$2,500,000.00 for future capital needs. Berkadia will be providing a bridge loan with a not to exceed loan amount of \$89,200,000 at a rate of approximately 3.92%. AAHC will come back to the board when permanent financing is secured.

A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI and leasing units to all qualified voucher holders. The property will be managed by Apartment Management Professionals. Belveron has agreed to use the name Bridge at Canyon Creek for naming the property once closed.

Staff Recommendation:

Board approval will allow the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to 620 Canyon Creek (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.

RESOLUTION NO. 02752

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to Bridge at 620 Canyon Creek (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.

WHEREAS, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition and rehabilitation of the Development;

WHEREAS, in connection therewith, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire certain real property in Austin, Texas (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to 620 Canyon Creek Apartments, LLC, a Delaware limited liability company the managing member of which is an affiliate of AAHC (the “Owner”), under a long-term ground lease (the “Ground Lease”);

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

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

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

[End of Resolution]

PASSED, APPROVED and ADOPTED this 19th day of May, 2022.

CHAIRMAN

ATTEST:

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02753

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 8.

MEETING DATE: May 19, 2022

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

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02753 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Griffis Southpark (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

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02753 authorizing the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Griffis Southpark (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.

SUMMARY

Background:

Austin Affordable Housing Corporation (AAHC) has been presented an opportunity to partner with L & M Development partners, to purchase a 330 unit multi-family rental property called Griffis Southpark Apartments. The development is located at 8515 IH-35, Austin, Texas 787414 in the rapidly growing area on the South IH 35 corridor. This would be the 3rd asset partnering with L & M Development Partners. AAHC has several assets in the area including The Bridge at Asher, The Bridge at Haywood and The Bridge at Southpark.

Founded in 1984, L & M is a full service real estate development firm which develops, invests, constructs, and manages properties in many parts of the country. Currently ranked #17 on the Affordable Housing Finance’s Top 50 Developers list nationwide, L & M is responsible for approximately \$10 billion in development and investment, and has acquired, built, or preserved nearly 35,000 units. AAHC is working with Eben Ellertson, Head of Fund Management and Amanda Ryzowy.

The Griffis Southpark Apartments were built in 2008 and sits on 15396 acres. Some of the property amenities

include a clubhouse with resident lounge and business center, an enclosed pet park and pet washing station, 24-hour fitness with fitness-on-demand studio, shaded outdoor grill station and dining area, and a controlled access gating and carports. The property feeds into Langford Elementary School, Bedichek Middle School and Akins High School. The property’s location provides fantastic access to downtown, retail shops, grocery stores and major employers. Below is a breakdown of the many variations of unit sizes. The property is currently 95% occupied and rents currently range from \$1,320 for a studio to \$2,712 for a 3 bedroom.

36 studio apartments	550 square feet
136 1-bedroom/1-bath	720 square feet
133 2-bedroom/2-bath	977 square feet
25 3-bedroom/2- bath	1,300 square feet

Process:

The purchase price for the Griffis Southpark Apartments is \$88,500,000. L & M will be investing approximately \$26,000,000 as a down payment. In addition, \$2,100,000.00 for future capital needs. A bridge loan will be used for the initial closing of this transaction using Wells Fargo with a not to exceed amount of \$65,500,000 at a rate of approximately 4.92%. AAHC will come back to the board when we are ready to approve permanent financing at a later date. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. AAHC and L & M are committed to providing 10% of the affordable units at 60% AMI and leasing units to all qualified voucher holders. The property will be managed by Apartment Management Professionals. L & M has agreed to use the name Bridge at Monarch Bluffs for naming the property once closed.

Staff Recommendation:

Board approval will allow the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Griffis Southpark (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.

RESOLUTION NO. 02753

A Resolution by the Board of Directors of Austin Affordable Housing Corporation (“AAHC”) authorizing AAHC to execute any and all documents, or take any other action, that is necessary or desirable to: (i) facilitate the acquisition of Bridge at Monarch Bluffs (the “Development”), which consists of multifamily housing units and associated amenities in Austin, Texas to be ground-leased from the Housing Authority of the City of Austin; (ii) cause AAHC’s subsidiary limited liability company, Monarch Bluffs Property Owner LLC (the “Owner”), to own the Development; (iii) cause the Owner to enter into acquisition and renovation financing for the Development; and (iv) cause AAHC and/or the Owner to execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein

WHEREAS, AAHC is contemplating the acquisition of the Development;

WHEREAS, as part of the proposed ownership structure for the Development, AAHC desires to form AAHC Monarch Bluffs MM, LLC, a Texas limited liability company, to serve as managing member of the Owner (the “**Managing Member**”), and AAHC shall serve as the sole member of the Managing Member;

WHEREAS, as sole member of the Managing Member, AAHC will cause the Managing Member to enter into an operating agreement of the Owner (the “**Operating Agreement**”);

WHEREAS, in connection with the acquisition and operation of the Development, the Owner desires to obtain ownership of the improvements comprising the Development pursuant to a bill of sale and to obtain site control of the land comprising the site of the Development (the “**Land**”) from the Housing Authority of the City of Austin (“**HACA**”), by entering into a ground lease (“**Ground Lease**”) with HACA for the Land;

WHEREAS, the Owner desires to enter into a bridge loan with Wells Fargo Bank, National Association (or an affiliate thereof), whereby the Owner will borrow a sum not to exceed \$65,500,000 (the “**Loan**”), in order to finance the acquisition and renovation of the Development;

