



SAHA REGULAR BOARD MEETING

APR. 2, 2020



BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair	Jessica Weaver Vice Chair	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Olga Kauffman Commissioner	Sofia A. Lopez Commissioner	Ruth Rodriguez Commissioner
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PRESIDENT & CEO

David Nisivoccia

SAN ANTONIO HOUSING AUTHORITY
***REGULAR BOARD MEETING**
TELECONFERENCE

Call In Phone Number: (929) 238-0562

PIN Number: 221039678#

1:00 p.m., Thursday, April 2, 2020

MEETING CALLED TO ORDER

1. The Board of Commissioners or its Committee 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 or Committee reserves the right to enter into closed meeting at any time, during the course of the meeting.
2. Pledge of Allegiance/Moment of Silence

PUBLIC COMMENT

3. Public Comment - Citizens are provided three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(929) 238-0562** and enter PIN Number: **221039678#**, prior to 1:00 p.m.
4. **Citizens to be Heard at approximately 1:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should access Phone Number: **(929) 238-0562** and enter PIN Number: **221039678#**, for call in prior to 1:00 p.m. Citizens will be given three minutes to speak. Each citizen will be permitted to speak only once at any regular Board Meeting. A Spanish/English translator will be available to citizens needing translation.

5. Closed Session:

Real Estate/Consultation with Attorney

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).

- Purchase of Limited Partnership interests of Clark 05 Housing, LP (aka, Rosemont at Highland Park)
- Sale of 909 Runnels

Consultation with Attorney

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

- Discussion regarding Emergency Action for Board-approved Operations

INDIVIDUAL ITEMS FOR CONSIDERATION

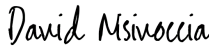
6. Consideration and approval regarding Resolution 6023, authorizing the San Antonio Housing Authority President and CEO, with the advice and consent of the Board Chair, to perform Emergency Action for Board-approved Operations (David Nisivoccia, President and CEO)
7. Update and discussion regarding internet at SAHA communities (Brandee Perez, Chief Operating Officer; Jo Ana Alvarado, Director of Innovative Technology; Kristi Baird, Director of Beacon Communities)
8. 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 on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder 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 license holder 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.

SAN ANTONIO HOUSING AUTHORITY**April 2, 2020****BOARD OF COMMISSIONERS****RESOLUTION 6023, AUTHORIZING THE SAN ANTONIO HOUSING AUTHORITY PRESIDENT AND CEO, WITH THE ADVICE AND CONSENT OF THE BOARD CHAIR, TO PERFORM EMERGENCY ACTION FOR BOARD-APPROVED OPERATIONS**

DocuSigned by:

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David Nisivoccia
President and CEO

REQUESTED ACTION:

Consideration and approval regarding Resolution 6023, authorizing the San Antonio Housing Authority President and CEO, with the advice and consent of the Board Chair, to perform Emergency Action for Board-approved Operations.

FINANCIAL IMPACT:

Emergency Action for Board-approved Operations will be funded by operating budgets, MTW funds, and/or available reserves.

SUMMARY:

On March 13, 2020, the President of the United States declared a national emergency concerning the Novel Coronavirus Disease (COVID-19) Outbreak, noting that State and local governments are taking preventive and proactive measures to slow the spread of the virus.

On March 19, 2020, the Governor of the State of Texas issued Executive Orders that went into effect March 20, 2020, to mitigate the spread of COVID-19 in Texas by limiting public gatherings to help reduce exposure for people across the State. The Governor declared a public health disaster in the State of Texas.

On March 23, 2020, Bexar County Judge Nelson Wolff and San Antonio Mayor Ron Nirenberg issued stay-at-home orders that went into effect on Tuesday, March 24, 2020.

The San Antonio Housing Authority (SAHA) has taken, and will continue to take, precautionary measures to limit person-to-person interactions as recommended by the Centers for Disease Control and Prevention (CDC), including measures to protect the health and safety of our residents, staff, and the larger San Antonio community.

