

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



**BOARD OF COMMISSIONERS**

**Chairperson- Carl S. Richie, Jr.**

**Vice-Chairperson- Dr. Tyra Duncan-Hall**

**2nd Vice-Chairperson- Mary Apostolou**

**Commissioner- Edwina Carrington**

**President & CEO- Michael G. Gerber**

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

**Thursday, July 10, 2025  
12:00 PM**

**1124 S IH 35,**

Join Zoom Meeting <https://bit.ly/43Hh0Cp> Meeting ID: 889 0331 8599; Passcode:  
189097  
Austin, TX

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

**TO BE HELD AT**

**1124 S IH 35,**

**Join Zoom Meeting <https://bit.ly/43Hh0Cp> Meeting ID: 889 0331 8599; Passcode: 189097**

**Austin, TX**

**(512.477.4488)**

**Thursday, July 10, 2025**

**12:00 PM**

**CALL TO ORDER, ROLL CALL**

**CERTIFICATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**EMPLOYEE RECOGNITION**

Employee of the year 2024/2025; Employee of the 1st Qtr. 2025/2026

**PUBLIC COMMUNICATION (NOTE: THERE WILL BE A THREE-MINUTE TIME LIMITATION)**

**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 May 29, 2025

**ACTION ITEMS**

2. Presentation, Discussion, and Possible Action regarding Resolution No. 02907: Approval to Renew In-Schools Case Management and Property-Based Tutoring Services Contract
3. Presentation, Discussion, and Possible Action on Resolution No. 02908 by the Board of Commissioners the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Ovetta Rosedale (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
4. Presentation, Discussion, and Possible Action on Resolution No. 02909 by the Board of Commissioners the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Vargas Apartments Phase I (the “Development”) in

Austin, Texas: (A) amend and restate the condominium lease covering the site of the Development; and (B) such other actions necessary or convenient to carry out this Resolution

## **EXECUTIVE 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.

## **OPEN SESSION**

## **REPORTS**

The Board will receive program updates from the President/CEO and other senior staff.

## **ADJOURNMENT**

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"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

## BOARD ACTION REQUEST

### Executive ITEM 1.

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**MEETING DATE:** July 10, 2025  
**STAFF CONTACT:** Michael Gerber, President and CEO  
**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on May 29, 2025  
**BUDGETED ITEM:** N/A  
**TOTAL COST:** N/A

### ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on May 29, 2025.

### SUMMARY

**Background:**

**Process:**

**Staff Recommendation:**

**ATTACHMENTS:**

20250529 HACA FINAL Minutes Summary

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

**May 29, 2025**

**SUMMARY OF MINUTES**

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 PM ON THURSDAY, MAY 29, 2025, AND WAS HELD AT THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, 1124 S. IH 35, AUSTIN, TX AND VIRTUALLY**

**CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM**

Tyra Duncan-Hall, Commissioner, called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of May 29, 2025, to order at 12:06 pm. The meeting was held at the Housing Authority of the City of Austin, 1124 S. IH 35, Austin, TX and virtually

Roll call certified a quorum was present on the call.

**MEMBERS PRESENT:**

Dr. Tyra Duncan-Hall, Vice-Chairperson  
Mary Apostolou, 2<sup>nd</sup> Vice-Chairperson  
Edwina Carrington, Commissioner

**MEMBER(S) ABSENT:**

Carl S. Richie, Jr., Chairperson

**ALSO IN ATTENDANCE:**

Sarah Scott, Coats Rose Law Firm  
Lauren Aldredge, Cokinis Law Firm

**STAFF PRESENT:**

Ann Gass, Daniel Ruiz, Jorge Vazquez, Katie Richardson, Kelly Crawford, Ken Bodden, Laura Bodai, Leilani Lim-Villegas, Michael Gerber, Nidia Hiroms, Ron Kowal, Suzanne Schwertner and Sylvia Calderon

