

Housing Authority of the City of Laredo
Regular
Board of Commissioners Meeting



LHA Board Room
2000 San Francisco Ave.
Laredo, Texas 78040

Friday, May 20, 2022
12:00 p.m.

Laredo Housing Authority
Regular Board of Commissioners Meeting
Zoom Video Link:

<https://us02web.zoom.us/j/88334171440>

Call in Number: 1-346-248-7799

Webinar ID: 883 3417 1440

LHA Board Room
2000 San Francisco Ave.
Laredo, Texas 78040
Friday, May 20, 2022
12:00 P.M.

REC'D CITY SEC OFF
MAY 17 '22 AM 10:46

Board of Commissioners

Jose L. Ceballos, Board Chairman
Dr. Sergio D. Garza, Vice Chairman
Anita L. Guerra, Commissioner

Dr. Marisela Rodríguez Tijerina, Commissioner
Gloria Ann Freeman, Resident Commissioner

The Board of Commissioners will convene for a Board meeting for discussion on the following matters (NOTE: A quorum of the Board will be physically present at this location, but up to two other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127)

A-22-R-5

Agenda

May 20, 2022

1. CALL TO ORDER
2. INVOCATION PRAYER
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL AND DECLARATION OF QUORUM
5. CITIZENS COMMENTS

This is the opportunity for visitors and guests to address the Board of Commissioners on any issue. The Board may not discuss any presented issue, nor may any action be taken on any issues at the time. There will be a 3-minute limitation per speaker. (Texas Attorney General Opinion-JC-0169)

6. DISCLOSURE OF CONFLICTS OF INTEREST FOR BOARD OF COMMISSIONERS AND STAFF
7. PRESENTATION BY CENTRAL RESIDENT COUNCIL

8. STANDING REPORTS AND PRESENTATIONS (No Action to be taken on these items)

- A. Executive Director's Report to include status of Rapid Rehousing Grant Program and ongoing construction projects.

9. CONSENT AGENDA

All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a commissioner.

- A. Consideration to authorize the Executive Director to enter into a collaborative, non-financial Memorandum of Understanding with Serving Children and Adults in Need Inc. (SCAN) HOPES Program for supportive services for LHA clients.
- B. Consideration to authorize the Executive Director to extend the Public Health Expert Consultant contract for an additional year, as allowable by Contract No. 2020-0510-3, effective June 22, 2020. This represents the third year of the contract maximum permissible of five years.

10. ACTION ITEM

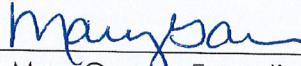
- A. Discussion and possible action to renew the Commercial Property Insurance for the Laredo Housing Facilities Corporation effective June 27, 2022 through June 26, 2023.
- B. Discussion and possible action to renew the Blue Cross Blue Shield Health Insurance, effective June 1, 2022 through May 31, 2023.
- C. Discussion and possible action to approve the certification of the Section 8 Management Assessment Program (SEMAP) for the Fiscal Year ending March 31, 2022, as recommended by staff, and authorize Executive Director to submit the SEMAP Submission Certification to the U.S. Department of Housing & Urban Development (HUD) and adopt Resolution No. 22-R-04.
- D. Discussion and possible action to approve the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract for calendar year 2022 and adopt Resolution No. 22-R-05.

11. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE

The Board of Commissioners for the Housing Authority of the City of Laredo reserve the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, including Sections 551.071 (consultation with attorneys), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.086 (economic development).

12. ACTION ON ANY EXECUTIVE SESSION ITEM

13. ADJOURNMENT

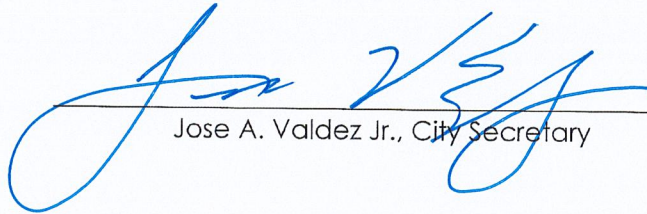


Mary Gaona, Executive Director

Laredo Housing Authority is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 722-4521 at least 48 hours in advance. This meeting site is accessible to disabled persons. Disabled parking is provided in the north parking lot adjacent to the Administration Building, and disabled building access is located at the main entrance.

CERTIFICATON

This notice was posted at the Municipal Government Offices, 1110 Houston Street, Laredo, Texas, at a place convenient and readily ADA/accessible to the public at all times. Said notice was posted on Tuesday, May 17, 2022 at 12:00 p.m.



Jose A. Valdez Jr., City Secretary

EXECUTIVE DIRECTOR'S REPORT



Staff Development

- May 11-13, 2022
Texas Narho (Austin, Tx)
Attendees: Public Housing Rent Calculation
Jose Hernandez, Kayla Moreno & Raquel Aguilar
- May 11-13, 2022
Texas Narho (Austin, Tx)
Attendees: Ethics for Commissioners
Gloria Ann Freeman
- May 12, 2022
Nelrod (Webinar)
Attendees: Verifying & Calculating Medical Deductions
Veronica Alcala, Maria Serrano, SanJuana Valero,
Laura Villalobos, Denise Guzman & Jennifer Barrientos
- May 12, 2022
HUD (Webinar)
Attendees: Debrief on the FY2021 Continuum of Care Program
Competition
Jennifer Barrientos & Mary Gaona
- May 18, 2022
Nahro (Webinar)
Attendees: MTW Expansion Cohort 4
Mary Gaona



Vacant Positions

- Director of Housing Management
- Human Resource Manager
- Accountant
- Property Manager
- Leasing & Occupancy Tech.
- Clerk
- Bibliotech Lab Technician
- Maintenance Aide



Housing Tax Credit Properties

Casa Verde Apartments

Casa Verde Apartments as of: 05/01/2022				
Br Size	Total Units	Occupied	Pre-Leased	VACANT
1	40	39	1	0
2	80	78	2	0
3	32	31	1	0
TOTAL	152	148	4	0

River Bank Village Apartments

River Bank Village Apartments as of: 05/01/2022				
Br Size	Total Units	Occupied	Pre-Leased	VACANT
1	40	40	0	0
2	80	78	0	2
3	32	32	0	0
TOTAL	152	150	0	2

Public Housing

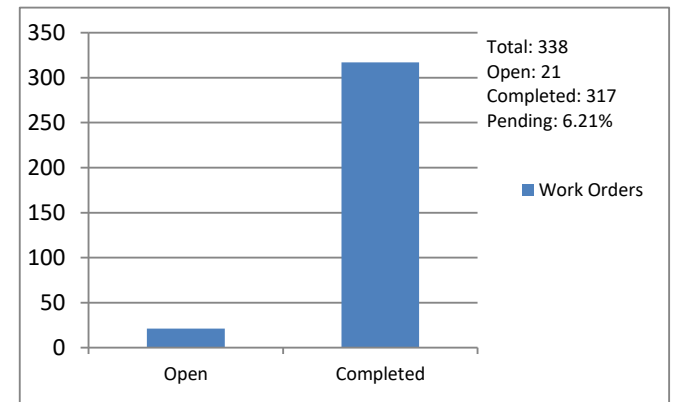
Indicator	Target	February	March	April	May
PIC Score	100%	98.87%	99.05%	98.87%	99.07%
Waiting List - Public Housing	500	388	345	329	300
Waiting List - Elderly	300	56	59	55	62
Waiting List - Farm Labor	10	7	8	8	11
Waiting List - Asherton	10	12	13	12	15

Legend	
Good	
Fair	
Poor	

AMP 1 - Colonia Guadalupe (272 Units)

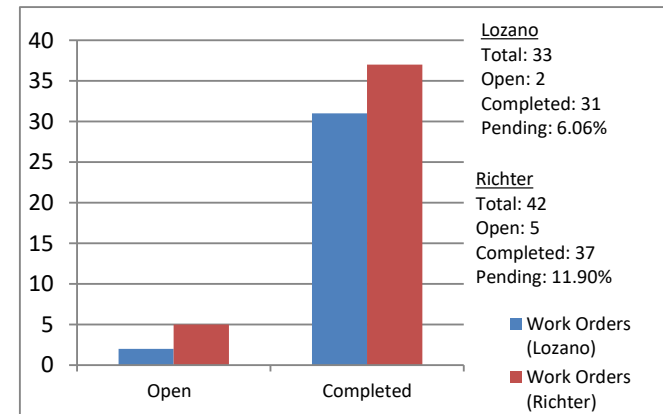
Indicator	Target	February	March	April	May
Units Leased*	271	271	269	271	271
Units Vacant**	≤5	0	2	0	0
Occupancy Rate	98%	100%	99%	100%	100%
Tenant Visits	20	20	17	17	13
Facility Conditions		Good	Good	Good	Good
Landcaping Conditions		Fair	Fair	Fair	Fair

