

**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, August 21, 2025
12:00 PM**

1124 S IH 35,

Join Zoom Meeting <https://bit.ly/45euiXM> Meeting ID: 878 3154 2007 Passcode:
456973
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/45euiXM> Meeting ID: 878 3154 2007 Passcode: 456973
Austin, TX
(512.477.4488)**

**Thursday, August 21, 2025
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

PLEDGE OF ALLEGIANCE

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 July 10, 2025

ACTION ITEMS

2. Updates on Communities In Schools (CIS) programs and partnerships
3. Updates on Boys and Girls Clubs programs and partnerships
4. Update on the HACA-Austin Pathways scholarship program
5. Update on Austin Affordable Housing Corporation activities

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

ADJOURNMENT

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en este 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; TTYusers 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.

MEETING DATE: August 21, 2025
STAFF CONTACT: Michael Gerber
ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on July 10, 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 July 10, 2025.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:

20250710 HACA FINAL Minutes Summary

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

July 10, 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, JULY 10, 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

Carl S. Richie, Jr. Chairperson, called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of July 10, 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:

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

MEMBER(S) ABSENT:

ALSO IN ATTENDANCE:

Sarah Scott, Coats Rose Law Firm
Lauren Aldredge, Cokinos Law Firm (Via Zoom)

STAFF PRESENT:

Barbara Chen, Dominique Green, Gloria Morgan, John Espinoza, Jorge Vazquez, Katie Richardson, Kelly Crawford, Ken Bodden, Laura Bodai, Leilani Lim-Villegas, Michael Gerber, Michael Roth, Michelle Eastland, Nidia Hiroms, Ron Kowal, Sandra Winston, Suzanne Schwertner and Sylvia Calderon

EMPLOYEE RECOGNITION

EMPLOYEE OF THE YEAR 2024/2025 - Michelle Eastland, Business Intelligence Specialist with the Technology Management and Innovation (TMI) Department, was honored as the 2024-2025 Fiscal Year, Employee of the Year.

EMPLOYEE OF THE 1ST QTR. 2025/2026 - Sandra Winston, Events Specialist, was honored as the 2025-2026 Employee of the 2st Quarter.

PUBLIC COMMUNICATION – Zenobia Joseph, private citizen, testified on the unsafe sidewalks at Heritage Woods and asked that this issue be addressed with the Texas Department of Transportation.

CITYWIDE ADVISORY BOARD (CWAB) – ●Lupe Garcia, Citywide Advisory Board President, reported that the June CWAB Meeting was held on Tuesday, June 10, 2025. ●**Lupe** announced that that IMOMS raised \$200.00 to assist with the hill country flooding victims. **Mr. Gerber** added that whatever IMOMS raised for the flooding victims, HACA would match. ●**Michael Gerber**, HACA President, joined via Zoom and acknowledged that there is an increase in violent acts of behavior and crime on HACA properties and across the country. The Austin Police Department (APD) has been struggling for a few years and HACA is continuing to collaborate with residents and APD to address safety concerns. ●**Tamika Gilmore**, HACA Community Director (on behalf of **Michael Roth**, Vice-President of PAMI), reported that HUD will conduct three inspections this year: Santa Rita, Gaston, and Coronado. ●**Tamika** also asked residents to encourage their neighbors to take advantage of Rent Café to pay their rent online and submit work orders. ●**Leilani Lim-Villegas**, HACA Senior Director of Community Development, congratulated everyone on a very successful Senior Mayfest. ●**Leilani** reported that this is a record-breaking year with 40 HACA Resident Scholarship recipients for a total award of \$75,000. ●**Dominique Green**, Youth Education and FSS Manager, reported that the HACA Resident Scholarship Ceremony will be on July 25th at UT Elementary. ●**Jeanette Chavez**, Digital Inclusion Coordinator, reported that there is a new group of interns providing Rent Café technical assistance to residents at Santa Rita and Lakeside. ●**Borami Lee**, **HACA Bringing Health Home Manager**, reported that HACA has partnered with Austin Public Health to provide overdose prevention training programs across all HACA properties. ●**Sandra Winston**, Events Specialist, shared that the theme of this years' Scholarship Ceremony is "Seed, Time, and Harvest".

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 May 29, 2025

2nd Vice-Chairperson Apostolou moved the Approval of the Board Minutes Summary for the Board Meeting held on May 29, 2025. **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 regarding Resolution No. 02907: Approval to Renew In-Schools Case Management and Property-Based Tutoring Services Contract

The Board was 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, and Travis High School.

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.

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.

Commissioner Duncan-Hall made an Amendment to the original Motion (per Chairperson Richie's request), to add a one-time additional payment of \$83,985 for other costs CIS paid to help our residents with special needs, **2nd Vice-Chairperson Apostolou** seconded the motion. **The motion Passed (4-Ayes and 0-Nays).** **Commissioner Carrington** then moved the Approval of Resolution No. 02907: Approval to Renew In-Schools Case Management and Property-Based Tutoring Services Contract. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 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

Austin Affordable Housing Corporation was 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.

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.

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.

Chairperson Richie left the room at 1:24 pm.

Commissioner Duncan-Hall moved the Approval of 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. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

Chairperson Richie returned to the room at 1:30 pm.

ITEM 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

Austin Affordable Housing Corporation was presented with an opportunity to partner with River City Capital Partners (RCCP) on a 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.

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. 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 with recruiting and retention. The schools serving this apartment complex are Baty Elementary, Martin Middle School and Travis High School.

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

EXECUTIVE SESSION

The Board of Directors did not recess into Executive Session.

Commissioner Carrington left the meeting at 2:15 pm.

REPORTS

Mike Gerber, announced that he and Chairperson Richie would be attending the NAHRO Symposium in New York. **Laura Bodai**, HACA VP of Assisted Housing, reported on the Housing Assistance Payments shortfall.

2nd Vice-Chairperson Apostolou moved to adjourn the meeting. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

The meeting adjourned at 2:36 pm.

Michael G. Gerber, Secretary

Chairperson



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Austin Pathways ITEM 2.

MEETING DATE:	August 21, 2025
STAFF CONTACT:	Leilani Lim-Villegas
ITEM TITLE:	Updates on Communities In Schools (CIS) programs and partnerships
BUDGETED ITEM:	N/A
TOTAL COST:	N/A

ACTION

Report item only. No action needed.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:

None



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Austin Pathways ITEM 3.

MEETING DATE:	August 21, 2025
STAFF CONTACT:	Leilani Lim-Villegas
ITEM TITLE:	Updates on Boys and Girls Clubs programs and partnerships
BUDGETED ITEM:	N/A
TOTAL COST:	N/A

ACTION

Report item only. No action needed.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:

None



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Austin Pathways ITEM 4.

MEETING DATE: August 21, 2025
STAFF CONTACT: Leilani Lim-Villegas
ITEM TITLE: Update on the HACA-Austin Pathways scholarship program
BUDGETED ITEM: N/A
TOTAL COST: N/A

ACTION

Report item only. No action needed.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:

None



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 5.

MEETING DATE: August 21, 2025
STAFF CONTACT: Ron Kowal
ITEM TITLE: Update on Austin Affordable Housing Corporation activities
BUDGETED ITEM: N/A
TOTAL COST: N/A

ACTION

Report item only. No action needed.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:

None