**PUBLIC COMMUNICATION - None**

**CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia**, Citywide Advisory Board President, reported that the May CWAB Meeting was held on Tuesday, May 13, 2025. ●**Michael Roth**, Vice-President of PAMI, Recognizing Mental Health Awareness Month and how neighbors can support each other. Austin will be experiencing 100+ degree weather. He reminded everyone to hydrate and submit work orders or property repairs online. ●**Michael Gerber**, HACA President, wished everyone a very Happy Mother's Day! ●**Mike** shared the executive orders news and reiterated that resident voices and leadership are very important. ●**HACA** is monitoring housing policy changes very closely. ●**Leilani Lim-Villegas**, HACA Senior Director of Community Development, reminded everyone that Monday, May 26th is Memorial Day and HACA offices will be closed. ●**Leilani** shared that Bringing Health Home, in partnership with Austin Public Health, received overdose prevention/NARCAN kits which will be provided to residents during Mayfest. Training will also be provided for residents and property staff. ●**Dominique Green**, Youth Education and FSS Manager, reported that the HACA Resident Scholarship Ceremony is on July 25th at UT Elementary, and HACA has received over 40 applications. ●**Jeanette Chavez**, Digital Inclusion Coordinator conducted outreach at Bouldin Oaks regarding Rent Café. Eleven residents have registered during office hours. ●**Daniel Ruiz**, Family Opportunity Manager, reported that the Rosewood Homeownership Program at Prospect Heights is at its final stages. HACA has identified seven HACA families that have been pre-approved for a mortgage loan. ●**Sandra Winston**, Events Specialist, shared that the Mayfest Health and Wellness Fair is scheduled on Friday, May 23rd from 10:00 – 1:00 PM at Doris Miller Auditorium.

**CONSENT ITEMS**

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS**

**ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on April 3, 2025**

2<sup>nd</sup> Vice-Chairperson Apostolou moved the Approval of the Board Minutes Summary for the Board Meeting held on April 3, 2025. Commissioner Carrington seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ACTION ITEMS**

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS**

**ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 02900: Approval of \$300,000 to provide HACA Down Payment Assistance for the Prospect Heights Homeownership Program for up to 12 HACA Families at \$25,000 each**

The Rosewood redevelopment at Prospect Heights includes 12 townhomes available for homeownership. Austin Pathways has identified HACA first-time homeowners who can benefit from a \$25,000 down payment assistance or other homeownership success programs to ensure a successful closing. These funds will only benefit HACA families.

Austin Pathways staff, **Daniel Ruiz** who is serving as the Family Opportunity Manager, is leading the initiative to outreach and evaluate current and previous Rosewood residents, Section 8 families, and residents in East Austin. Austin Pathways has partnered with community organizations to guide families during this long-term financial journey. HACA is collaborating with Habitat for Humanity to identify 12 families to qualify them for homeownership at Prospect Heights.

**Commissioner Carrington** moved the Approval of Resolution No. 02900: Approval of \$300,000 to provide HACA Down Payment Assistance for the Prospect Heights Homeownership Program for up to 12 HACA Families at \$25,000 each. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 02901: Approval of the Fiscal Year 2024 - 2025 Section 8 Management Assessment Program Certification (SEMAP)**

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. There are thirteen (13) key performance indicators that apply to HACA's HCV program and one (1) bonus Deconcentration indicator. Each indicator is as follows:

1. Selection & Admission from the Waiting List; 15 points
2. Rent Reasonableness, 20 points
3. Determination of Adjusted Income, 20 points
4. Utility Allowance Schedule, 5 points
5. HQS Quality Control Inspections, 5 points
6. HQS Enforcement, 10 points
7. Expanding Housing Opportunities, 5 points
8. FMRs and Payment Standards, 5 points
9. Annual Recertifications, 10 points
10. Tenant Rent Calculations, 5 points
11. Pre-Contract HQS Inspections, 5 points
12. Annual HQS Inspections, 10 points
13. Lease-Up (budget utilization), 20 points
14. Bonus Indicator - Deconcentration, 5 points

In order to receive the deconcentration bonus, worth up to 5 points, one of the following must 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 FY2023.

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's end. The HUD Field Office will then issue a score within 120 days of the end of the fiscal year.

HACA's Quality Control Division completed quality control sample audits for indicators #1, #2, and #3. The Director of the HCV program completed the quality control sample for indicator #6, HACA's Landlord Outreach Specialist compiles all the data for indicator #7. Indicators #8-13 are evaluated using data HACA submitted throughout the year to HUD's Public and Indian Housing Information Center (PIC).

Although HUD does not provide HACA's official SEMAP score until up to 120 days after the end of our fiscal year, based on HACA's evaluation of all required indicators, full points were received, resulting in a perfect score of 100%. As of 5/16/2025, the TMI department is still currently gathering the data for the de-concentration bonus indicator. If bonus points for this indicator are received, the final SEMAP score is anticipated to be 104%. In both scenarios, the score denotes HACA as a high performer.

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved the Approval of Resolution No. 02901: Approval of the Fiscal Year 2024 - 2025 Section 8 Management Assessment Program Certification (SEMAP). **Commissioner Carrington** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 5: Presentation, Discussion and Possible Action Regarding Resolution No. 02903: Approval of Revisions to the Housing Choice Voucher Administrative Plan**

The Housing Choice Voucher (HCV) program's Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives contained in HACA's agency plan. The Administrative Plan is a supporting document to HACA's agency plan, and is available for public review as required by CFR 24 Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with HUD regulations.