*One unit is offline for the Laredo Police Department



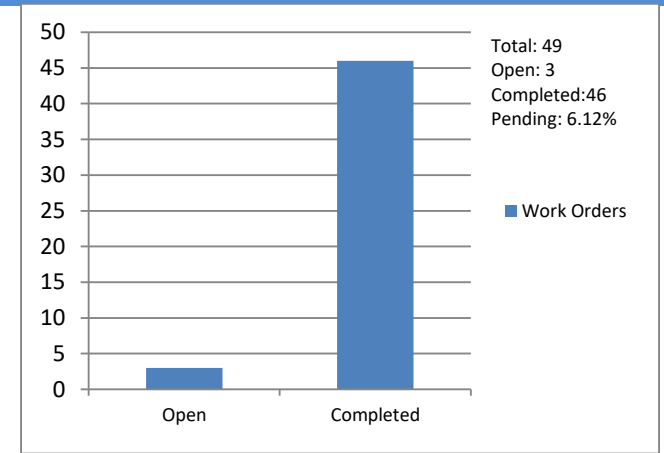
AMP 3 - Ana Maria Lozano and Carlos Richter (226 Units)

Indicator	Target	February	March	April	May
Units Leased	226	226	226	225	226
Units Vacant*	≤5	0	0	1	0
Occupancy Rate	98%	100%	100%	100%	100%
Tenant Visits	20	8	20	9	20
Facility Conditions (Lozano)		Good	Good	Good	Good
Landcaping Conditions (Lozano)		Fair	Fair	Fair	Fair
Facility Conditions (Richter)		Good	Good	Good	Good
Landcaping Conditions (Richter)		Fair	Fair	Fair	Fair



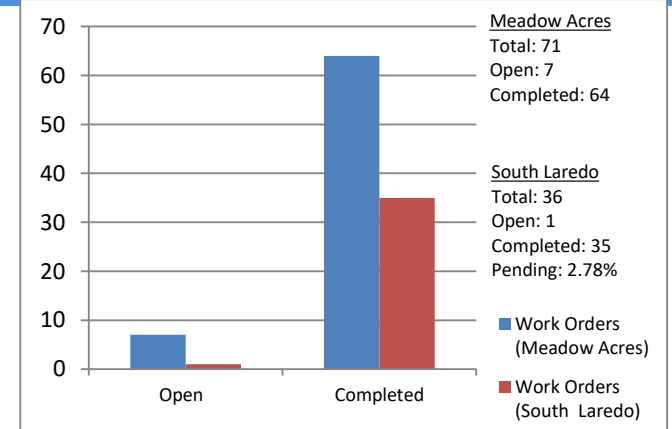
AMP 4 - Senior Home (100 Units)

Indicator	Target	February	March	April	May
Units Leased	100	100	100	100	99
Units Vacant*	≤2	0	0	0	1
Occupancy Rate	98%	100%	100%	100%	99%
Tenant Visits	10	8	12	3	5
Facility Conditions		Good	Good	Good	Good
Landscaping Conditions		Fair	Fair	Fair	Fair



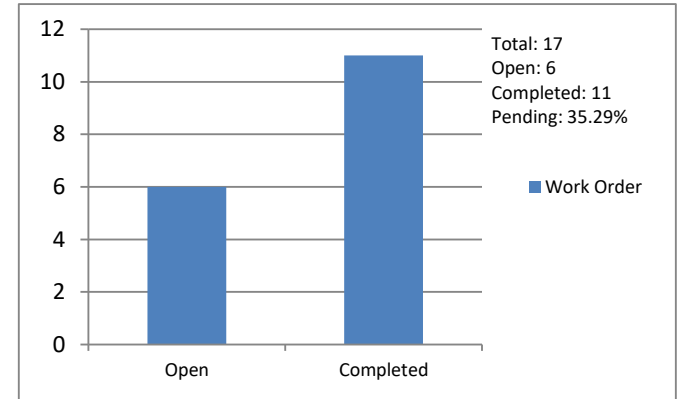
AMP 5 - Meadow Acres and South Laredo (134 Units)

Indicator	Target	February	March	April	May
Units Leased	134	133	132	133	134
Units Vacant	≤3	1	2	1	0
Occupancy Rate	98%	99%	99%	99%	100.0%
Tenant Visits	20	3	5	0	0
Facility Conditions (Meadow Acres)		Good	Good	Good	Good
Landscaping Conditions (Meadow Acres)		Fair	Fair	Fair	Fair
Facility Conditions (South Laredo)		Good	Good	Good	Good
Landscaping Conditions (South Laredo)		Fair	Fair	Fair	Fair



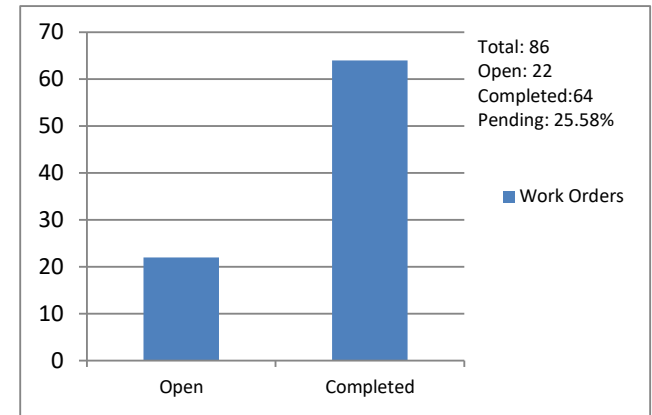
AMP 6 Asherton (32 Units)

Indicator	Target	February	March	April	May
Units Leased	32	26	27	27	27
Units Vacant	≤1	6	5	5	5
Occupancy Rate	97%	81%	84%	84%	84%
Tenant Visits	10	26	4	2	2
Facility Conditions		Good	Good	Good	Good
Landcaping Conditions		Fair	Fair	Fair	Fair



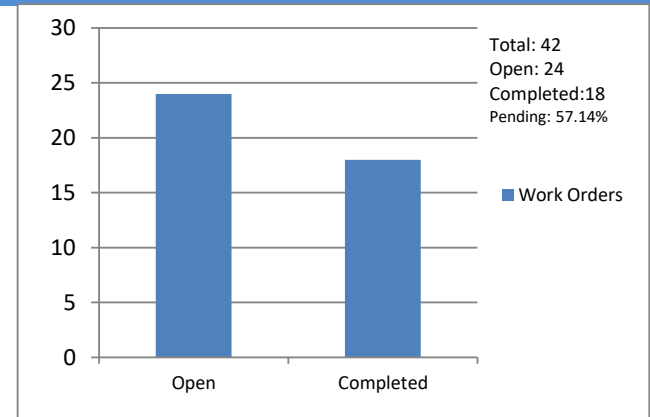
Farm Labor (48 Units)

Indicator	Target	February	March	April	May
Units Leased	48	39	42	41	39
Units Vacant	≤1	9	6	7	9
Occupancy Rate	98%	81%	88%	85%	81%
Tenant Visits	10	3	2	3	7
Facility Conditions		Fair	Fair	Fair	Fair
Landcaping Conditions		Fair	Fair	Fair	Fair



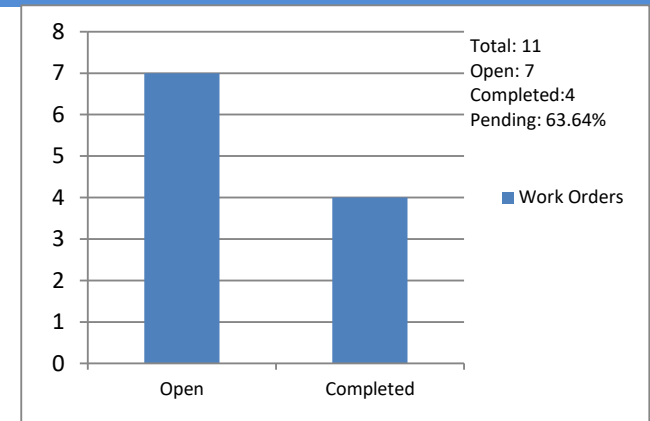
Russell Terrace (200 Units)

Indicator	Target	February	March	April	May
Units Leased	200	195	196	196	198
Units Vacant	≤4	5	4	4	2
Occupancy Rate *	98%	98%	98%	98%	99%
Tenant Visits	10	12	4	4	18
Facility Conditions		Good	Good	Good	Good
Landcaping Conditions		Good	Good	Good	Good



Meadow Elderly (30 Units)