SAHA is authorized by Texas Local Government Code Chapter 392 (the "Housing Authorities Laws"), specifically Section 392.051(a), to exercise public and essential governmental functions with the powers necessary or convenient to accomplish the purposes and provisions of Chapter 392. Section 392.051(c) allows SAHA to delegate a power or duty to an agent or employee as it considers proper.

This action will delegate to the President and CEO, working with the advice and consent of the Board Chair, the authority for "Emergency Action for Board-approved Operations" (i.e., items

SAN ANTONIO HOUSING AUTHORITY

April 2, 2020

normally approved by a quorum of the full Board of Commissioners), including executing all necessary documents and contracts, purchasing all goods and services, and taking any and all other actions on SAHA's behalf related to such Emergency Action for Board-approved Operations.

The SAHA Board of Commissioners wish to maintain this delegation (i) for as long as the President, the Governor, the City Mayor or the County Judge continue to declare the COVID-19 outbreak an emergency or a disaster and issue orders related thereto or (ii) until this resolution is rescinded by the Board.

SAHA will continue to hold monthly Regular Board meetings using remote access technologies regardless of the delegation.

STRATEGIC GOAL:

Transform core operations to be a high performing and financially strong organization.

ATTACHMENT:

Resolution 6023

**San Antonio Housing Authority
Resolution 6023**

WHEREAS, on March 13, 2020, the President of the United States declared a national emergency concerning the Novel Coronavirus Disease (COVID-19) Outbreak, noting that State and local governments are taking preventive and proactive measures to slow the spread of the virus; and

WHEREAS, on March 19, 2020, the Governor of the State of Texas issued Executive Orders that went into effect March 20, 2020, to mitigate the spread of COVID-19 in Texas by limiting public gatherings to help reduce exposure for people across the State and the Governor declared a public health disaster in the State of Texas; and

WHEREAS, on March 23, 2020, Bexar County Judge Nelson Wolff and San Antonio Mayor Ron Nirenberg issued stay-at-home orders that went into effect on Tuesday, March 24, 2020; and

WHEREAS, the San Antonio Housing Authority (SAHA) has taken, and will continue to take, precautionary measures to limit person-to-person interactions as recommended by the Centers for Disease Control and Prevention (CDC), including measures to protect the health and safety of our residents, staff, and the larger San Antonio community; and

WHEREAS, SAHA is authorized by Texas Local Government Code Chapter 392 (the "Housing Authorities Laws"), specifically Section 392.051(a), to exercise public and essential governmental functions with the powers necessary or convenient to accomplish the purposes and provisions of Chapter 392; and

WHEREAS, SAHA is authorized by the Housing Authorities Laws, specifically Section 392.051(c) to delegate a power or duty to an agent or employee as it considers proper; and

WHEREAS, SAHA's Board of Commissioners wish to protect the public health and safety of SAHA residents, employees and officers and the community by limiting the need for public meetings or Board action for emergency or catastrophic matters or when Board committee meetings or Board meetings are infeasible; and

WHEREAS, the SAHA Board of Commissioners wish to delegate to the President & CEO, working with the advice and consent of the Board Chair, the authority for "Emergency Action for Board-approved Operations" (i.e., items normally approved by a quorum of the full Board of Commissioners), including executing all necessary documents and contracts, purchasing all goods and services, and taking any and all other actions on SAHA's behalf related to such Emergency Action for Board-approved Operations; and

WHEREAS, the SAHA Board of Commissioners wish to maintain this delegation (i) for as long as the President, the Governor, the City Mayor or the County Judge continue to declare the COVID-19 outbreak an emergency or a disaster and issue orders related thereto or (ii) until this resolution is rescinded by the Board; and

WHEREAS, SAHA will continue to hold monthly Regular Board meetings using remote access technologies regardless of the delegation herein.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 6023, authorizing the San Antonio Housing Authority President and CEO, working with the advice and consent of the Board Chair, to perform Emergency Action for Board-approved Operations.
- 2) Authorizes the President and CEO to execute all necessary documents associated with this action.

Passed and approved the 2nd day of April 2020.

Ana M. "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO