



Board of Commissioners

Chairman: Ramiro Cavazos Vice-Chair: Rebecca L. Galvan Commissioner: Richard Gambitta Commissioner: Noah Garcia Commissioner: Yolanda Hotman Commissioner: Stella Burciaga Molina Commissioner: Lisa Tatum

San Antonio Housing Authority
Regular Board Meeting Agenda
818 S. Flores Street
San Antonio, Texas 78204
Thursday, February 5, 2009, 1:00 p.m.

Please Note: Citizens wishing to speak on issues not related to items posted on the agenda should sign the Citizens to be Heard roster prior to 2:00 p.m. Citizens will be given three minutes to speak. The Citizens to be Heard segment for Regular Board Meetings of the San Antonio Housing Authority will be scheduled for no sooner than 2:00 pm., but the Board reserves the right to delay the Citizens to be Heard portion of the meeting to accommodate other public business.

DISABILITY ACCESS STATEMENT

The meeting is wheelchair accessible. The accessible entrance is located at 818 S. Flores. Accessible parking spaces are also located at SAHA Main Office, 818 S. Flores. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting) by calling (210) 477-6288 V/TTY for assistance.

The Board of Commissioners will convene for a Regular Board Meeting in the Boardroom located within the San Antonio Housing Authority’s Main Office on Thursday, February 5, 2009 at 1:00 p.m. for discussion and action on the following matters:

1. Meeting called to order.
The Board of Commissioners may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board reserves the right to enter into closed meeting at any time during the course of the meeting.
2. Pledge of allegiance.
3. Minutes.
 - [Minutes](#) of a Special Board meeting held on December 30, 2008 (Ops/HR)
 - [Minutes](#) of a Special Board meeting held on December 30, 2008 (Finance)
 - [Minutes](#) of a Regular Board meeting held on January 8, 2009

INDIVIDUAL ITEMS FOR CONSIDERATION
Items 4-26

4. Consideration and approval regarding contract for Building 6 repairs at Burning Tree Apartments, to Jamail & Smith Construction, not to exceed \$338,539.31 over a period of one (1) year with possible extensions. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo](#)

5. Consideration and approval regarding contract for shingle roofing replacement and repairs to Faith Roofing & Remodeling (MBE), not to exceed \$259,929.00 over a period of one (1) year with possible extensions; H. Karp Company, not to exceed \$50,556.00 over a period of one (1) year with possible extensions and Marlowe Roofing, not to exceed \$18,537 over a period of one (1) year with possible extension. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo Unit Pricing Bid Tabulation](#)
6. Consideration and approval regarding contract for modified roofing replacement & repairs at various SAHA properties to Faith Roofing & Remodeling (MBE), not to exceed \$779,321.40 for a period of one (1) year with possible extensions. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo Bid Tabulation Price Listing](#)
7. Consideration and approval regarding the contract for the installation of new energy efficient windows and sliding glass doors at Blanco Apartments for \$178,181.82 to Home Depot. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities & Construction Services). [Memo](#)
8. Consideration and approval regarding Resolution No. 4914, approving the 2009 Payment Standard Schedule for the Section 8 Housing Choice Voucher program. (Deborah Flach, Chief Operating Officer; Corina Wilson, Director of Assisted Housing Programs). [Memo Resolution](#)
9. Discussion and update regarding quarterly cash report for the periods ending September 30, 2008 and December 31, 2008. (Ed Hinojosa, Chief Finance Officer; Diana Kolodziej Fiedler, Director of Finance and Accounting). [Quarterly Cash Report](#)
10. Consideration and approval regarding Resolution No. 4922, adopting the changes to the pension plan. (Ed Hinojosa, Chief Financial Officer; Diana Kolodziej Fiedler, Director of Finance and Accounting). [Memo Resolution Attachment](#)
11. Consideration and approval regarding the expenditure of additional funds in incidental costs related to addressing concerns at Mirasol Homes Subdivisions. (Ed Hinojosa, Chief Financial Officer; Deborah Flach, Chief Operating Officer; Edward Pape). [Memo Financial Report](#)
12. Consideration and approval regarding contract for various construction services to include electrical, plumbing and HVAC to Special Plumbing & Electric, Inc. for a period of one (1) year, not to exceed an aggregate total of \$100,000. (Deborah Flach, Chief Operating Officer; Edward Pape). [Memo Proposal Evaluations](#)
13. *Discussion regarding the vision and strategic plan for future development of public and affordable housing.
14. *Update on Mirasol Homes. (General Alfred A. Valenzuela, Interim President & CEO; Deborah Flach, Chief Operating Officer).
15. *Consideration and approval regarding negotiations with successful bidders for local unit-based subsidy program (Capital Fund Replacement Housing Factor Program). (Deborah Flach, Chief Operating Officer; Calvin Deese, Assistant Director of Facilities and Construction Services).