Indicator	Target	February	March	April	May
Units Leased	30	30	29	29	29
Units Vacant	≤1	0	1	1	1
Occupancy Rate	97%	100%	97%	97%	97%
Tenant Visits	10	3	20	20	24
Facility Conditions		Good	Good	Good	Good
Landcaping Conditions		Good	Good	Good	Good

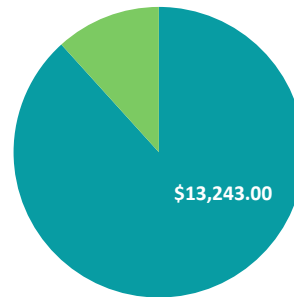


Section 8

CY 2022

Indicator	Target	January	February	March	April	May	June	July	August	September	October	November	December
PIC Score	100%	102.98%	104.11%	104.34%	105.09%								
Lease Up	98%	99.10%	98.50%	99.40%	99.90%								
HAP Utilization	100%	101.70%	100.70%	101.60%	102.20%								
Unit Months Leased	100%	1,606	1,595	1,610	1,619								
Waiting List - Section 8 HCV	500	576	476	425	275								
Waiting List - Zapata	10	21	6	20	12								
Waiting List - Asherton	10	5	4	11	4								
Waiting List - PBV Non-RAD Russell Terrace	200	452	407	397	397								
Waiting List - RAD Russell Terrace	200	581	533	521	521								
Waiting List - RAD Meadow Elderly	30	35	55	85	99								
Waiting List Casa Verde*	N/A	482	465	465	462								
Waiting List Mod Rehab**	N/A	144	115	232	232								
Waiting List Adalberto Nava NW**	N/A	53	53	53	53								
Waiting List - Emergency Housing Vouchers	N/A	20	33	35	35								
Total New Admissions	N/A	9	22	24	10								
Zapata Vouchers	118	55	55	60	59								
Asherton Vouchers	32	14	14	14	14								

Homeless Referral Preference Assistance
from
October 2021 - September 2022



Total
Allocation:
\$15,000

■ Balance ■ Spent YTD

Laredo Housing Authority
Section 8 Management Assessment Program (SEMAP) Scores
Projected SEMAP Points for FY 2022 & FY 2023

SEMAP Indicator	Indicator Description	Possible Points	Maximum Score	FY 2022 Projected Score	FY 2023 Projected Score
1. Selection & Admission from the Waiting List	The HA can demonstrate that 98% of applicants were selected from the waiting list in accordance with written policies included in the Administrative Plan.	0 or 15	15	15	15
2. Rent Reasonable	Measures if HA has implemented a reasonable method to determine and document, for each unit leased, that the rent payable to the owner is reasonable based on current rents for comparable unassisted units.	0, 15 or 20	20	20	20
3. Determination of Adjusted Income	At the time of admission and annual reexamination, the HA verifies and correctly determines adjusted annual income for each assisted family. Where the family is responsible for utilities under the lease, the HA uses the appropriate utility allowance.	0, 15 or 20	20	20	20
4. Utility Allowance Schedule	The HA maintains an up-to-date utility allowance schedule.	0 or 5	5	5	5
5. HQS Quality Control Inspections	A qualified person reinspects a sample of the total units under contract during the HA's last fiscal year. The sample must be drawn from recently completed HQS inspections.	0 or 5	5	5	5
6. HQS Enforcement	For each HQS fail cited, life threatening deficiencies are corrected within 24 hours and all other deficiencies are corrected within 30 days or extension approved. If deficiencies are not corrected, payment is abated.	0 or 10	10	10	10
7. Expanding Housing Opportunities	The HA has adopted and implemented a written policy to encourage participation by owners of units outside areas of poverty or minority concentration. The HA informs families of the full range of areas where they may lease units including a list of available units.	0 or 5	5	5	5
8. Fair Market Rent (FMR) Limit and Payment Standards	HA has adopted Payment Standards (PS) schedule that establishes voucher PS amounts by unit size for each FMR area. PS do not exceed 110% or are below 90% of the current published FMR's.	0 or 5	5	5	5
9. Annual Reexamination	HA completes a reexamination for each participating family at least every 12 months.	0, 5, or 10	10	10	10
10. Correct Tenant Rent Calculation	HA correctly calculated the tenant's share of rent.	0 or 5	5	5	5
11. Pre-Contract HQS Inspections	Newly leased units passed HQS inspection on or before the beginning date of the assisted lease and HAP contract.	0 or 5	5	5	5
12. Annual HQS Inspections	HA inspects each unit under contract at least annually.	0, 5, or 10	10	10	10
13. Lease-UP	HA leased a percentage of units during the calendar year or expended a percentage of allocated budget to support lease-up. The percentage for 98% or higher, 95% or higher or less than 95%.	0, 15 or 20	20	20	20
14. Family Self-Sufficiency	The HA has: a) enrolled families in FSS as required; and, b) the extent of the HAs progress by measuring the percent of current FSS participants with progress reports entered in MTCS that have had increases in earned income that resulted in escrow account.	0, 3, 5, 8 or 10	10	10	10
15. Bonus Indicator-Deconcentration	Metropolitan HA's are entitled to bonus points if the following deconcentration criteria are met; a) Half or more of all Section 8 families with children reside in low poverty census tract's in LHA is at least 2% higher than the % of families with children residing in low poverty areas at the end of FY.	0 or 5	5	0	0
Performance Rating:	90% + High Performer Rating	Total	150	145	145
	61% - 89% Standard Performer Rating	Total Points without Bouns		145	145
	Less than 60% Troubled Rating	Percentage for Laredo		100.00%	100.00%
		Total Possible Points with Bonus Indicator		150	150

Laredo Housing Authority
FSS Participants & Escrow Balance
As of 4/30/2022

	FSS Participant	Escrow Balance
1	Alvarado, B	\$ 6,004
2	Arreguin, A	\$ 5,296
3	Arreola, Sandra	\$ -
4	Arriaga, P	\$ 108
5	Barrientos, V	\$ 6,904
6	Barrios, A	\$ -
7	Bernal, Lorena	\$ -
8	Briseno, Roxanne	\$ -
9	Cavazos, Silvia	\$ -
10	Contreras, S	\$ -
11	Cuellar, L	\$ 8,781
12	De La Fuente, Marisol	\$ -
13	Garcia, E	\$ 2,792
14	Guerrero, O	\$ 3,364
15	Hernandez, M	\$ -
16	Martinez, MJ	\$ -
17	Martinez, M	\$ 8,105
18	Mata, A	\$ 5,106
19	Melendez, E	\$ 804
20	Morales, Beatriz	\$ -
21	Rodriguez, J	\$ 2,435
22	Ruiz, A	\$ 370
23	Solis, D	\$ -
24	Stakely, A	\$ 3,670
		\$ 53,739

Enrolled FSS	
FSS Mandatory Slots	29
FSS Slots Filled	24
Percentage of Filled Slots	82.76%

Escrow Balance	
Participants with Escrow Balance	13
FSS Mandatory Slots	29
Percentage of Filled Slots	44.83%