**Summary of Changes:**

An additional preference was added to both the regular voucher waiting list and the Mainstream voucher waiting list. The new preference for both programs is defined as *"a preference for current participants of other HACA voucher programs who have to exit their current program due to regulatory or budgetary reasons."*

This preference is needed to ensure continuity of service regarding the Emergency Housing Voucher (EHV) program. The preference was added in anticipation of all funding for the EHV program ending in late 2026. This proposed preference will allow HACA maximum flexibility to provide continuity of housing service to as many EHV clients as possible while maintaining compliance with HUD requirements.

Proposed changes to the Housing Choice Voucher (HCV) Administrative Plan went out for public comment for 45 days beginning on April 4, 2025 through May 19, 2025. No comments were received.

HACA held a public hearing on April 22, 2025. HACA held a presentation to the Housing Choice Voucher Advisory Board on May 1, 2025, with five attending in person and six attending via zoom. The participants asked questions to further their understanding of the proposed changes but no comments were provided. Participants were advised of the deadline and manner in which they should provide public comments if they chose to do so after the presentation.

**Commissioner Carrington** moved the Approval of Resolution No. 02903: Approval of Revisions to the Housing Choice Voucher Administrative Plan. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 4: Presentation, Discussion and Possible Action Regarding Resolution No. 02902: Approval to Submit Revisions to the 2025 Public Housing Authority (PHA) Annual Plan and 2025- 2029 Five-Year Plan to the U.S. Department of Housing and Urban Development**

The Five-Year and Annual PHA Plans provide a ready source for interested parties to locate basic housing authority policies, rules and requirements concerning its operations, programs, and services, including changes to these policies. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families. PHAs with no public housing, such as HACA, that administer only Housing Choice Voucher (HCV) programs utilize Form HUD-50075-HCV and HUD-50075-5Y to submit changes to its PHA Plans.

The Revised 2025 PHA Annual Plan incorporates proposed changes to the Housing Choice Voucher Administrative Plan along with the agency's 2025-2029 Five-Year Goals and Objectives.

A 45-day public comment period commencing at 8:00 a.m. on Friday, April 4, 2025, and concluding on Monday, May 19, 2025, was held to solicit comments regarding the revisions to the 2025 PHA Plan and the 2025-2029 Five-Year Plan. Notices regarding the announcement of the public comment period for these plans were posted on the HACA website and advertised in the Austin American Statesman. Additionally, a public hearing was held on April 22, 2025.

No written comments were received.

**Commissioner Carrington** moved the Approval of Resolution No. 02902: Approval to Submit Revisions to the 2025 Public Housing Authority (PHA) Annual Plan and 2025- 2029 Five-Year Plan to the U.S. Department of Housing and Urban Development. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 6: Presentation, Discussion, and Possible Action regarding Resolution No. 02904: by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (Bridge at Treeline Apartments) Series 2025; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject**

Austin Affordable Housing Corporation was presented with an opportunity to partner with JCI Residential on a 11.33 acre tract of land located at 12201 Heatherly Drive, Austin, Texas 78747. This would be the eighth (8th) asset AAHC and JCI have

partnered on together. Two of the eight are also LIHTC/Bond projects successfully constructed and completed: Bridge at Granada and Bridge at Turtle Creek. The Board saw this property for the first time in September 2024 where an Inducement Resolution was approved.

AAHC's proposed partner, JCI Residential has a proven record of accomplishment with numerous projects completed in and around the Austin area. JCI has an experienced development team in place and has been an excellent partner on our previous transactions. JCI is a privately held development firm with a current development pipeline of more than 200 projects. AAHC works with the Managing Partner, Sam Kumar, and President, Kurt Goll. JCI Residential will also manage the property.

The project (Bridge at Treeline) will consist of 294 family units. 100% of the units will be affordable to people earning 60% AMI or below. This site sits just a few minutes from South of downtown with quick access to major thoroughfares IH35 and SH 45. The property feeds into the Austin Independent School District and Blazier Elementary School, Paredes Middle School and Akins High School. This is an important transaction to HACA and AAHC as we have seen this part of Austin continue to displace the affordable community. This partnership will add deeper affordability for current voucher holders and the residents that reside in this area. Being so close to many major employers in and around this location, AAHC and JCI can provide some stable and affordable housing to those stakeholders that are threatened with rising rent costs. This property will provide a home to many individuals and families who work in and around the area with no current affordability in place. The nearest property in AAHC's current portfolio is Bridge at Three Hills right next door. This is also a partnership between AAHC and JCI as a workforce housing property.

