



Board of Commissioners

Chairman Vice-Chair Commissioner Commissioner Commissioner Commissioner
Ramiro Cavazos Rebecca L. Galvan Richard Gambitta Brian Herman Yolanda Hotman Stella Burciaga Molina

President & CEO

Lourdes Castro Ramirez

San Antonio Housing Authority
Regular Board Meeting Agenda
818 S. Flores Street
San Antonio, Texas 78204
Thursday, August 6, 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, August 6, 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 July 1, 2009 \(Operations & Human Resources\).](#)
- [Minutes of a Special Board meeting held on July 1, 2009](#)
- [Minutes of a Regular Board meeting held on July 9, 2009.](#)

INDIVIDUAL ITEMS FOR CONSIDERATION

Items 4-11

4. Update on the Resident Services Committee meeting held on July 23, 2009 at W.C. White Apartments. (Yolanda Hotman, Chair, Resident Services Committee).

5. Consideration and approval of Resolution 4971, adopting the Code of Ethics and revised Fraud Prevention Policy. (Lourdes Castro Ramirez, President and CEO; Melanie Villalobos, VP of Corporate and Employee Relations). [Memo Resolution Presentation](#)
6. Consideration and approval regarding Resolution 4974, adopting the SAHA Procurement Policy. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement). [Memo Resolution Draft Procurement Policy](#)
7. Consideration and approval regarding Resolution 4973, approving the San Antonio Housing Authority's self-certification score for Section Eight Management Assessment Program (SEMAP) for fiscal year 2008-2009. (Deborah Flach, Chief Operating Officer; Corina Wilson, Director of Assisted Housing Programs). [Memo Resolution Report Indicator Summary 2009 Utilization Report](#)
8. Public hearing on proposed amendments to the San Antonio Housing Authority's (SAHA) Public Housing Authority (PHA) Five-Year Plan and Capital Fund Program, to clarify work items related to the American Recovery and Reinvestments Act (ARRA), and consideration and approval of Resolution 4980, approving the proposed amendments to SAHA's PHA Plan and Capital Fund Program. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facilities and Construction Services). [Memo Resolution 2009 Plan Revisions](#)
9. Consideration and approval of Resolution 4981, awarding a contract to Simplex Grinnell for upgrades to the Blanco Apartments fire alarm system, for an amount not to exceed for \$175,000.00. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facilities and Construction Services). [Memo Resolution Proposed Modernization Completion Schedule](#)
- 10.*Consideration and approval regarding Resolution 4976 and 09FAC-08-01, authorizing the submission of a disposition application for a portion of the San Juan Homes site, the sale and long term lease of such property and its improvements, and the execution of documents necessary to consummate such actions. (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services).
11. President's Report:
 - Update regarding future procurement activities. [Memo](#)
 - Update regarding fire at Fair Avenue Apartments.
 - Update on Moving to Work (MTW) planning process.
 - Update regarding process for handling citizen concerns.
 - Update regarding applications for competitive round of American Recovery and Reinvestment Act (AARA) funding.
 - Update on meeting with Lavaca Neighborhood Association and Victoria Commons community.

12.* 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 Mirasol Homes
- Update on San Juan Homes
- Update on Artisan Park Townhomes

Consultation with Attorney

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

- Update on operational review of legal services (Feldman, Rogers, Morris & Grover L.L.P.)

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)

- CEO performance measures.
- Assessment of SAHA and discussion of proposed 12-month work plan.

13. Discussion of future board items.

14. **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.

15. 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.