SEMAP Indicator 14 FSS Points
10
As of 3/31/2023

IT Projects

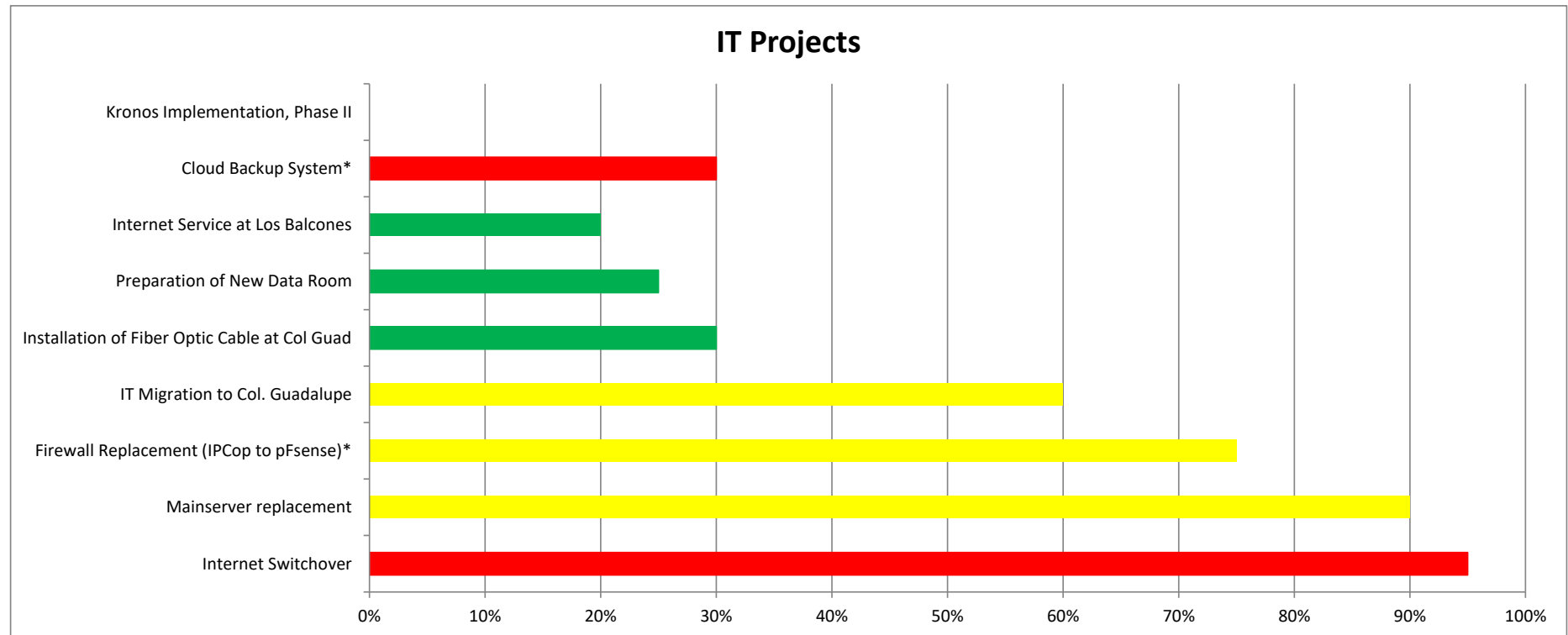
Project	Start Date	Est. End Date	Progress
Internet Switchover	5/27/2019	9/30/2019	95%
Mainserver replacement	6/1/2021	8/31/2021	90%
Firewall Replacement (IPCop to pFsense)*	8/1/2021	1/1/2022	75%
IT Migration to Col. Guadalupe	11/16/2020	July 2021 (tentative)	60%
Installation of Fiber Optic Cable at Col Guad	4/28/2022	5/13/2022	30%
Preparation of New Data Room	4/4/2022	6/1/2022	25%
Internet Service at Los Balcones	4/1/2022	5/11/2022	20%
Cloud Backup System*	8/23/2021	10/31/2021	30%
Kronos Implementation, Phase II	TBD		0%

Projects on Radar:
Paperless Initiative
Bibliotech Expansion
Implement Active Directory
Master Plan Implementation
Web Based Backup Storage
Fleet Management
Mobile Device Management Solution
Resident Portal
Vendor Portal

Last 15 Completed Projects:
Yardi Training II
Yardi Go-Live Training
Yardi Go-Live (Voyager)
Kronos Implementation, Phase I
Relocate Public Housing Office
Relocate Construction Mgt Office
EIV Users
LHA Website migration to virtual
Asset Disposition
Yardi Elevate
Yardi RentCAFE
Yardi Letters
Russell Terrace Bbtech (IT Items)
Ana Lozano Bbtech (IT Items)
Transition to Win 10 Pro
Yardi Landlord Portal

NOTE: Items marked with an asterisk (*) were worked on during this month.

on-time	green
yellow	late
red	paused



Rapid Rehousing Grant

- Award letter received Nov 24, 2021 in the amount of \$234,136.00
- Expenditure Date: January 31, 2023

UPDATE:

- Application approved for 2020 Rapid Re-Housing Grant
 - Currently at capacity for RRH families/Individuals
 - Families: 11
 - Individuals: 3
 - Elderly: 3
 - 2 families and 1 individual were issued an Emergency Housing Voucher for May
 - 6 families and 1 individual were issued an Emergency Housing Voucher for June

Emergency Housing Voucher (EHV)

- Award letter received July 1st, 2021
- 85 Vouchers were awarded to the Laredo Housing Authority

UPDATE:

The Emergency Housing Voucher requires a direct referral from the Continuum of Care through its local Coordinated Entry Entity.

- Bethany House of Laredo has been conducting the Coordinated Assessments
- Emergency Housing Voucher notice has been posted on LHA Website
 - 85 Vouchers have been issued
 - 64 Housed
 - 3 Pending inspection
 - 18 Are currently searching for a unit
 - 35 On waiting list



Los Balcones Apartments

Project	6 unit apartment complex (Front Building)	Progress
Abatement	Completed	100%
Demolition	Completed	100%
Sitework	Completed	100%
Framing	Completed	100%
Glass & Glazing	Completed	100%
Roofing	Ongoing	95%
Sheetrock	Completed	100%
Painting	Completed	100%
Flooring	Completed	100%
Concrete cutting	Completed	100%
Plumbing Rough-In	Completed	100%
Concrete patching	Completed	100%
Plumbing Top-Out	Completed	100%
Plumbing Finish	Completed	100%
Brick	Completed	100%
HVAC	Ongoing	100%
Electrical Rough-In	Completed	100%
Electrical Finish	Ongoing	100%
Color Selections	Completed	100%
	Estimated Progress To-Date	99.72%

* as of 5/18/2022.



Los Balcones Apartments

Project	4 unit apartment complex (Rear Building)	Progress
Abatement	Completed	100%
Demolition	Completed	100%
Sitework	Completed	100%
Framing	Completed	100%
Glass & Glazing	Completed	100%
Roofing	Completed	95%
Sheetrock	Completed	100%
Painting	Completed	95%
Flooring	Completed	100%
Concrete cutting	Completed	100%
Plumbing Rough-In	Completed	100%
Concrete patching	Completed	100%
Plumbing Top-Out	Completed	100%
Plumbing Finish	Completed	100%
Brick	Completed	100%
HVAC	Ongoing	100%
Electrical Rough-In	Completed	100%
Electrical Finish	Ongoing	100%
Color Selections	Completed	100%
	Estimated Progress To-Date	99.47%

* as of 5/18/2022.



Former Executive Office

Project	Former Executive Office	Progress
Abatement	Completed	100%
Selective Demolition	Completed	100%
Framing	Completed	100%
Concrete Cutting	Completed	100%
Plumbing Rough-In	Completed	100%
Plumbing Top-Out	Completed	100%
Electrical Rough-In	Completed	100%
Network	Completed	100%
HVAC Rough-In	Completed	100%
Drywall & Insulation	Completed	100%
Painting	Completed	100%
Flooring	Completed	100%
Glass & Glazing	Completed	100%
Millwork	Completed	100%
Finish Carpentry	Completed	100%
Plumbing Finish	Completed	100%
HVAC Finish	Completed	100%
Electrical Finish	Completed	100%
Masonry	Ongoing	90%
	Estimate Progress To Date	99.47

COMMENTS:

- Progress shown is as of 5/18/2022

LHA COMMISSIONERS' COMMUNICATION

<u>DATE:</u> 5/20/2022	<u>SUBJECT:</u> Consideration to authorize the Executive Director to enter into a collaborative, non-financial Memorandum of Understanding with Serving Children and Adults in Need Inc. (SCAN) HOPES Program for supportive services for LHA clients.
<u>Item #:</u> 9A	
<u>INITIATED BY:</u> Mary Gaona Executive Director	<u>STAFF SOURCE:</u> Jessica Martinez Director of Planning & Community Services
<u>PREVIOUS BOARD ACTION:</u> None	
<u>BACKGROUND:</u> SCAN would like to enter into an MOU with the LHA where we would provide referrals to SCAN - Project HOPES Program if there is someone identified as potentially benefitting from parenting psychoeducational classes.	
<u>FINANCIAL:</u> None	
<u>RECOMMENDATION:</u> Approve authorizing the Executive Director to enter into a collaborative, non-financial Memorandum of Understanding with SCAN - Project HOPES Program for supportive services for LHA clients.	

**Memorandum of Understanding Between
Laredo Housing Authority and SCAN HOPES Program**

The presented agreement is entered between Serving Children an Adults in Need Inc., program's HOPES program (parenting program) and the Laredo Housing Authority, hereafter referred to as HOPES and LHA. The purpose of this memorandum is to establish and implement effective referral and linkage procedures and the timely delivery of services to potential program participants, for the purpose of coordinating services to meet the needs of clients. The two entities agree to work on establishing and implementing effective referral and recruitment procedures.

HOPES will:

1. To screen and assess potential clients for program eligibility and appropriateness.
2. Provide parenting psychoeducational classes to individuals that are appropriate and eligible for service.

LHA will:

1. Link residents to services based on their need.
2. To maintain close communication with HOPES program to refer resident to program services.

Term and Termination:

The terms of this cooperative working agreement shall begin May 4, 2022 and will end on August 31, 2023.

Amendment and Modification:

This agreement may be amended by the mutual agreement of the parties hereto in writing, to be attached and incorporated into this agreement.