16. *Discussion of 2009 Low Income Housing Tax Credit Application submissions. (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services).
17. *Discussion and update regarding Artisan Park Townhomes. (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services).
18. *Consideration and approval regarding Payment in Lieu of Taxes (PILOT) to the City of San Antonio. (Jim Plummer, Fulbright & Jaworski).
19. *Consideration and approval regarding Resolution No. 4923, authorizing the second amended and restated agreement of limited partnership of Durango Midrise, LP and amendments to other related loan documents for purposes of admitting Alliant Credit Facility, LTD. and it's related entities into the partnership; approving the actions of the San Antonio Housing Finance Corporation (Resolution No. 09FIN-02-01) and the Las Varas Public Facility Corporation (Resolution No. 09LVPFC-02-01), regarding the project; and other matters in connection therewith. (Deborah Flach, Chief Operating Officer; Jim Plummer, Fulbright & Jaworski).
20. *Update on President and CEO search. (Stacy Padgett, Director of Procurement; Jackie L. Gorman-Johnson, Allen Austin Executive Search Consultants).
21. *Consideration and appropriate action regarding work with National Development Council, Inc. ("NDC"). (Deborah Flach, Chief Operating Officer; Raquel Favela, National Development Council).
22. *Consideration and appropriate action regarding Bexar County Housing Authority's request to merge with SAHA.
23. *Closed Session:
 - Real Estate**
 - Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).
 - Update on Consolidated Appropriations Act
 - Update on Mirasol Homes
 - Update on Capital Fund Replacement Housing Factor Program
 - Update on Low Income Housing Tax Credit
 - Update on Durango Tax Credits
 - Update on Artisan Park Townhomes
 - Update on PILOT payment to the City of San Antonio
 - Update on Vision and Strategic plan
 - Update on National Development Council, Inc.
 - Update on merger with Bexar County Housing

Personnel

Deliberate 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 and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney)

- Update on the President/CEO search

24. Discussion of future board items.

25. **Citizens to be Heard at 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should sign the Citizens to be Heard roster prior to 2:00 p.m. Citizens will be given three minutes to speak. Only one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than nine (9) minutes.

Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an officer or a Board member, and follow the same speaking rules as individuals. The Board thanks you for coming to the meeting.

26. Adjournment.

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting at any other item, whether it has an asterisk or not, when the Board determines there is a need, and a closed meeting is permitted under Chapter 551 of the Texas Government Code that permits the closed meeting.



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San Antonio Housing Finance Corporation
818 S. Flores Street
San Antonio, TX 78204
Thursday, February 5, 2009
1:00 p.m.

The San Antonio Housing Finance Corporation will convene in closed session pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters.

DISABILITY ACCESS STATEMENT

The meeting is wheelchair accessible. The accessible entrance is located at 818 S. Flores. Accessible parking spaces are also located at SAHA Main Office, 818 S. Flores. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting) by calling (210) 477-6288 V/TTY for assistance.

1. Meeting called to order.
2. Approval of the December 4, 2008 [minutes](#) for the Finance Corporation.
3. *Consideration and approval regarding Resolution No. 09FIN-02-01, authorizing the second amended and restated agreement of limited partnership of Durango Midrise, LP and amendments to other related loan documents for purposes of admitting Alliant Credit Facility, LTD. and it's related entities into the partnership; approving the actions of the San Antonio Housing Finance Corporation regarding the project; and other matters in connection therewith.
4. Adjournment.

Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. Of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting at any other item, whether it has an asterisk or not, when the Board determines there is a need, and a closed meeting is permitted under Chapter 551 of the Texas Government Code that permits the closed meeting.



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**San Antonio Housing Authority
Education Investment Foundation, Inc.
818 S. Flores Street
San Antonio, TX 78204
Thursday, February 5, 2009
1:00 p.m.**

The San Antonio Housing Education Investment Foundation, Inc. will convene in closed session pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters.

DISABILITY ACCESS STATEMENT

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1. Meeting called to order.
2. Discussion and update regarding the Education Investment Foundation. (Melanie Villalobos, Vice President of Corporate and Employee Relations; Lori Mendez, Director of Customer Care). [Memo](#)
3. Adjournment.

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San Antonio Housing Las Varas Public Facility Corporation
818 S. Flores Street
San Antonio, TX 78204
Thursday, February 5, 2008
1:00 p.m.

The San Antonio Housing Finance Corporation will convene in closed session pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters.

DISABILITY ACCESS STATEMENT

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1. Meeting called to order.
2. Approval of the December 4, 2008 [minutes](#) for the Las Varas Public Facility Corporation.
3. *Consideration and approval regarding Resolution No. 09LVPFC-02-01, authorizing the second amended and restated agreement of limited partnership of Durango Midrise, LP and amendments to other related loan documents for purposes of admitting Alliant Credit Facility, LTD. and it's related entities into the partnership; approving the actions of the San Antonio Housing Finance Corporation regarding the project; and other matters in connection therewith.
4. Adjournment.

Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. Of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting at any other item, whether it has an asterisk or not, when the Board determines there is a need, and a closed meeting is permitted under Chapter 551 of the Texas Government Code that permits the closed meeting.