



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here



**Board of Commissioners
SPECIAL BOARD MEETING
Villa Tranchese-September 19, 2014**



SAHA

**SAN ANTONIO
HOUSING AUTHORITY**

Opportunity Lives Here





Create dynamic communities where people thrive.

Board of Commissioners

Chairman: Morris Stribling, DPM Vice Chairman: Charles R. Muñoz Commissioner: Karina C. Cantu Commissioner: Ramiro Cavazos Commissioner: Yolanda Hotman Commissioner: Stella Burciaga Molina Commissioner: Lisa Rodriguez

President & CEO

Lourdes Castro Ramirez

San Antonio Housing Authority
Special Board Meeting
307 Marshall, San Antonio, TX 78212
Friday, September 19, 2014, 1:00 p.m.

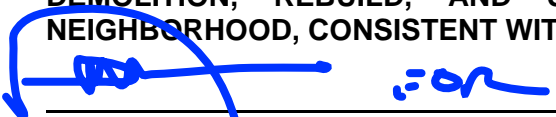
The meeting is wheelchair accessible. The accessible entrance and accessible parking spaces are located at 307 Marshall, San Antonio, Tx. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting) by calling (210) 477-6288 V/TTY for assistance.

- 1. Meeting called to order.**
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. Consideration and approval regarding Resolution 5436, authorizing the President and CEO to:** submit a letter of rescission to HUD, requesting to remove thirty-nine (39) HOPE VI Mirasol-Blueridge neighborhood addresses and 1 lot from SAHA's Section 32 Homeownership Program; submit a related Disposition application to HUD; and execute any other documents needed to complete the demolition, rebuild and sale of properties in the Blueridge neighborhood, consistent with HUD requirements. (Tim Alcott, Interim Development Services and Neighborhood Revitalization Officer; Lori Hall, Assistant Director of Development & Special Projects).
- 3. 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 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. Additionally, the Board may take open session action on any item listed in closed session.** Note: If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full board, unless the full Board is present.

BOARD OF COMMISSIONERS

RESOLUTION 5436, AUTHORIZING THE PRESIDENT AND CEO TO: SUBMIT A LETTER OF RESCISSION TO HUD, REQUESTING TO REMOVE THIRTY NINE (39) HOPE VI MIRASOL-BLUERIDGE NEIGHBORHOOD ADDRESSES AND 1 LOT FROM THE SECTION 32 HOMEOWNERSHIP PROGRAM; SUBMIT A RELATED DISPOSITION APPLICATION TO HUD; AND EXECUTE ANY OTHER DOCUMENTS NEEDED TO COMPLETE THE DEMOLITION, REBUILD, AND SALE OF PROPERTIES IN THE BLUERIDGE NEIGHBORHOOD, CONSISTENT WITH HUD REQUIREMENTS



Lourdes Castro Ramirez
President and CEO



Tim Alcott
Interim Development Services and
Neighborhood Revitalization Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 5436, authorizing the President and CEO to: submit a Letter of Rescission to HUD, requesting to remove thirty-nine (39) HOPE VI Mirasol – Blueridge neighborhood addresses and 1 lot from SAHA's Section 32 Homeownership Program; submit a related Disposition application to HUD; and execute any other documents needed to complete the demolition, rebuild and sale of properties in the Blueridge neighborhood, consistent with HUD requirements.

PURPOSE:

A HUD-approved Letter of Rescission to remove the thirty-nine (39) vacant homes in the Mirasol-Blueridge neighborhood from SAHA's Section 32 Homeownership Program and a HUD-approved Disposition Application are necessary steps to receiving HUD approval to demolish the units.

SUMMARY:

Under SAHA's previous Section 32 Homeownership Program, the units were intended to be built and sold under the Lease Purchase Program. This action requests HUD to remove the units from that Program so that SAHA can sell these units to another SAHA entity for demolition, redevelopment and sale. Following HUD's removal of these units from the Section 32 Homeownership Program, SAHA staff will submit a HUD Disposition Application, to include: the case for obsolescence (Engineer's reports), environmental, an explanation of SAHA's plan to sell the properties to a SAHA non-profit, and the subsequent development plans. Once the Disposition Application is approved by HUD, SAHA may proceed with demolition of the 39 units to be followed by rebuild efforts.