WHEREAS, the Loan will be made pursuant to loan agreement and evidenced by a promissory note to be secured, *inter alia*, by a lien against the Development and the Owner’s interest therein pursuant to a deed of trust, UCC financing statements, certificates, affidavits, directions, amendments, indemnifications, notices, requests, demands, waivers, and any other assurances, instruments, or other communications executed in the name of and on behalf of the Owner as may be deemed to be necessary or advisable in order to carry into effect or to comply with the requirements of the instruments approved or authorized by these resolutions in connection with the Loan (collectively, the “**Loan Documents**”);

NOW, BE IT RESOLVED, that all of the documents, instruments, or other writing to be executed by AAHC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Ground Lease and Loan Documents, (ii) the Operating Agreement, and (iii) any and all such additional documents and agreements executed to consummate the transactions contemplated herein (collectively, the “**Transaction Documents**”) shall be in form and substance reviewed and approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such Transaction Document to be conclusively evidenced by his execution thereof on behalf of AAHC, in its own capacity, and in its

capacity as the sole member of Managing Member and on behalf of Managing Member as managing member of Owner; and it is further,

RESOLVED, that AAHC, on its behalf and as the sole member of Managing Member and on behalf of Managing Member as the managing member of Owner, review, approve and execute all other documents necessary to effectuate the foregoing transactions, all on such terms and containing such provisions as the Executing Officer shall deem appropriate, and the approval of the terms of each such instrument herein described by the Executing Officer shall be conclusively evidenced by his/her execution and delivery thereof; and it is further

RESOLVED that the authorization of AAHC, in its own capacity and on behalf of Managing Member and/or Owner to enter into the Transaction Documents and that execution and delivery in the name and on behalf of AAHC, in its own capacity and on behalf of Managing Member and/or the Owner, by any of the officers of AAHC (each an “**Executing Officer**”) of the Transaction Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that any Executing Officer, acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of AAHC, in its own capacity and on behalf of Managing Member and/or Owner, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the acquisition and renovation of the Development, including but not limited to, the Transaction Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of AAHC, in its own capacity and on behalf of the Managing Member and the Owner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of AAHC, in its own capacity and on behalf of Managing Member and/or Owner, effective as of the date such action was taken; and it is further

RESOLVED, that action by any Executing Officer, and any person or persons designated and authorized so to act by any such Executing Officer, to do and perform, or cause to be done and performed, in the name and on behalf of AAHC, in its own capacity and on behalf of Managing Member and/or the Owner, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of AAHC or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions is hereby approved, ratified and confirmed; and it is further

RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit AAHC; and it is further

RESOLVED, that the Owner and Managing Member be promptly notified in writing by the Secretary or any other officer of AAHC or any change in these resolutions, and until it has actually received such notice in writing, the Owner and Managing Member are authorized to act in pursuance of these resolutions.

[End of Resolution]

PASSED, APPROVED and ADOPTED this 19th day of May, 2022.

CHAIRMAN

ATTEST:

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02754

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 9.

MEETING DATE: May 19, 2022

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

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02754 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Davenport Place (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

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02754 authorizing the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Davenport Place (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.

SUMMARY

Background:

Austin Affordable Housing Corporation (AAHC) has been presented an opportunity to partner with Belveron Partners to purchase a 236 unit multi-family rental property called Davenport Place Apartments. The development is located at 13301 Dessau Rd, Austin, Texas 78754 in the heart of Parmer Tech Corridor in Northeast Austin. This would be the ninth asset partnering with Belveron Corporation. AAHC has several assets in the area including Tech and Center Ridge, Bridge at Lucent and Harris Branch Seniors Apartments.

AAHC’s proposed partner, Belveron Corporation prides itself on long term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 25,000 units across the United States. Founded in 2006, Belveron has invested in more than 200 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Davenport Place Apartments were built in 2022 and sits on 13.23 acres. Some of the property amenities include a last river swimming pool with lounge seating, clubhouse with resident lounge, a small enclosed pet

park, fitness area and controlled access gating and carports. Belveron is setting aside an additional \$450,000 for upgrades to the pool, gym and dog park. The property feeds into Copperfield Elementary School, Decker Middle School and Manor High School. The property’s location provides fantastic access to major tech employers, retail shops, grocery stores and the SH-45 and Parmer area. Below is a breakdown of the many variations of unit sizes. The property is currently 975 occupied and rents currently range from \$1,410 for a 1 bedroom to \$1,888 for a 3 bedroom.

112 1 -bedroom/1-bath	722 average square feet
120 2-bedroom/2-bath	1052 average square feet
4 3-bedroom/2- bath	1520 average square feet

Process:

The purchase price for the Davenport Place Apartments is \$62,250,000. Belveron will be investing approximately \$16,000,000 as a down payment. In addition, \$2,500,000.00 for future capital needs. Berkadia will be providing a bridge loan with a not to exceed loan amount of \$52,200,000 at a rate of approximately 4.60%. AAHC will come back to the board when permanent financing is secured. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently in lease up and is 75% occupied and averaging over 10 leases a week. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI and leasing units to all voucher holders. The property will be managed by Apartment Management Professionals. Belveron has agreed to use the name Bridge at Davenport Place for naming the property once closed.

Staff Recommendation:

Board approval will allow the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Davenport Place (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.

RESOLUTION NO. 02754

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to Bridge at Davenport Place (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

WHEREAS, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition and rehabilitation of the Development;

WHEREAS, in connection therewith, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire certain real property in Austin, Texas (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to Davenport Place Apartments, LLC, a Delaware limited liability company the managing member of which is an affiliate of AAHC (the “Owner”), under a long-term ground lease (the “Ground Lease”);

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

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

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

[End of Resolution]

PASSED, APPROVED and ADOPTED this 19th day of May, 2022.

CHAIRMAN

ATTEST:

SECRETARY