In witness whereof, this cooperative working agreement has been executed by the authorized representative on the _____ day of _____, 2022.

Viviana Martinez, Ph.D., Program Director
1605 Saldana Ave.
Laredo, Texas 78041
(956) 608-3808

Date

Mary Gaona, Executive Director
2000 San Francisco Ave.
Laredo, Texas 78040
(956) 722-4521

Date

LHA COMMISSIONER'S COMMUNICATION

<u>DATE:</u> 05/20/2022	<u>SUBJECT:</u> Consideration to authorize the Executive Director to extend the Public Health Expert Consultant contract for an additional year, as allowable by Contract No. 2020-0510-3, effective June 22, 2020. This represents the third year of the contract maximum permissible of five years.
<u>Item #:</u> 9B	
<u>INITIATED BY:</u> Mary Gaona Executive Director	<u>STAFF SOURCE:</u> Valeria Cabello Procurement Officer
<u>PREVIOUS BOARD ACTION:</u> On June 25, 2021 the Board of Commissioners approved the renewal of the Public Health Expert Consultant Contract with Dr. Waldo A. Lopez for an additional year.	
<u>BACKGROUND:</u> <p>On May 10, 2020 the Housing Authority of the City of Laredo published a Request for Qualifications (RFQ) No. 2020-0510-3 Public Health Expert Consultant.</p> <p>Dr. Waldo A. Lopez submitted qualifications in response to the RFQ and the Housing Authority of the City of Laredo selected Dr. Waldo A. Lopez to serve as their Public Health Expert Consultant.</p> <p>Contract No. 2020-0510-3 was executed on June 22, 2020 for a period of one year with a renewal option as authorized by Board of Commissioners.</p>	
<u>FINANCIAL:</u> None.	
<u>RECOMMENDATION:</u> Approve authorizing the Executive Director to extend the Public Health Expert Consultant contract for an additional year, as allowable by Contract No. 2020-0510-3, effective June 22, 2020. This represents the third year of the contract maximum permissible of five years.	

LHA COMMISSIONERS' COMMUNICATION

<u>DATE:</u> 05/20/2022	<u>SUBJECT:</u> Discussion and possible action to renew the Commercial Property Insurance for the Laredo Housing Facilities Corporation effective June 27, 2022 through June 26, 2023.
<u>Item #:</u> 10A	
<u>INITIATED BY:</u> Mary Gaona Executive Director	<u>STAFF SOURCE</u> Jennifer Barrientos Director of Finance
<u>PREVIOUS BOARD ACTION:</u> On June 25, 2021, the Board of Commissioners approved consent agenda item 10A to authorize the Executive Director to renew the Commercial Property Insurance for the Laredo Housing Facilities Corporation in the amount of \$60,678.00. The renewal effective dates were from June 27, 2021 to June 26, 2022.	
<u>BACKGROUND:</u> The Laredo Housing Facilities Corporation would like to renew the Commercial Property Insurance for the Russell Terrace, Meadow Elderly and Bernal Sunrise Court properties in the amount of \$61,237.00. The renewal effective dates are from June 27, 2022 through June 26, 2023. HAI Group is on HUD's approved State Insurance Risk Pools (SIRPs).	
<u>FINANCIAL:</u> <u>HAI Group 2022-2023 Renewal Quote:</u> Commercial Property (Russell Terrace, Meadow Elderly and Bernal Sunrise Courts) Renewal Amount- \$61,237.00 An increase of \$559.00	
<u>RECOMMENDATION:</u> To approve the renewal of the Commercial Property Insurance for the Laredo Housing Facilities Corporation effective June 27, 2022 through June 26, 2023 in the amount of \$61,237.00.	



HAI Group

RENEWAL PROPOSAL
for the
Laredo Housing Facilities Corporation, TX



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

Commercial Insurance Renewal Proposal - 04/13/2022

Jennifer Barrientos, Interim Director of Finance
Laredo Housing Facilities Corporation

Dear Ms. Barrientos,

On behalf of all of us at HAI Group, I'd like to thank you for the opportunity to provide you with the attached insurance proposal, which is based on your expiring coverage. Please review the proposal and note any changes in the revisions column. In particular, let us know about any changes to your:

- Unit count;
- Schedule of locations including buildings, business personal property, equipment, vehicles, vacant property, premises leased to or from others; and
- Operations, including outsourcing, property managed for others, new business ventures, or new entities.

We adjust building values based on pricing data we receive from several industry sources. The values we used in your proposal reflect estimates based on the latest data available to us. Since construction costs change periodically, we recommend that you review these values to ensure their accuracy.

Please note that the coverage we are quoting may exclude or restrict coverage for the peril of flood to all or some of the locations scheduled under your policy. Our insurance agency, Housing Insurance Services, Inc., (HIS) is available to provide information on flood insurance. HIS provides coverage options and costs as well as help with the application process. While many property owners feel that they have no exposure to flood losses, more than 30 percent of flood losses occur on properties that are not located in a high hazard flood zone. Many of the losses are not covered by insurance.

Please do not hesitate to contact our office at 800-873-0242 with questions or to purchase additional coverage. Please sign and return all required forms. By signing these forms, you agree to renew coverage per our proposal with any changes you may have instructed us to make.

Thank you for placing your insurance with us. We appreciate your business.

Sincerely,

Kathy Lewis
Account Underwriter



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

Housing Insurance Services, Inc.
Acceptance Form and Compensation Disclosure Notice

In order to bind coverage, please fax or mail this form to the address or fax number listed below

Insured Name: Laredo Housing Facilities Corp. Effective Date: 6/27/2022

Proposal Acceptance: Please check [X] one of the following:

- The Proposal and Schedule have been reviewed and are accepted for all coverages quoted.
- The Proposal and Schedule have been reviewed and need the following changes:

THIS NOTICE DOES NOT AMEND ANY PROVISION OF OR AFFORD ANY COVERAGE UNDER YOUR POLICY. YOU SHOULD REVIEW YOUR ENTIRE POLICY CAREFULLY FOR COMPLETE INFORMATION ON THE COVERAGES PROVIDED AND TO DETERMINE YOUR RIGHTS AND DUTIES UNDER YOUR POLICY. IF THERE IS ANY CONFLICT BETWEEN YOUR POLICY PROVISIONS AND THIS NOTICE, THE PROVISIONS OF YOUR POLICY PREVAIL. PLEASE CONTACT YOUR AGENT OR BROKER IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE OR ITS CONTENTS.

HAI Group is a registered trademark for a family of companies which includes Housing Authority Risk Retention Group, Inc. (HARRG); Housing Authority Property Insurance, A Mutual Company (HAPI); Housing Enterprise Insurance Company, Inc. (HEIC); Housing Specialty Insurance Company, Inc. (HSIC); Housing Insurance Services, Inc. (HIS) (DBA Housing Insurance Agency Services in NY and MI); Housing Authority Insurance, Inc. (HAI); Housing Telecommunications, Inc. (HTI); Housing Investment Group, Inc. (HIG); Public and Affordable Housing Research Corporation (PAHRC); Innovative Housing Insurance Company, Inc. (IHIC); and Housing Alliance Group, LLC (HAGL). Member companies carry an "A (Excellent)" rating by A.M. Best Company. In many cases, HIS will obtain proposals from insurers offering coverage in connection with the HARRG, HAPI, and HEIC programs.

As a Member of HAI Group, there are benefits associated with placing your coverage with one or more of their programs.

HIS is an agent for HEIC and HAPI. If your proposal includes coverage from either of these insurance companies, HIS will receive compensation from them if the proposed coverage is purchased. HIS represents the insurance company(ies) and in such capacity will provide services to you relating to your insurance coverage.



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HIS is also the appointed agent of other insurance companies that are not affiliated with the HAI Group programs and may provide you with a proposal from one or more of those companies.

Please note: Your policies and all related documents will be delivered electronically via e-mail. If you prefer that a hard copy of the policy is mailed, please notify us at AccountServices@housingcenter.com to opt out of the electronic delivery. If you do not indicate a preference in delivery method, we will interpret this as your consent to receive your policies through your e-mail address electronically.

I acknowledge that I have read and understand this Disclosure Notice and agree to its terms.

