



AGENDA

Regular Board Meeting

January 16, 2014, 1:00 p.m.



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here



.....
Create dynamic communities where people thrive.
.....

Board of Commissioners

.....
Chairman Vice Chairman Commissioner Commissioner Commissioner Commissioner Commissioner
Ramiro Cavazos Vacant Karina C. Cantu Yolanda Hotman Stella Burciaga Molina Charles R. Muñoz Morris Stribling, MD
.....

President & CEO

Lourdes Castro Ramirez
.....

San Antonio Housing Authority
Regular Board Meeting
818 S. Flores, San Antonio, TX 78204
Thursday, January 16, 2014, 1:00 p.m.

The meeting is wheelchair accessible. The accessible entrance is located at 818 S. Flores. Accessible parking spaces are also located at SAHA main office, 818 S. Flores. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting) by calling (210) 477-6288 V/TTY for assistance.

1. Meeting called to order.
The Board of Commissioners or its committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or committee reserves the right to enter into closed meeting at any time during the course of the meeting.
2. Pledge of Allegiance
3. Presentation to Richard Gambitta, Ph.D., for service as a member of the Board of Commissioners of the San Antonio Housing Authority.
4. Minutes:
 - Regular Board meeting held on December 5, 2013.
 - Special Board work session held on December 6, 2013.

CONSENT AGENDA

The following items under the consent agenda have been vetted through the listed committee and forwarded to the full Board of Commissioners for approval. The consent agenda items can be taken together with one vote. Any Commissioner can request that a consent agenda item be pulled for further discussion.

RESIDENT SERVICES COMMITTEE HELD ON DECEMBER 11, 2013

5. Consideration and approval regarding Resolution 5385, approving: the acquisition of real property in the Eastside Choice Neighborhood community and the budget therefore; the execution of all documents necessary to accomplish such acquisitions; the execution of an interlocal agreement for real estate services with the San Antonio River Authority; and other matters in connection therewith. (Tim Alcott, Interim Development Services & Neighborhood Revitalization Officer; Beverly Watts Davis, Choice Program Director).

OPERATIONS AND HUMAN RESOURCES COMMITTEE HELD ON JANUARY 9, 2014

6. Consideration and approval regarding Resolution 5389, authorizing the President and CEO to execute an interagency agreement (The "Agreement") and all related documents, payments, and necessary transactions between the San Antonio Housing Authority (SAHA) and the Denver Housing Authority (DHA) for an energy study for 1,343 units at \$75 per unit in an amount not to exceed \$100,725.00. (Ed Hinojosa, Chief Financial Officer; Veronica Guevara; Sr. Manager for Risk and Sustainability).
7. Consideration and approval regarding Resolution 5387 authorizing the purchase of the property located at 601 Runnels for an amount not to exceed \$230,000.00, and the execution of documents necessary to consummate such action. (Tim Alcott, Interim Development Services and Neighborhood Revitalization Officer).
8. Consideration and approval regarding Resolution 5388, authorizing the approval of the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher (Section 8) Program, to be effective July 1, 2014 for any new admissions and reexaminations. (Deborah Aleman, Director of Assisted Housing Programs).

INDIVIDUAL ITEMS FOR CONSIDERATION

9. Update and discussion regarding the December 11, 2013 Resident Services Committee meeting held at Fair Avenue Apartments. (Yolanda Hotman, Chair, Resident Services Committee).
10. Presentation regarding Choice Neighborhoods. (Tim Alcott, Interim Development Services and Neighborhood Revitalization Officer; Beverly Watts Davis, Choice Program Director; Esther Shin, Urban Strategies; Lou Bernardy, MBS).
11. Quarterly procurement report. (Alejandra Villarreal, Chief Administrative Officer; Steven Morando, Director of Procurement).
12. President's Report:
 - Update regarding Promise Zone.
 - Update regarding Dreamweek 2014
 - Update regarding Section 8 Housing Choice Voucher program.
 - Update regarding MTW Planning for FY 2015.
 - Update regarding the FY 2015 budget planning process.
 - Update regarding the NAHRO 2014 Legislative Conference.
 - Update regarding the December 19, 2013 Golden Gala.
 - Update regarding the 2013 year-end closing.
 - Event Calendar for January 2014-February 2014.
13. *Closed Session:

Real Estate

Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Consultation with attorney regarding the Choice land acquisition agreement with SARA.
- Consultation with attorney regarding Marie McGuire Apartments.
- Consultation with attorney regarding The Park at Sutton Oaks.
- Consultation with attorney regarding Victoria Commons.

