



Board of Commissioners

Chairman Vice-Chair Commissioner Commissioner Commissioner Commissioner Commissioner
Ramiro Cavazos Brian Herman Karina C. Cantu Rebecca L. Galvan Richard Gambitta Yolanda Hotman Stella B. Molina

President & CEO

Lourdes Castro Ramirez

San Antonio Housing Authority
Regular Board Meeting Agenda
818 S. Flores Street
San Antonio, Texas 78204
Thursday, April 8, 2010, 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, April 8, 2010 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 February 25, 2010 (Ops/HR Committee).
- [Minutes](#) of a Regular Board meeting held on March 4, 2010.

CONSENT AGENDA

**Operations and Human Resources Committee
Items 4-6**

4. Consideration and approval regarding Resolution 5006, approving the increased 2010 Payment Standard Schedule to 95% of the 2010 Fair Market Rent (FMR) for the Housing Choice Voucher (HCV) program. (Corina Wilson, Director of Assisted Housing Programs). [Memo Resolution](#)

5. Consideration and approval regarding Resolution 5045, authorizing an extension of a contract to Sterling Co's Inc. (MBE) for housing quality standards (HQS) inspections for the Assisted Housing Programs, for an amount not to exceed \$221,200, for a period of one year, to include a one-week ratification, with the option to renew for two additional one-year periods. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement; Corina Wilson, Director of Assisted Housing Programs). [Memo](#) [Resolution](#)
6. Consideration and approval regarding Resolution 5051, authorizing the Moving to Work (MTW) Plan, and the revised plans for the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan and the Capital Fund Program. (Isaac Carreon, Director of Community and Development Initiatives; Lori Mendez, Director of Public Housing - Elderly and Disabled; Michael Bond, Director of Public Housing – Families; and Corina Wilson, Director of Assisted Housing Programs). [Memo](#) [Resolution](#) [Draft Plans](#)

ITEMS FOR INDIVIDUAL CONSIDERATION

Items 7-14

7. Consideration and approval regarding Resolution 5046, authorizing an award of contract to Hawkins, Delafield and Wood LLP, for consulting services pertaining to best practices and other matters relating Moving to Work, Public Housing, Housing Choice Voucher Programs and the operation of a housing authority, for an amount not to exceed \$49,000, for a period of one year, retroactively back to March 1, 2010. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement).
[Memo](#) [Resolution](#)
8. Consideration and approval regarding Resolution 5047, authorizing an award of a contract to Unity Contractor Services, Inc. (SBE)(MBE)(DBE)(HUB)(HUBZONE) for the installation of clothes line poles at the Lincoln Heights Complex for an amount not to exceed \$59,211.89 for a period of 120 days from notice to period with the option to extend. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement). [Memo](#) [Resolution](#) [Bid Tabulation](#) [Advertisement List](#)
9. Consideration and approval regarding Resolution 5049, authorizing an award of a contract to H. Karp Company (SBE) (Section 3 Business concern) for the shingle roof replacements at the Burning Tree Apartments, for an amount not to exceed \$86,677, for a period of 150 days from notice to proceed with the option to extend. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement). [Memo](#) [Resolution](#) [Bid Tabulation](#) [Advertisement List](#)
10. President's Report:
 - Update regarding future procurement activities.
 - Update on the Government Accounting Office (GAO) March 2010 visit regarding Recovery Act activities.
 - Update on the 2010 SA to DC, and Legislative Conferences of the Council of Large Public Housing Authorities (CLPHA) and the National Association of Housing and Redevelopment Officials (NAHRO).
 - FY 2011 Budget Planning Process and Schedule
 - Events [calendar](#) for April 2010 – May 2010.
11. * Closed Session:

Consultation with Attorney

Deliberate current and potential legal matters and litigation, pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Update on Cause No. 2009-CI-08711; *Jessie Arias, et. al v. KB Home, et. al*; in the 288th Judicial District Court of Bexar County, Texas. (Mirasol litigation).

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 and 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)

- Consideration of additional requested information regarding employee grievance(s).
- Update on recent and pending personnel actions.

12. Discussion of future board items.

13. **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.

14. 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.