Signature: _____ Date: _____
Title: _____

Laredo Housing Facilities Corporation



189 Commerce Court
 PO Box 189
 Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
 fax 203-271-2265
 www.housingcenter.com

Commercial Property New Business Proposal for:

INSURED: Laredo Housing Facilities Corporation
 c/o Laredo Housing Authority
 2000 San Francisco Ave
 Laredo, TX 78040

Renewal of Policy No: No Prior Year Policy

Effective Date: 6/27/2022

THE FOLLOWING OUTLINES THE COVERAGE FORMS, LIMITS OF INSURANCE, POLICY ENDORSEMENTS AND OTHER TERMS AND CONDITIONS PROVIDED IN THIS PROPOSAL. ANY POLICY COVERAGES, LIMITS OF INSURANCE, POLICY ENDORSEMENTS, COVERAGE SPECIFICATIONS, OR OTHER TERMS AND CONDITIONS THAT YOU HAVE REQUESTED THAT ARE NOT INCLUDED IN THIS PROPOSAL HAVE NOT BEEN AGREED TO BY HOUSING ENTERPRISE INSURANCE COMPANY, INC. PLEASE REVIEW THIS PROPOSAL CAREFULLY AND IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR UNDERWRITER.

Coverage / Deductible	Limits	Premium	Revisions
Commercial Property <i>\$5,000 Deductible</i>	\$26,719,437 Building & Business Personal Property Limit Per Schedule	\$57,240	
	\$898,999 Business Income Limit Per Schedule		
Equipment Breakdown <i>\$5,000 Deductible</i>	\$27,618,436 Equipment Breakdown Limit One Accident	\$2,070	
Terrorism		\$1,927	
Ordinance or Law <i>See Property Deductible</i>	\$250,000 Increased Cost to Repair / Cost to Demolish and Clear Site Per Occurrence		
Earthquake <i>See Special Conditions</i>	\$280,000 Earthquake Limit Aggregate		
	\$280,000 Earthquake Limit Per Occurrence		
	\$280,000 Earthquake Limit Catastrophe		
Flood <i>See Special Conditions</i>	\$100,000 Flood Aggregate		



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Commercial Property New Business Proposal for:

INSURED: Laredo Housing Facilities Corporation
 c/o Laredo Housing Authority
 2000 San Francisco Ave
 Laredo, TX 78040

Renewal of Policy No: No Prior Year Policy

Effective Date: 6/27/2022

Coverage / Deductible	Limits	Premium	Revisions
Flood <i>See Special Conditions</i>	\$100,000 Flood Per Occurrence		
	\$100,000 Flood Catastrophe		
Accounts Receivable <i>See Property Deductible</i>	\$100,000 Accounts Receivable Limit Per Schedule		
Valuable Papers <i>See Property Deductible</i>	\$100,000 Valuable Papers Limit Per Occurrence		
Spoilage <i>\$1,000 Deductible</i>	\$25,000 Spoilage Limit Per Occurrence		
Total Premium		\$61,237	

THIS PROPOSAL DOES NOT AMEND, OR OTHERWISE AFFECT, THE PROVISIONS OF COVERAGE OF ANY RESULTING INSURANCE POLICY ISSUED BY HOUSING ENTERPRISE INSURANCE COMPANY, INC. IT IS NOT A REPRESENTATION THAT COVERAGE DOES OR DOES NOT EXIST FOR ANY PARTICULAR CLAIM OR LOSS UNDER ANY SUCH POLICY. COVERAGE DEPENDS ON THE APPLICABLE PROVISIONS OF THE ACTUAL POLICY ISSUED, THE FACTS AND CIRCUMSTANCES INVOLVED IN THE CLAIM OR LOSS AND ANY APPLICABLE LAW.

Special Conditions and Comments

**Insured: Laredo Housing Facilities Corporation
c/o Laredo Housing Authority
2000 San Francisco Ave
Laredo, TX 78040**

Policy Number: No Prior Year Policy

Policy Effective Date: 6/27/2022

Comments/ Special Conditions:

Cause of Loss

Special Perils Basis

Coverage extended through this policy is restricted to those locations not within a Special Flood Hazard Area (as defined by FEMA), Zone B or Zone X (shaded). If you wish to confirm whether any of your insured properties are located within a Special Flood Hazard Area, Zone B or Zone X (Shaded), please contact us.

If any property insured on this policy has separate flood insurance through another carrier, the coverage provided through this policy will apply as excess over that other policy.

Flood Coverage is excess of National Flood Insurance Program policies. This coverage will not pay for that part of any Deductible in National Flood Insurance Program policies.

Special Conditions

Your property coverage will be subject to a 2% Windstorm or Hail Percentage Deductible.

Your property coverage will be subject to a Flood Deductible with a \$10,000 minimum deductible per occurrence.

Your property coverage will be subject to an Earthquake Deductible with a \$28,000 minimum deductible per occurrence.

Insured Name: Laredo Housing Facilities Corporation
 Policy Number:
 Endorsement Effective Date:

LOCATION SCHEDULE

With respect to each covered location, the sum of the Business Personal Property limits for each building at such covered location applies on a blanket basis on any one such building.

Coverage provided by the Commercial Property Program applies only to "covered locations" described below. Refer to the Schedule of Coverages endorsement for applicable "limits" for types of covered property, coverage extensions and supplemental coverages.

Earthquake coverage applies at "covered locations" shown with an "X."

Covered Locations Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 502, 504 East Plum Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3101, 3103 Springfield Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3105, 3107 Springfield Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3109, 3111 Springfield Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3213, 3215 Springfield Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3313, 3315 Springfield Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3317, 3319 Springfield Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 401, 403 East Ash Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 402, 404 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 401, 403 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 402, 404 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 401, 403 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 402, 404 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 401, 403 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

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 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 402, 404 East Plum Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 406, 408 East Plum Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 405, 407 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

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 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 406, 408 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 405, 407 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 406, 408 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 405, 407 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 406, 408 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 405, 407 East Ash Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 409, 411 East Ash Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 410, 412 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 409, 411 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

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 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 410, 412 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 409, 411 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 410, 412 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 409, 411 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 410, 412 East Plum Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3102, 3104 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
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 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3106, 3108 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3110, 3112 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3214, 3216 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3314, 3316 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 3318, 3320 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 3317, 3319 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3313, 3315 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 3213, 3215 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 3109, 3111 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3105, 3107 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 3101, 3103 Maryland Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 501, 503 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion; FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost; S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 502, 504 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 501, 503 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 502, 504 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 501, 503 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 502, 504 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 501, 503 East Ash Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 505, 507 East Ash Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 506, 508 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 505, 507 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 506, 508 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 505, 507 Richter Drive Laredo, TX 78040	B	\$252,657	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 506, 508 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 505, 507 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 506, 508 East Plum Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 3102, 3104 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3106, 3108 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 3110, 3112 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 3214, 3216 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3314, 3316 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3318, 3320 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3317, 3319 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3313, 3315 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3217, 3219 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3213, 3215 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3113, 3115 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3109, 3111 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3105, 3107 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3101, 3103 Cedar Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 702, 704 East Plum Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 701, 703 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 702, 704 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 701, 703 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 702, 704 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 701, 703 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 702, 704 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 701, 703 East Ash Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 705, 707 East Ash Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 705, 707 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 706, 708 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 705, 707 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 706, 708 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 705, 707 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 706, 708 East Plum Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 710, 712 East Plum Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE 709, 710 East Locust Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 709, 711 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 710, 712 Richter Drive Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 709, 710 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 709, 711 East Ash Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3318, 3320 Logan Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3314, 3316 Logan Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3310, 3312 Logan Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3110, 3112 Logan Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE 3106, 3108 Logan Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 3102, 3104 Logan Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
RUSSELL TERRACE - MMC BUILDING 500 Richter Drive Laredo, TX 78040	B	\$246,834	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	
RUSSELL TERRACE - WOOD SHOE 500 Richter Drive Laredo, TX 78040	B	\$179,016	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$0		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
BLUE 820 E Price St Laredo, TX 78040	B	\$33,358	RC	N/A		2%	X
	BPP	\$3,956	RC	N/A		2%	X
	IN	\$2,421		100%		2%	
YELLOW 821 E Price St Laredo, TX 78040	B	\$49,834	RC	N/A		2%	X
	BPP	\$5,364	RC	N/A		2%	X
	IN	\$3,951		100%		2%	
ORANGE 822 E Price St Laredo, TX 78040	B	\$64,563	RC	N/A		2%	X
	BPP	\$5,790	RC	N/A		2%	X
	IN	\$5,382		100%		2%	

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
RUSSELL TERRACE 706, 708 East Elm Laredo, TX 78040	B	\$229,349	RC	N/A		2%	X
	BPP	\$5,500	RC	N/A		2%	X
	IN	\$14,545		100%		2%	
MEADOW ELDERLY 3102, 3104 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3106, 3108 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
MEADOW ELDERLY 3110, 3112 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3114, 3116 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3118, 3120 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
MEADOW ELDERLY 3117, 3119 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3113, 3115 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3109, 3111 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
MEADOW ELDERLY 3105, 3107 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3101, 3103 Loring Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3102, 3104 Seymour Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
MEADOW ELDERLY 3106, 3108 Seymour Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3110, 3112 Seymour Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY 3101, 3103 Seymour Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
MEADOW ELDERLY 3105, 3107 Seymour Circle Laredo, TX 78040	B	\$163,354	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			
MEADOW ELDERLY - MMC BUILDI 3111 Seymour Circle Laredo, TX 78040	B	\$135,204	RC	N/A			X
	BPP	\$1,625	RC	N/A			X
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

TERRORISM INSURANCE COVERAGE OFFER

You are hereby notified that under the Terrorism Risk Insurance Act, as amended (the Act), you have a right to purchase insurance coverage for losses resulting from acts of terrorism, as defined in Section 102(1)(A) of the Act. According to Section 102(1)(A) of the Act, "The term 'act of terrorism' means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States ---- (i) to be an act of terrorism; (ii) to be a violent act or an act that is dangerous to (I) human life; (II) property; or (III) infrastructure; (iii) to have resulted in damage within the United States, or outside the United States in the case of (I) an air carrier or vessel described in paragraph (5)(B); or (II) the premises of a United States mission; and (iv) to have been committed by an individual or individuals, as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion."