The development will use a mixture of 4% tax credits and bonds to finance the development with a total project cost of approximately \$70,700,000. HACA, through its Public Facility Corporation will issue tax-exempt bonds in an amount not to exceed \$40,000,000. Regions Bank will carry the debt under the HUD 221(d)(4) program at a loan amount not to exceed \$51,000,000. Regions Bank will also provide the tax credit equity and bridge loan not to exceed \$16,000,000.

The planned development will consist of 55 studio units, 32 one bedroom and one bath units, 121 two bedroom and one bath units, and 86 two bedroom and two bath units. All units will be marketed to HACA's Housing Choice Voucher residents. This approval will allow us to close on the bonds and construction financing in July 2025.

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved the Approval of Resolution No. 02904: by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving resolution of Austin Affordable PFC, Inc. providing for the issuance of its Multifamily Housing Revenue Bonds (Bridge at Treeline Apartments) Series 2025; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject in an amount not to exceed \$40,000,000. **Commissioner Carrington** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM 7: Presentation, Discussion, and Possible Action on Resolution No. 02906: 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 Bridge at Mesa Verde (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 Belveron Partners to purchase a 358-unit multi-family rental property called Mesa Verde Apartments. The development is located at 3201 Duval Road, Austin, Texas 78759. This would be the twentieth asset AAHC and Belveron Corporation have purchased together. This asset is directly across from The Domain with direct access to the 7-mile Northern Walnut Creek Trail.

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 30,000 units across the United States. Founded in 2006, Belveron has invested in more than 230 properties in 32 states. AAHC works with the Managing Partners, Paul Odland, and Josh Plattner.

The Mesa Verde Apartments were developed in 1994 by North America Properties. The property sits on 20.06 acres. The previous owner has spent over \$6.4 million on capital improvements including replacement of all 358 HVAC units and full exterior paint. Some of the property amenities include two resort-style swimming pools with lounge seating and cabanas, elegant clubhouse with gathering spaces and full conference room with business center and co-working nooks, fitness center, and a full kitchen and coffee bar. Residents can also enjoy the spacious courtyards with grilling areas and a gathering pavilion. The property feeds into the Austin Independent School District Summit Elementary School, Murchison Middle School, and Anderson High School.

This is an important transaction for HACA and AAHC as this part of Austin continues to keep some of the highest rents in the Austin market with virtually no affordable housing. This partnership will preserve this asset and add deeper affordability for our current voucher holders and the residents that reside in this area. Being so close to the rail and bus stations adjacent to the property, AAHC and Belveron can provide some stable and affordable housing to those stakeholders in the area.



The property is currently 95% occupied and rents currently range from \$1,609 for a 1 bedroom to \$2,427 for a two bedroom.

The purchase price for Mesa Verde Apartments is \$77,750,000. Belveron will be investing approximately \$20,000,000 as a down payment. In addition, \$3,000,000.00 for future capital needs will also be set aside. Berkadia will be providing a Fannie Mae permanent loan with a not to exceed loan amount of \$62,200,000 at a rate of approximately 5.75% with a 35-year amortization. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI.

The property is currently 96% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and marketing units to all voucher holders.

Apartment Management Professionals will manage the property. The new name for the property will be Bridge at Mesa Verde Apartments.

**Commissioner Carrington** moved the Approval of Resolution No. 02906: 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 Bridge at Mesa Verde (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. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

#### **EXECUTIVE SESSION**

The Board of Directors recessed into Executive Session at 1:45 pm.

The Board returned into open session at 2:40 pm. No action was taken during Executive Session.

#### **REPORTS**

The Board did not receive any additional reports.

**Commissioner Carrington** moved to adjourn the meeting. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

The meeting adjourned at 2:45 pm.

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**Michael G. Gerber, Secretary**

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**Chairperson**



# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### Austin Pathways ITEM 2.

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<b>MEETING DATE:</b>	July 10, 2025
<b>STAFF CONTACT:</b>	Leilani Lim-Villegas
<b>ITEM TITLE:</b>	Presentation, Discussion, and Possible Action regarding Resolution No. 02907: Approval to Renew In-Schools Case Management and Property-Based Tutoring Services Contract
<b>BUDGETED ITEM:</b>	Yes
<b>TOTAL COST:</b>	\$1,300,000

### ACTION

The Board is being asked to approve \$1,300,00 for a two-year contract at \$650,000 per year with Communities in Schools to provide In-School Case Management, Enrichment and Tutoring Services to HACA youth at nine (9) local schools and four (4) HACA properties at Meadowbrook, Santa Rita, Bouldin Oaks, and Booker T. Washington. AISD schools include:

Oaksprings Elementary  
Zavala Elementary  
Becker Elementary  
Dawson Elementary  
Lively Middle  
Kealing Middle  
Martin Middle  
Eastside Memorial High School  
Travis High School

