

MIRASOL SINGLE-FAMILY HOMES (Bold Info Updated as of May 3, 2007)

Families residing at Mirasol single-family homes have voiced the following concerns:

- Foundation and structural viability, cracks in porches and drywall, and grass intrusion
- Mold infestation, air quality and health concerns
- Soil erosion
- Concerns of landfill in the Villa de Fortuna
- Disclosure

Foundation and Structural Viability

- Conducted assessments on home conditions
 - All lease-purchase participant homes
 - Many homeowner homes
 - Repaired items found during assessment of resident concerns

Air Quality

- Conducting
 - HVAC inspections
 - Plumbing tests
 - Building and structural inspections
 - Air quality tests – including second opinions
- Coordinating tests with KB Home –received 3 reports to date
- **Received third-party expert's reports for 11 occupied homes**
 - **Reports recommend 3 of the 11 homes undergo some level of remediation**
 - **Recommended remediation to begin Thursday, May 3, with remaining to be scheduled**
 - **Reports also recommend 6 of the 11 homes undergo additional clarifying tests**
- **Received third-party expert's reports for 4 unoccupied homes, none of which recommend any remediation**

Health Concerns

- Discussing partnership with San Antonio Metropolitan Health District
 - Providing all environmental reports for analysis, as they are received
 - Discussing FREE environmental health assessments to Mirasol Single-Family home residents
 - **Metro Health anticipates beginning environmental health assessments early next week, by appointment**
 - **As details become available, SAHA will forward that information to the residents**

Grass Intrusion and Soil Erosion

- Completed installation of 72 new lawns
- Provided residents SAWS watering guidelines

Concerns of landfill at Fortuna

- The Mirasol Target Site continues to be mitigated under TCEQ guidelines. It is not part of Fortuna.
- Raba-Consultants, Inc. original Phase I Environmental Site Assessment reported no history of municipal waste generation on the Villas de Fortuna subdivision site.
- “Promiscuous dumping” was clarified to mean that the site was used by locals to dump household trash.

Full Disclosure

- Century 21 United and Caballero & Associates will list remaining homes and manage the purchases through closing:
 - All homes will continue to be subject to “affordability deed restrictions”
 - All homes will receive technical inspections.
 - All homes being sold will receive an inspection by a certified building inspector, chosen by the title company/buyer and a one-year service warranty, both paid by SAHA
 - Full disclosure with all documents related to each home will be provided

Discussions with HUD

- We have requested authorization from HUD to “buy back” homes.
- We are awaiting HUD approval
- Those renting under a lease-purchase agreement may relocate at any time, by choosing a voucher, another public housing unit, or purchasing another SAHA home.
- **HUD has requested select revisions/clarifications to the Section 32 Homeownership Plan. Revisions will be sent to the local field office today.**

Stakeholder Activities

- Residents
- Public officials
 - Mayor’s representative-Suzette Kinder-Patton
 - Rep. Ruth Jones McClendon
 - City Councilmember's- Patti Radle and Delicia Herrera
- KB Home
- **SAHA Board has recommended the formation of an 11-member task force to work with interested stakeholders to reach resolutions to concerns.**
 - **Members include:**
 1. SAHA Rep - Maricela Cavazos
 2. SAHA Rep - Phil Nelson
 3. Resident Rep - Randy Zaragosa
 4. Resident Rep - Estafana Battles
 5. Resident Rep - Cirila Lozano
 6. Health Rep - Dr. Fernando Guerra, Metro Health
 7. KB Home - Carlos Contreras
 8. Community Rep - Suzette Kinder-Patton, Appointee from Mayor's Office
 9. Community Rep – Henry Rodriguez, Appointee from Councilmember Radle
 10. Community Rep – Ralph Velasquez, Appointee from Councilmember Herrera
 11. Construction Rep - To be determined

Established on-site office at Villa de Fortuna- 459 Precious-559-0807

- On-site Mgr. - Antonia Lopez
- Regional Mgr. - Bernice Wyatt
- Dir. PM - Michael Bond