14. **Citizens to be Heard at 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally sign the Citizens to be Heard roster prior to 2:30 p.m. Citizens will be given three minutes to speak. Only one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than nine (9) minutes. Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an officer or a Board member, and follow the same speaking rules as individuals. The Board thanks you for coming to the meeting.

15. Adjournment.

Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk or not, when the Board determines there is a need, and a closed meeting is permitted under Chapter 551 of the Texas Government Code that permits the closed meeting. Additionally, the Board may take open session action on any item listed in closed session.** Note: If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full board, unless the full Board is present.

**MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

December 5, 2013

SCHEDULED: 1:00 p.m. at 818 S. Flores, San Antonio, Texas 78204

COMMISSIONERS PRESENT:

Ramiro Cavazos, Chair
Stella Molina, Commissioner
Morris Stribling, Commissioner
Yolanda Hotman, Commissioner
Charles R. Muñoz, Commissioner
Karina C. Cantu, Commissioner

COMMISSIONERS ABSENT:

COUNSEL: Doug Poneck, Escamilla, & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Lourdes Castro Ramirez, President & CEO
Ed Hinojosa, Chief Financial Officer
Alejandra Villarreal, Chief Administrative Officer
David Nisivoccia, Chief Operating Officer
Tim Alcott, Interim Dev Serv & Neighborhood Rev Officer
Melanie Villalobos, Policy, Planning & Public Affairs Officer
Deborah Aleman, Dir. of Assisted Housing
Adrian Lopez, Dir. of Community Development Initiatives
David Clark, Deputy Director of Public Housing
Paulette Owens-Holmes, Dir. of Human Resources

Jo Ana Alvarado, Dir. of Information Technology
Steve Morando, Dir. of Procurement
Diana Fielder, Director of Finance and Accounting
Muriel Rhoder, Auditing Manager
Lorenzo Steele, Asst. Dir. of Housing
Madlyn Bowen, Asst. Dir. of Housing
Thomas Roth, Real Property Asset Manager
David Casso, Development Services Manager
Beverly Watts- Davis- Director of CHOICE
Ramiro Maldonado, Sr Dev Planning Mgr
Lori Hall, Consultant of Special Projects

Item 1: Meeting called to order.

Chair Cavazos called the meeting to order at 1:23 p.m.

Item 2: Pledge of allegiance.

Recitation of pledge.

Item 3: Presentation regarding 2013 Achievements.

Item 4: Approval of minutes

- Regular Board Meeting held on November 7, 2013.
- Special Board meeting held on November 19, 2013. (Resident Services Committee)
- Special Board meeting held on November 21, 2013. (Operations and HR Committee)

Member	Aye	Nay	Absent At Time of Vote	Abstained
Ramiro Cavazos, Chair	X			
Karina Cantu, Commissioner	X			
Yolanda Hotman, Commissioner	X			
Stella Molina, Commissioner	X			
Charles R. Muñoz, Commissioner	X			
Morris Stribling, Commissioner	X			

Motion: Commissioner Munoz moved to approve the minutes as stated. Stribling seconded the motion. Minutes approved.

Consent Agenda:

Operations and Human Resources committee held on December 5, 2013

Item 5: Consideration and approval regarding Resolution 5379, authorizing an award of a contract for roof repair and replacement at Sunshine Plaza to All Pro Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$266,518.59.

Approved on Consent Agenda

Item 6: Consideration and approval regarding Resolution 5343, authorizing the ratification of an award of a contract to Geofill Construction (HUB, WBE) for emergency roof repair and replacement at Sun Park Lane Apartments, for an amount not to exceed \$226,869.48.

Approved on Consent Agenda

Item 7: Consideration and approval regarding Resolution 5374, approving the 2014 payment standard schedule at 92-107% of the 2014 Fair Market Rents (FMRs) for the Housing Choice Voucher Program.

Approved on Consent Agenda

Finance committee meeting held on November 21, 2013

Item 8: Consideration and approval regarding Resolution 5375, certifying that the San Antonio Housing Authority's Investment Policy and Investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investments Act.

Approved on Consent Agenda

Motion: Commissioner Cantu moved to approve Consent Agenda items 5, 6, 7 and 8; Commissioner Hotman seconded the motion. Motion Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Ramiro Cavazos, Chair	X			
Karina Cantu, Commissioner	X			
Yolanda Hotman, Commissioner	X			
Stella Molina, Commissioner	X			
Charles R. Muñoz, Commissioner	X			
Morris Stribling, Commissioner	X			

Item 9: Update and discussion regarding the November 19, 2013 Resident Services Committee meeting held at WC White Apartments.