### SUMMARY

HACA has contracted with Communities in Schools (CIS) since 2001. The goal of the program is to support resident youth in their journey to economic self-sufficiency through school-based and property-based educational, enrichment, mental health guidance, and case management services. CIS has consistently met or exceeded their contract outcomes each year. With Compass to College, we have seen positive signs in 2024-25 that the program improvements are effective. CIS students have been applying for the HACA Resident Scholarships, and this year, we have a record-breaking 40 resident scholarship recipients awards. CIS is one of the top evidenced-based and accredited dropout prevention programs in the country and has received ongoing support by

the AISD Board of Trustees, as well as several other Central Texas school districts and the Texas Education Agency.

#### 2024 CIS SmartKids Outcomes

296 HACA students were served by CIS SmartKids through case management and/or afterschool programs

81% of participants demonstrated academic improvement

88% of all participants improved or maintained academics, attendance or behavior

100% of all participants stayed in school.

99% of all participants were promoted to the next grade level or graduated.

AFTERSCHOOL PROGRAMS: 211 unduplicated youth served in after school program/tutoring services across HACA properties.

#### **Process:**

A notification and request for approval to utilize Communities in Schools (CIS) as a sole-source for providing in-school case management and tutoring services to HACA youth grades K-12 was sent to HUD on September 12, 2017. In addition to the notification request, an Independent Cost Estimate (ICE) was also submitted for HUD review. On May 8, 2018, HACA was informed via e-mail by the HUD field office in San Antonio that HACA's request for CIS to be a sole-source provider was noted in their file, and that HACA could proceed with the contract, as long as HACA followed Procurement Policy, and verified through an Independent Cost Estimate that the price for CIS services is reasonable.

This year, the contract has been reassessed and an agreement reached to increase the amount from \$600,000 to \$650,000 per year. CIS remains to be the sole-source provider in Austin with the capacity to serve on campus at 9 AISD schools, and four HACA properties throughout the entire year, including spring and summer breaks. This contract will expire in two years, from 2025-2027.

#### **Staff Recommendation:**

Staff recommend that Communities in Schools be awarded a two-year contract at \$1,300,000 to provide in-school case management and tutoring to HACA youth grades K-12 at \$650,000 annually for the next two years.

#### **ATTACHMENTS:**

CIS-Smartkids Annual Narrative Report 2024-2025

**RESOLUTION NO. 02907**  
**RESOLUTION APPROVING RENEWAL OF CONTRACT FOR IN-SCHOOL CASE**  
**MANAGEMENT AND PROPERTY-BASED TUTORING SERVICES**

**WHEREAS**, the Housing Authority of the City of Austin (HACA) provides programming focused on youth educational success and dropout prevention for children living at HACA subsidized housing developments;

**WHEREAS**, HACA currently contracts with Communities in Schools (CIS) to provide targeted school-based educational, mental health guidance, and case management services at seven schools and property-based tutoring services at four HACA properties;

**WHEREAS**, Communities in Schools' program helps support children on the journey toward economic self-sufficiency through school-based case management services and property-based educational, enrichment, and tutoring services;

**WHEREAS**, On May 8, 2018, HACA was informed via e-mail by the HUD field office in San Antonio that HACA's request for CIS to be a sole-source provider was noted in their file, and that HACA could proceed with the contract, as long as HACA followed Procurement Policy, and verified through an Independent Cost Estimate that the price for CIS services is reasonable.

**WHEREAS**, the September 19, 2019, resolution (Resolution #02611) stipulated that funding was being provided to CIS to operate for one year, with the option for the contract to be extended up to five years through an annual renewal process;

**WHEREAS**, Austin Pathways staff has reassessed and reviewed the youth contract in 2025 at real-time numbers, and increased the contract amount that is deemed reasonable as negotiated by HACA and CIS, and CIS remains to be the sole-source provider in Austin with the capacity to serve 9 AISD schools, and four HACA properties throughout the entire year, including spring and summer breaks.

**NOW, THEREFORE, BE IT RESOLVED**, that the Housing Authority of the City of Austin approves the renewal of Communities in Schools In-school case Management and Tutoring Services contract from August 1, 2025, through July 31, 2027, in the amount of \$1,300,000, for a two-year contract at \$650,000 per year.