You should know that where coverage is provided by this policy for losses resulting from certified acts of terrorism, such losses may be partially reimbursed by the United States government under a formula established by federal law, however, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States government reimburses 80% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The premium charged for this coverage is shown below and does not include any charges for the portion of loss that may be covered by the federal government under the Act.

You should also know that the Act contains a \$100 billion cap that limits U.S. government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses in any one calendar year exceeds \$100 billion. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

PLEASE INDICATE ACCEPTANCE OR REJECTION BY "x" in applicable box below.

Acceptance of Terrorism Insurance Coverage	
<input style="width: 100%; height: 100%;" type="checkbox"/>	I accept the offer to purchase Terrorism coverage for the Terrorism Premium shown.
Commercial Property Insurance	Terrorism Premium 1,927

Rejection of Terrorism Insurance Coverage	
<input style="width: 100%; height: 100%;" type="checkbox"/>	Commercial Property Insurance I reject terrorism coverage. I understand that I will not have coverage for losses resulting from certified acts of terrorism, whether arising from domestic or foreign-inspired acts.
The following applies only to Commercial Property in AZ, CA, GA, HI, IA, IL, ME, MO, NC, NJ, NY, OR, RI, WA, WI, WV.	
When I reject Terrorism coverage, I also understand that certain covered fire losses resulting from a certified act of terrorism may be covered.	
The premium for such Fire Following coverage is:	\$

Laredo Housing Facilities Corporation

Named Insured

Signed by Authorized Representative / Date

TBD

Policy Number / Policy Period

Print Name / Title



189 Commerce Court
 PO Box 189
 Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
 fax 203-271-2265
 www.housingcenter.com

Laredo Housing Facilities Corporation - Laredo, TX
 Commercial Property - Loss Run - All Open / Closed

Policy Year: 2020 - Housing Enterprise Insurance Company, Inc.

Policy #		HEICP-234420-203350-2020		Effective: 06/27/2020 to 06/27/2021				Outstanding		Paid		Total
Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Reserves Loss	Expense	Loss	Expense	Exp Net of Ded.
88644		Various	Windstorm	CL	05/09/2021	05/17/2021	TX	0	0	0	2,705	2,705
2AWH1	RUSSELL TERRACE		Storm/Weather	PRPH								
Total Policy HEICP-234420-203350-2020 (1)								0	0	0	2,705	2,705
Total 2020 Commercial Property (1)								0	0	0	2,705	2,705

Policy Year: 2019 - Housing Enterprise Insurance Company, Inc.

Policy #		HEICP-234420-192401-2019		Effective: 06/27/2019 to 06/27/2020				Outstanding		Paid		Total
Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Reserves Loss	Expense	Loss	Expense	Exp Net of Ded.
No Losses for Policy in 2019.												
Total Policy HEICP-234420-192401-2019 (0)								0	0	0	0	0
Total 2019 Commercial Property (0)								0	0	0	0	0
Total Commercial Property (1)								0	0	0	2,705	2,705

SUMMARY OF CHANGES

Commercial Output Program - Property Policy Revisions Housing Authority Property Insurance, A Mutual Company Housing Enterprise Insurance Company, Inc.

Effective 8/1/2021

No Coverage Is Provided By This Notice

This is notification of a change to:

Definition of Flood - HACP 2044 11 13

The below noted endorsement replaces Definition of Flood - HACP 2044 11 13 and will be added to your renewal policy.

Definition of Flood - HACP 2044 02 21

The endorsement has been changed by deleting a word under "Perils Excluded", 2nd paragraph, 1st sentence:

The word "by" after "caused" and before "directly" was deleted.

If you have any questions, please reach out to your agent or underwriter.

SUMMARY OF CHANGES

Commercial Output Program - Property Policy Revisions Housing Authority Property Insurance, A Mutual Company Housing Enterprise Insurance Company, Inc.

Effective 8/1/2021

No Coverage Is Provided By This Notice

This is notification of a change to:

Earthquake Endorsement HACP 2050 09 14

The below noted endorsement replaces Earthquake Endorsement, HACP 2050 09 14, and will be added to your renewal policy.

Earthquake Endorsement HACP 2050 02 21

The endorsement has been changed by adding wording to the following sections:

PERILS COVERED – clarifying the 168 hour continuous period for Earthquake or Volcanic eruption has to commence during the policy period.

PERILS EXCLUDED – Item b. 4 – clarifying losses due to earth movement are not covered unless caused by earthquake or volcanic eruption that begins during the policy period.

If you have any questions, please reach out to your agent or underwriter.

SUMMARY OF CHANGES

Commercial Output Program - Property Policy Revisions Housing Authority Property Insurance, A Mutual Company Housing Enterprise Insurance Company, Inc.

Effective 8/1/2021

No Coverage Is Provided By This Notice

This is notification of two (2) new endorsements and a replacement to an existing endorsement. These endorsements will be added to your renewal policy.

Traumatic Event Cleanup Coverage, HACP 2076 09 18, is replaced by:

Traumatic Event Cleanup Coverage – HACP 2076 02 21

The definition for “Traumatic Event” has been revised. Reference to “infectious disease” has been removed. There is no coverage for loss related to “infectious disease”.

New Endorsements:

<u>Endorsement Name</u>	<u>Form Number</u>
Exclusion – Trade or Economic Sanctions	HACP 2096 02 21
Amendatory Endorsement	HACP 2097 02 21

Exclusion – Trade or Economic Sanctions - this exclusion pertains to all Coverage Parts of the policy. Coverage is excluded for losses related to any sanction, prohibition or restriction under United Nations resolutions, or to any trade or economic sanctions, laws or regulations of the European Union or the United States.

Amendatory Endorsement – this endorsement replaces Definition 14- “Hardware” and Definition 16 – “Media” of the Commercial Output Program – Property Coverage Part. The definitions were up-dated to reflect the changes in technology.

Please review your renewal policy carefully. Contact your agent or underwriter to discuss any questions or concerns.

LHA COMMISSIONERS' COMMUNICATION

DATE: 05/20/2022	SUBJECT: Discussion and possible action to renew the Blue Cross Blue Shield Health Insurance, effective June 1, 2022 through May 31, 2023.
Item #: 10B	
INITIATED BY: Mary Gaona Executive Director	STAFF SOURCE Jennifer Barrientos Director of Finance
PREVIOUS BOARD ACTION: On June 25, 2021, the Board of Commissioners approved consent agenda item 10B to authorizing the Executive Director to renew the Blue Cross Blue Shield Health Insurance in the amount of \$563,693.00. The renewal effective dates were from June 1, 2021 to May 31, 2022.	
BACKGROUND: The monthly 2022-2023 rates will increase by 9.9% from \$623.19 to \$685.19 The monthly 2021-2022 rates increased by 13.3% from \$549.87 to \$623.19	
FINANCIAL: <u>BCBS 2022-2023 Renewal Quote:</u> Blue Cross Blue Shield Renewal Monthly Amount - \$685.19 Renewal Annual Amount- \$678,022.43	
RECOMMENDATION: To approve the renewal of the Blue Cross Blue Shield Health Insurance, effective June 1, 2022 through May 31, 2023.	