The local HUD office was asked to assist with this effort given the complexities of this project. Recent communications between the local HUD Office and the HUD Special Applications Center indicated this Letter of Rescission would be approved expeditiously.

The impact to the timeline for demolishing the units is approximately 90-120 days. During this period, staff will continue to take steps toward the demolition and successive rebuild efforts by procuring a demolition contractor, marketing the new proposed floor plans, selecting builders, and identifying a pipeline of ready homebuyers.

FINANCIAL IMPACT:

None at this time.

ATTACHMENTS:

Resolution 5436

Resolution 5436

RESOLUTION 5436, AUTHORIZING THE PRESIDENT AND CEO TO: SUBMIT A LETTER OF RESCISSION TO HUD, REQUESTING TO REMOVE THIRTY NINE (39) HOPE VI MIRASOL-BLUERIDGE NEIGHBORHOOD ADDRESSES AND 1 LOT FROM THE SECTION 32 HOMEOWNERSHIP PROGRAM; SUBMIT A RELATED DISPOSITION APPLICATION TO HUD; AND EXECUTE ANY OTHER DOCUMENTS NEEDED TO COMPLETE THE DEMOLITION, REBUILD, AND SALE OF PROPERTIES IN THE BLUERIDGE NEIGHBORHOOD, CONSISTENT WITH HUD REQUIREMENTS.

WHEREAS, the San Antonio Housing Authority, a Texas public instrumentality (“SAHA”) was created under chapter 392 of the Texas Local Government Code (the “Act”) to provide decent, safe, and sanitary housing;

WHEREAS, SAHA created and approved a Preservation and Expansion Policy that guides the strategic decision making regarding real estate and other unimproved assets;

WHEREAS, SAHA maintains a portfolio of assets that are under-utilized;

WHEREAS, the assets in question have been assessed and the result of the evaluation is the request to HUD to rescind thirty-nine (39) properties and 1 lot from SAHA’s Section 32 Homeownership Program as part of the process for the demolishing and disposing of vacant residential properties located in the HOPE VI Mirasol – Blueridge neighborhood and listed as “Exhibit A”;

WHEREAS, the Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHA;

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO approve the strategic removal of Real Estate Assets owned by SAHA and Affiliates, including vacant residential structures from SAHA’s Section 32 Homeownership Program, to include the subsequent demolition, new construction, and disposition of properties listed under “Exhibit A” to HUD as required, and other matters in connection therewith; and

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

- 1) Approves Resolution approving the submission of a Letter of Rescission to remove thirty-nine (39), vacant residential properties and 1 lot from SAHA’s Section 32 Homeownership Program, and the submission of a Disposition Application to HUD for same properties, followed by the subsequent demolition, new construction and disposition of forty (40) residential properties located in the HOPE VI Mirasol – Blueridge neighborhood and listed as “Exhibit A”; and
- 2) Authorizes the President and CEO to execute all necessary documents associated with this matter.

Passed and approved this 19th day of September, 2014.

Morris Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

Lourdes Castro Ramirez
SAHA President and CEO

Exhibit A

HOPE VI Mirasol - Westside Reinvestment Initiative

Neighborhood: Blueridge

No.	Address
1	1611 NW 26th St.
2	1515 NW 26th St.
3	1507 NW 26th St.
4	102 Villa Grande
5	110 Villa Grande
6	114 Villa Grande
7	122 Villa Grande
8	126 Villa Grande
9	134 Villa Grande
10	111 Villa Grande
11	103 Villa Grande
12	102 Villa Arboles
13	118 Villa Arboles
14	122 Villa Arboles
15	126 Villa Arboles
16	130 Villa Arboles
17	138 Villa Arboles
18	2631 Villa Norte
19	139 Villa Arboles
20	135 Villa Arboles
21	131 Villa Arboles
22	127 Villa Arboles
23	119 Villa Arboles
24	115 Villa Arboles
25	1002 NW 27th St.
26	1006 NW 27th St.
27	1010 NW 27th St.
28	1014 NW 27th St.
29	1022 NW 27th St.
30	1511 NW 26th St.
31	147 Villa Arboles
32	123 Villa Arboles
33	111 Villa Arboles
34	1206 NW 27th St.
35	1523 NW 26th St.
36	130 Villa Grande
37	110 Villa Arboles

38	143 Villa Arboles
39	107 Villa Arbolis