**PASSED, APPROVED, AND ADOPTED** this 10th day of July 2025.

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Michael G. Gerber, Secretary

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Carl S. Richie, Jr., Chairperson

## Communities In Schools Annual Report Narrative 2024-2025

### Case Management Services

In the 2024-2025 school year, Communities In Schools (CIS) provided ***school-based case management services*** for HACA youth at Zavala Elementary, Oak Springs Elementary, Becker Elementary, Dawson Elementary, Lively Middle School, Kealing Middle School, Martin Middle School, Eastside Memorial High School, and Travis High School. Case management services were provided to 296 youth during this time. All case managed students were assessed for academic, attendance, and behavior needs, targeted needs were determined, and service plans were created and implemented to address identified needs. Progress was tracked throughout the school year by reviewing school records of grades, test scores, and attendance, as well as a behavioral Student Health and Wellness (SHAW) assessment.

- Services at Lively Middle School included lunch bunch groups, a partnership with Austin Bat Cave, a group on coping skills for 6<sup>th</sup> grade girls and 8<sup>th</sup> grade boys.
- Services at Dawson Elementary School included providing classroom management and family engagement support for new teachers. Attendance improvement was a focus this year, and the team created incentive plans to increase student attendance.
- At Kealing Middle school CIS has a partnership with Austin Bat Cave and a group facilitator comes in once a week to teach students therapeutic journaling. This can help the students become more connected with their emotions and get more comfortable talking about them. Other services provided included mentoring, academic help, and basic needs assistance to many of these students and their families. CIS provided support to staff during events for the 8<sup>th</sup> grade classes promotion celebration and field trip.
- Program staff at Travis High School provided students with individual services and group services in support of their personal and academic development. In the scope of building rapport, the SKC conducted frequent check-ins in a relaxed and professional environment and made it available for students to build crafts and play games during these check-in services. The team hosted a social-emotional learning booth at Travis Rebel Fest. At the booth students were given material to make stress balls, glitter jars, and informational material about self-awareness. At the end of the year, the CIS Travis team had a senior celebration for graduating students.

Additionally, program staff supported families of HACA students with ***crisis intervention and information and referrals*** to other community resources.

- Program staff at Lively Middle School supported families with monthly bus passes, utility assistance, and financial assistance offered through Communities in Schools of Central Texas' Student and Family Assistance department. The Lively team made referrals to the Faith Food Pantry and delivered food to families in their homes.

- Dawson Elementary School program staff managed the school's clothing distribution project and identified, applied, picked up, and distributed clothing supply to students. They partnered with a local church to provide financial relief for essentials such as food and financial aid for essential bills. Families were provided with direct food deliveries for the holidays and students were given winter coats. A family was able to completely pay off their backed-up electricity bills and with the direct support of a SmartKids Coordinator were able to enroll in the CAP program which will save them money on each bill in the future.
- Program staff at Kealing Middle School provided monthly snack packs to the students that provided a breakfast supplement to them. These snack packs included popcorn, beef jerky, squeeze apple sauce, ramen noodle, goldfish, and mac and cheese. CIS has continued to partner with Faiths Food Pantry to give families nonperishable goods, dairy products, fruits, and frozen meats when needed. CIS has also assisted with connecting all our families to Coats for Kids, Operation Turkey, and Blue Santa based on their individualized needs.
- At Travis High School during the holiday season, CIS hosted a holiday fiesta, gift exchange, and the funds to support families were successful due to sponsors in-kind donations. HACA families were connected to the holiday assistance programs.

Each campus program developed enriching ***summer programming opportunities***. Activities included college visit field trips, trips to the Austin Aquarium, the Museum of Ice Cream, rowing at Lady Bird Lake and many more.

### **Compass to College**

In the 2024-2025 school year, CIS of Central Texas provided college readiness services to 18 youth attending Eastside Memorial or Travis High Schools.

The Compass to College Coordinator partnered with the Gear Up program at Travis High School to host FAFSA nights. They created a website for students and families to get updates about college related events and deadlines, hosted career exploration activities, and took students on college visit field trips. They have planned a scholarship workshop for the coming school year.

### **After School Programming**

In the 2024-2025 school year, CIS of Central Texas provided after school programming at Booker T. Washington, Bouldin Oaks, Santa Rita, and Meadowbrook. The program served 111 participants who attended SmartKids after school programming on site 10 or more times.

All sites hosted community events at the beginning, middle, and end of the year which included games and activities, and resources for families. Snacks were provided each day of after school programming through a partnership with Meals on Wheels. Partnerships included the Mexican

American Cultural Center (MACC) and UT SEAL. MACC co-facilitated programming regularly and provided educational and enriching art and cultural activities. The UT SEAL program brought volunteers to read books with students and assist with homework. The program engaged AmeriCorps members to support students with reading as well. Summer programming included a trip to the Children's Museum to learn about STEM, and onsite educational programming with themes such as the ocean and dinosaurs. SmartKids Coordinators conducted home visits, food deliveries, and were able to provide financial support and vision vouchers.