Commissioner Hotman reported on the Resident Services Committee meeting held on November 19, 2013 at W.C. White Apartments. Attendees included Chair Yolanda Hotman, Commissioner Richard Gambitta, Commissioner Charles Munoz, Commissioner Stella Molina, Commissioner Morris Stribling, Board Counsel Doug Poneck, SAHA President and CEO Lourdes Castro Ramirez, and SAHA staff. Approximately 25 residents attended the meeting. WC White was built in 1976 and remodeled in 2008 and is an Elderly/Disabled community.

The following topics were discussed at the Committee meeting:

- Year-end office closure
- Relocation of Wheatley Courts residents
- Enhanced make readies
- 2014 Public Housing Customer Service Survey
- 2013 Golden Gala
- Health Professions Opportunity Grant

Item 10: Update and discussion regarding the November 21, 2013 Operations and Human Resources Committee meeting.

Commissioner Stribling provided a report to the Board of Commissioners on the Operations and Human Resources Committee meeting. The items discussed were:

- Contracts for roof repair and replacement at Sunshine Plaza
- Contract for emergency roof repair and replacement for Sun Park Lane Apartments
- 2014 payment standard schedule for Section 8
- Section 3 Third Quarter Report
- Update on SAHA's public auction

Item 11: Update and discussion regarding the November 21, 2013 Finance Committee meeting.

Commissioner Cantu updated the Board of Commissioners on the Finance Committee meeting. The items discussed were:

- San Antonio Housing Authority's Auditor's report
- San Antonio Housing Authority's Investment Policy and Investment
- Execution of Converse Ranch II Apartments.
- Update on Quarterly Financial Report
- Rental Assistance Demonstration program
- Update on Internal Audit Report
- Update on Section 8 voucher program funding

Item 12: Discussion and approval of Resolution 5376, accepting the audit report for the San Antonio Housing Authority for the period ending June 30, 2013.

Diana Fielder reported the year-end audit, as of June 30, 2013, has been completed by Padgett, Stratemann, & Co. LLP. The objective of the audit of financial statements by the independent auditor is the expression of an opinion on the fairness with which they present, in all material respects, financial position, results of operations, and its cash flows in conformity with generally accepted accounting principles. The auditors have a responsibility to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud.

Motion: Commissioner Cantu moved to approve Resolution 5376. Commissioner Stribling seconded the motion. Motion Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Ramiro Cavazos, Chair	X			
Karina Cantu, Commissioner	X			
Yolanda Hotman, Commissioner	X			
Stella Molina, Commissioner	X			
Charles R. Muñoz, Commissioner	X			
Morris Stribling, Commissioner	X			

Item 13: Discussion and approval regarding Resolution 5386, authorizing the submission of disposition applications for 526, 614 and 622 J Street to the U.S. Department of Housing and Urban Development.

Lori Hall, consultant for SAHA, reported on the disposition of three scattered site properties located on “J” Street and formerly part of the Springview HOPE VI project. Staff is requesting to sell these properties via multiple listing service or auction. The properties are difficult for SAHA to maintain and would best serve the community if a new owner could re-invest in them. These properties are valued at a combined total of \$179,080 on the Bexar Appraisal Property records. The revenues generated from the sale may be used in the EastPoint Transformation Plan. The Commissioners asked that they be informed when the sale of the properties is announced, following HUD approval.

Motion: Commissioner Cavazos moved to approve Resolution 5386. Commissioner Munoz seconded the motion. Motion Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Ramiro Cavazos, Chair	X			
Karina Cantu, Commissioner	X			
Yolanda Hotman, Commissioner	X			
Stella Molina, Commissioner	X			
Charles R. Muñoz, Commissioner	X			
Morris Stribling, Commissioner	X			

Item 14: Update and discussion regarding Choice Neighborhood.

Beverly Watts-Davis provided a comprehensive update on activities related to the Choice Neighborhood, including those related to People, Housing and Neighborhood. Some highlights include the submission on November 5, 2013 of the first Choice quarterly data report, which included numerous metrics related to the three core Choice components. Additionally, there was a work session for the Byrne Criminal Justice Grant on November 20, 2013. Additionally, discussions continue on the partnership with UHS and SAISD for a potential health clinic, staff worked with the City on their submission for a Promise Zone designation, and MBS held a contractors forum on November 14, 2013.

Item 15: Update and discussion regarding procurement items and activities.

Alejandra Villarreal and Steven Morando reported that there are three solicitations that have closed and are being evaluated to include Collection Services, Residential Real Estate Broker Services, and J. D. Edwards Host Solutions.

Item 16: Presentation regarding the procurement process.

Ms. Villarreal offered a presentation on the procurement process. Commissioner Cavazos stated he would like for SAHA to further look at three components: 1) Where are we on our goals for Section 3 and SWMBE; 2) Clarify preference points vs. rating points; and 3) How we compare to other agencies.