**Texas Mid Market Business
Dual Option PPO Renewal**

Group Name: HOUSING AUTHORITY OF THE CITY OF LAREDO
Group Number: 000022469

Renewal Effective: 06/01/2022
Total Group Contracts: 59
Total Contracts: 59
Total Members: 62

Reg/Dist/Terr: 03/ 029/ 180

Sales Presentation

Current Plan Rates

	EO	ES	EC	EF	Total
MM17	\$ 727.98	\$ 1,456.05	\$ 1,310.42	\$ 2,184.03	\$ 2,183.94
<small>\$30 Office Copay, \$55 UC Copay, \$1500/\$4500 Ded (Ind/Fam), 75%/50% Coin (Net/Out), \$5500/\$10200 Med OPX (Ind/Fam), \$1000/\$3000 RX OPX (Ind/Fam), PDP \$20/\$40/\$60</small>					
Contract Enrollment	3	0	0	0	
MM32	\$ 623.19	\$ 1,246.50	\$ 1,121.83	\$ 1,869.70	\$ 35,397.28
<small>\$40 Office Copay, \$65 UC Copay, \$5000/\$10000 Ded (Ind/Fam), 70%/50% Coin (Net/Out), \$5600/\$10200 Med OPX (Ind/Fam), \$1000/\$3000 RX OPX (Ind/Fam), PDP \$20/\$40/\$60</small>					
Contract Enrollment	55	0	1	0	
Total Monthly Health Cost					\$ 37,581.22

Renewing Plan Rates

	EO	ES	EC	EF	Total*
MM17	\$ 782.01	\$ 1,564.09	\$ 1,407.62	\$ 2,346.10	\$ 2,346.03
<small>\$30 Office Copay, \$55 UC Copay, \$1500/\$4500 Ded (Ind/Fam), 75%/50% Coin (Net/Out), \$5500/\$10200 Med OPX (Ind/Fam), \$1000/\$3000 RX OPX (Ind/Fam), PDP \$20/\$40/\$60</small>					
					Plan Rate Change 7.4%
MM32	\$ 685.19	\$ 1,370.44	\$ 1,233.33	\$ 2,055.61	\$ 38,918.78
<small>\$40 Office Copay, \$65 UC Copay, \$5000/\$10000 Ded (Ind/Fam), 70%/50% Coin (Net/Out), \$5600/\$10200 Med OPX (Ind/Fam), \$1000/\$3000 RX OPX (Ind/Fam), PDP \$20/\$40/\$60</small>					
					Plan Rate Change 9.9%
Total Monthly Health Cost					\$ 41,264.81
Total Rate Change					9.8%

Note: This rate change percentage is based on total monthly premium. Each tier's rate change may vary from the total change percentage.
The above rates are projected to be effective for the 12-month period beginning on the effective date of group coverage and are contingent upon the provisions shown below.
Final rates may vary based on actual enrollment results.

- Enrollment of 59 or at least 75% of the eligible employees; with a sustained monthly enrollment of at least 75%
- The employer contributing at least 50% of the Employee Only cost.
- Rates do not include any future mandated benefit changes.
- This quote assumes BCBSTX will be the only carrier providing coverage to the employer group's employees. BCBSTX reserves the right to change premium rates if BCBSTX is not the exclusive carrier. Groups must promptly notify BCBSTX if BCBSTX will not be the exclusive carrier.
- Standard BCBSTX Managed Care programs with standard membership, eligibility, administration, claims processing and standard network. Standard Master Contract provisions and definitions apply. Any costs associated with special services or custom materials provided by BCBSTX will be supplemental billed separate and apart from the rates outlined on this confirmation page.
- Annual open enrollment.
- This proposal assumes the group contract will be issued in Texas. In addition to the benefits stated herein, benefits for covered persons who reside outside of Texas will conform to all Extraterritorial requirements of those states.
- Insurance regulations require carriers to determine whether an employer is subject to Chapter 26, Texas Insurance Code.
- This proposal is made on the condition you are not a Small Employer as defined in Chapter 26. A proposal to a Small Employer would have to contain specific contractual elements and mandated insurance plans not contained in this proposal. Should it be determined you were a Small Employer, this proposal and any health insurance contract issued to you, shall be null and void.
- BCBSTX will pay \$29.14 per contract per month (PCPM) for producer commissions.

LHA COMMISSIONERS' COMMUNICATION

DATE: 05/20/2022	SUBJECT: Discussion and possible action to approve the certification of the Section 8 Management Assessment Program (SEMAP) for the Fiscal Year ending March 31, 2022, as recommended by staff, and authorize the Executive Director to submit the SEMAP Submission Certification to the U.S. Department of Housing & Urban Development (HUD) and adopt Resolution No. 22-R-04.
Item #: 10C	
INITIATED BY: Mrs. Mary Gaona Executive Director	STAFF SOURCE: Melissa Ortiz HCV Director
PREVIOUS BOARD ACTION: On May 17, 2019, the Board of Commissioners approved item 11L and certified the Section 8 Management Assessment Program (SEMAP) for the Fiscal Year ending March 31, 2019, as recommended by staff, and authorized the Executive Director to submit the SEMAP Submission Certification to the U.S. Department of Housing & Urban Development (HUD) and adopt Resolution No. 19-R-8.	
ACTION PROPOSED: To approve the certification of the Section 8 Management Assessment Program (SEMAP) for the Fiscal Year ending March 31, 2022 and the Executive Director SEMAP Submission Certification to the U.S. Department of Housing & Urban Development (HUD).	
BACKGROUND: WHEREAS , once a year, the Housing Authority of the City of Laredo is required by Section 8 Housing Choice Voucher Program regulatory guidelines to certify its performance under the Section 8 Management Assessment Program (SEMAP). WHEREAS , the Housing Authority certifies its performance under the SEMAP for indicators including but not limited to the waiting list management, rent reasonableness, determination of adjusted income, utility allowance, HQS inspections quality control and enforcement, approval of payment standards and family self-sufficiency. WHEREAS , the Housing Authority of the City of Laredo is currently designated a high performer under SEMAP.	
FINANCIAL: None.	
RECOMMENDATION: Board approval of the certification of the Section 8 Management Assessment Program (SEMAP) for the Fiscal Year ending March 31, 2022, as recommended by staff, and authorize the Executive Director to submit the SEMAP Submission Certification to the U.S. Department of Housing & Urban Development (HUD) and adopt Resolution No. 22-R-04.	

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR _____ 1-BR FMR _____ 2-BR FMR _____ 3-BR FMR _____ 4-BR FMR _____
PS _____ PS _____ PS _____ PS _____ PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response **Yes** **No**

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response **Yes** **No** **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
_____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
_____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
Is line c 50% or more? Yes No
- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
_____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
Is line d at least two percentage points higher than line a? Yes No
- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
_____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

LHA DIRECTORS' COMMUNICATION

<u>DATE:</u> 05/20/2022	<u>SUBJECT:</u> Discussion and possible action to approve the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract for calendar year 2022 and adopt Resolution No. 22-R-05.
<u>Item #:</u> 10D	
<u>INITIATED BY:</u> Mary Gaona Executive Director	<u>STAFF SOURCE:</u> Bulmaro Cruz Director of Construction Projects
<u>PREVIOUS BOARD ACTION:</u> On December 15, 2021, the Board of Commissioners approved action item 10B and adopted Resolution No. 21-R-11 finalizing and adopting the Public Housing Agency Plan, the 2022-2026 PHA Five Year Action Plan, as presented by staff and in consultation of all public input, to become effective April 1, 2022. The 2022 CFP annual grant was requested using the prior year awarded amount of \$1,900,414.00.	
<u>BACKGROUND:</u> On May 12, 2022, HUD's Office of Capital Improvements (OCI) announced and published the award of the 2022 Capital Fund Formula Grant in the amount of \$2,243,585.00 an increase of \$343,585.00.	
<u>FINANCIAL:</u> 2022 Capital Fund Grant - \$2,243,585.00	
<u>RECOMMENDATION:</u> To approve the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract for calendar year 2022 and adopt Resolution No. 22-R-05.	

2022 Capital Fund

OMB Approval No. 2577-0075 (exp. 08/31/2023)

Capital Fund Program (CFP) Amendment Annual Contributions Contract Terms and Conditions (HUD-52840-A)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) Housing Authority of the City of Laredo TX011 (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract ACC(s) Number(s) (On File) dated (On File)

Whereas, in accordance with Public Law 117-103, Division L, Title II,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ 2,243,585.00 for Fiscal Year 2022 to be referred to under Capital Fund Grant Number TX59P01150122 PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s). (mark one) : Yes [] No [x]

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

The parties have executed this CFP Amendment, and it will be effective on May 12, 2022. This is the date on which CFP assistance becomes available to the PHA for obligation.

Table with 2 columns: U.S. Department of Housing and Urban Development (By: /s/ Robert E. Mulderig, Title: Deputy Assistant Secretary, Office of Public Hsg Investments) and PHA (Executive Director or authorized agent) (By: Mary Gaona, Title: Executive Director, Date: 20-May-22)

Previous versions obsolete

form HUD-52840-A OMB Approval No.2577-0075 (exp. 08/31/2023)