## HOUSING AUTHORITY OF THE CITY OF AUSTIN

### BOARD ACTION REQUEST

#### AAHC ITEM 3.

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**MEETING DATE:** July 10, 2025  
**STAFF CONTACT:** Suzanne Schwertner  
**ITEM TITLE:** Presentation, Discussion, and Possible Action on Resolution No. 02908 by the Board of Commissioners the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to Ovetta Rosedale (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. 02908 to take the following actions with regard to Ovetta Rosedale (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 is being presented with an opportunity to partner with Megan Lasch of O-SDA Industries, LLC on a certain +/- .79-acre tract of land located within the Austin city limits at 4202-4210 Medical Pkwy, Austin, Texas 78756. The project (Ovetta Rosedale) will consist of 70 family units serving tenants with incomes in the range of 30% AMI, 50% AMI, 60% AMI and 80% AMI.

##### Process:

The development received a competitive 9% tax credit award last year (July 2024). As is common with most 9% tax credit deals, there are several layers of financing. Equity will be provided by Hudson Housing Capital LLC with a price of 85 cents. Construction Debt will be provided by Legacy Bank & Trust Company in an amount not to exceed \$16,000,000. Central Texas Housing Accelerator Fund, LLC will provide construction gap financing of \$2,000,000 that will be paid off at construction completion. Austin Housing Finance Corporation provided a loan of \$5,195,000 to purchase the land and the loan will remain in place as permanent debt.



Boston Capital Mortgage Fund VI will provide the permanent debt in the amount not to exceed \$8,030,000. The total project cost will be approximately \$28,000,000.

The project is in a high opportunity area and will be near a high concentration of jobs and services related to the medical industry. Several bus stops are located across the street and up and down Medical Parkway. The following AISD schools serve this property: Bryker Woods Elementary, O Henry Middle School and Austin High School. The development will also provide a High-Quality Pre-K program located on the first floor of the building as well as other social services for adults.

**Unit Breakdown:**

# Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	3	3	1	0
1 Bedroom	2	5	6	1
2 Bedroom	1	14	17	1
3 Bedroom	1	6	8	1

All units will be marketed to HACA's Housing Choice Voucher residents. The Board approved this property back in August of 2024 for a tax credit application. Today's approval will allow us to move forward with financial closing and to start construction.

**Staff Recommendation:**

Staff recommends approval of Resolution No. 02908.

**ATTACHMENTS:**

None

## **RESOLUTION NO. 02908**

**A Resolution by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Ovetta Rosedale (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 construction of the Development;

**WHEREAS**, AAHC is the sole member of AAHC Ovetta Rosedale MM, LLC, a Texas limited liability company, which in turn is the managing member of Ovetta MM, LLC, a Texas limited liability company, which in turn is the managing member of Ovetta Rosedale, LLC, a Texas limited liability company (the “Owner”);

**WHEREAS**, in connection with the Owner’s development of the Development, the Authority 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 the Owner under a long-term ground lease (the “Ground Lease”);

**WHEREAS**, in connection with the Owner’s financing of the Development, the City of Austin will require the Authority and the Owner to enter into an Amended and Restated Affordability Unlocked Land Use and Restrictions Agreement and any other assurances, instruments, or other communications executed in the name of and on behalf of the Authority and 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 Amended and Restated Affordability Unlocked Land Use and Restrictions Agreement (the “AU Agreement”);

**NOW, THEREFORE**, the Board of Commissioners of the Authority 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, the AU Agreement, and all such other documents necessary to effectuate the acquisition of the Land, execution of the Ground Lease and the Owner’s acquisition of the Development, including but not limited to such deeds of trust, security instruments, estoppel certificates, and other documentation or agreements as any lender providing acquisition and/or construction financing to the Owner 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 10th day of July, 2025.

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CHAIRMAN

ATTEST:

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SECRETARY

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Michael G. Gerber, Secretary

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Carl S. Richie, Jr., Chairperson



## HOUSING AUTHORITY OF THE CITY OF AUSTIN

### BOARD ACTION REQUEST

#### AAHC ITEM 4.

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**MEETING DATE:** July 10, 2025  
**STAFF CONTACT:** Suzanne Schwertner  
**ITEM TITLE:** Presentation, Discussion, and Possible Action on Resolution No. 02909 by the Board of Commissioners the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to Vargas Apartments Phase I (the "Development") in Austin, Texas: (A) amend and restate the condominium lease covering the site of the Development; and (B) 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. 02909 to take the following actions with regard to Vargas Apartments Phase I (the "Development") in Austin, Texas: (A) amend and restate the condominium lease covering the site of the Development; and (B) such other actions necessary or convenient to carry out this Resolution.

#### SUMMARY

##### Background:

Austin Affordable Housing Corporation is being presented with an opportunity to partner with River City Capital Partners (RCCP) on a certain 6.44-acre tract of land located at 6610 E. Riverside Drive, Austin, TX 78741. Vargas Apartments Phase I will be the first of two phases. Fifty percent of the units will be affordable to tenants earning less than 80% median family income (10% of these will be designated for 60% median family income).

This will be our 5th time partnering with RCCP. Cory Older and Rich Leisy will be heading up the development for RCCP, and they are local to Austin.

We will again use Battery Global Advisors (BGA) as our equity partner. This will be our 5th time partnering with them as well. They are based out of Boston, MA and use a wide variety of private funds to invest in projects located in Opportunity Zones. A larger number of their investors are family investors.

**Process:**

The Board approved the purchase of this land and the transfer of the land into HACA's name in April 2023. At the same time, AAHC entered into two joint venture partnerships with RCCP and BGA. One for Phase I and one for Phase II.

BGA infused the funds to purchase the land with equity, no debt. Due to the fact that this is a two-phase project, the parcels were condominiumized into two units. HACA ground leased one unit to the Phase I joint venture partnership and the other unit to the Phase II joint venture partnership. This was done to separate the two phases in every aspect, including debt and equity.

Today we are asking you to approve the construction of Phase I of the development. This phase will consist of 357 family units. The unit mix will be 19 efficiency, 250 one-bedrooms, 79 two-bedrooms and 9 three-bedrooms. The affordable units at 80% AMI and 60% AMI will be equally distributed in all bedroom sizes. IBC will be the construction lender on this project. The loan amount will be an estimated \$58,000,000.

The thoughtfully designed amenity program will include a resort-style pool and expansive deck, fitness center, yoga deck and private focus booths for co-working and productivity, as well as an outdoor community lounge and landscaped courtyard. A 6-story private parking garage ensures secure and convenient parking for residents and visitors alike.

The benefit to HACA/AAHC from partnering on this property is the location in downtown Austin close to schools, retail and offices on the proposed light rail. We will also be working with AISD to offer a yet-to-be-determined discount for teaching staff to help in their recruiting and retention. The schools serving this apartment complex are Baty Elementary, Martin Middle School and Travis High School.

**Staff Recommendation:**

Staff recommends approval of Resolution No. 02909.

**ATTACHMENTS:**

None

## RESOLUTION NO. 02909

**A Resolution by the Board of Commissioners the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to Vargas Apartments Phase I (the “Development”) in Austin, Texas: (A) Amend and restate the condominium lease covering the site of the Development; and (B) such other actions necessary or convenient to carry out this resolution.**

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

**WHEREAS**, in connection with the Development, the Authority has acquired certain real property in Austin, Texas, a portion of which constitutes the site for the Development (the “Land”), and has leased the Land to Riverside — Vargas QOZB Condo I, LLC, a Texas limited liability company (the “Owner”), the managing member of which is an affiliate of AAHC, under a long-term condominium lease (the “**Condominium Lease**”);

**WHEREAS**, in connection with the construction and financing of the Development, the Owner and the Authority now desire to amend and restate the Condominium Lease to add terms related to the Owner’s proposed financing and construction of improvements comprising the Development pursuant to an amended and restated condominium lease (the “**Amended Condominium Lease**”);

**WHEREAS**, the Owner now desires to enter into a construction loan with International Bank of Commerce (the “**Lender**”), whereby the Owner will borrow a sum not to exceed \$58,000,000.00 (“**Loan**”), in order to finance the construction of the Development;

**NOW, THEREFORE**, the Board of Commissioners of the Authority 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. Review, execute and approve the Amended Condominium Lease and all such other documents necessary to effectuate the Owner’s financing and construction of the Development, including but not limited to such deeds of trust, security instruments, estoppel certificates, a condominium lease recognition agreement and other documentation or agreements as any lender providing acquisition and/or construction financing to the Owner 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.
2. To do and perform, or cause to be done and performed, in the name and on behalf of the Authority, all acts as the Chief Executive Officer (or his designee) 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 and any and all such acts heretofore or hereafter taken by the Chief Executive officer (or his designee) to

such end are hereby expressly approved, ratified, and confirmed as the acts and deeds of the Authority effective as of the date such action was taken.

3. Promptly notify the Owner and Lender in writing of any change in these resolutions, and until they have actually received such notice in writing, the Owner and Lender are authorized to act in reliance on and pursuance of these resolutions.

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

[End of Resolution]

**PASSED, APPROVED AND ADOPTED** this 10th day of July, 2025.

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CHAIRMAN

ATTEST:

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SECRETARY

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Michael G. Gerber, Secretary

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Carl S. Richie, Jr., Chairperson