Item 17: President’s Report:

- Update regarding plans for a Board of Commissioners half-day work sessions.
- Update regarding the 2014 Calendar for Board and Committee meetings.
- Update regarding MTW Planning for FY2015.
- Update regarding the December 19, 2013 Golden Gala event.
- Update regarding SAHA’s year-end closure, December 20 – January 2.
- Update regarding SAHA holiday schedule for 2014.
- Update regarding CLPHA conference in San Antonio, Nov. 13-15, 2013.
- Event Calendar for December 2013 – January 2014

Item 18: *Closed Session:

Consultation with Attorney

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

- Consultation with attorney regarding Cause No. 381394; Jerry Lee Smith v. San Antonio Housing Authority; In the County Court at Law # 2; Bexar County, Texas.
- Consultation with attorney regarding the new law concerning public message boards.

Real Estate

Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Consultation with attorney regarding Westside Neighborhoods Reinvestment and Revitalization Initiative.
- Consultation with attorney regarding the Marie McGuire Apartments.
- Consultation with attorney regarding The Park at Sutton Oaks.
- Consultation with attorney regarding Victoria Commons.

Personnel

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Update and discussion regarding personnel matter with SAHA employee, Kenneth Mitchell.

Chair Cavazos recessed to closed session at 4:10 p.m. The meeting reconvened at 5:59 p.m. Board Counsel Doug Poneck advised the Board there were to items that were discussed in closed session that require a vote by the Board.

Motion: In the matter regarding Cause No. 381394; Jerry Lee Smith v. San Antonio Housing Authority; in the County Court at Law #2; Bexar County, Texas. Commissioner Munoz moved to approve as discussed in closed session. Commissioner Hotman seconded the motion. The motion was approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Ramiro Cavazos, Chair	X			
Karina Cantu, Commissioner	X			
Yolanda Hotman, Commissioner	X			
Stella Molina, Commissioner	X			
Charles R. Muñoz, Commissioner	X			
Morris Stribling, Commissioner	X			

Motion: In the matter regarding Victoria Commons, Commissioner Molina moved to approve with the direction to proceed regarding Leigh Street. Commissioner Hotman seconded the motion. The motion was approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Ramiro Cavazos, Chair	X			
Karina Cantu, Commissioner	X			
Yolanda Hotman, Commissioner	X			
Stella Molina, Commissioner	X			
Charles R. Muñoz, Commissioner	X			
Morris Stribling, Commissioner	X			

Item 19: Citizens to be Heard at 2:00 pm.

Anna Garcia
Henry Rodriguez

George Alejos
Curtis Cross

Michelle Aranda

Item 20: Adjournment.

With no objections, Chair Cavazos adjourned at 6:01 p.m.

ATTEST:

RAMIRO CAVAZOS
CHAIR

DATE

LOURDES CASTRO RAMIREZ
SAHA PRESIDENT and CEO

DATE

**MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
SPECIAL BOARD MEETING**

December 6, 2013

SCHEDULED: 1:00 p.m. at Victoria Room, Marriott Plaza, 555 S. Alamo St., San Antonio, TX 78205

COMMISSIONERS PRESENT:

Ramiro Cavazos, Chair
Stella Molina, Commissioner
Morris Stribling, Commissioner
Yolanda Hotman, Commissioner
Charles R. Muñoz, Commissioner
Karina C. Cantu, Commissioner

COMMISSIONERS ABSENT:

COUNSEL: Doug Poneck, Escamilla, & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Lourdes Castro Ramirez, President & CEO
Ed Hinojosa, Chief Financial Officer
Alejandra Villarreal, Chief Administrative Officer
David Nisivoccia, Chief Operating Officer
Tim Alcott, Interim Dev Serv & Neighborhood Rev Officer
Melanie Villalobos, Policy, Planning & Public Affairs Officer
Richard Milk, Director of Policy and Planning
Thomas Roth, Real Property Asset Manager

Item 1: Meeting called to order.

Chair Cavazos called the meeting to order at 1:05 p.m.

Item 2: Opening remarks and presentation regarding agency accomplishments.

SAHA President Lourdes Castro provided an overview of the 2013 agency achievements for each of the six strategic goals.

Resident Services Chair Yolanda Hotman provided an overview of the committee's activities. The discussion included methods to increase resident civic engagement, including voter registration, sample ballots, information on how to vote by mail, and bilingual information. It was mentioned that the Golden Gala could also serve as an opportunity for education, along with engaging the Bexar County Election office for training and partnership, as well as for research about how many SAHA residents are currently registered to vote? The format of the Committee meetings was also discussed, along with suggestions to better engage residents, including the desire to hold full Board of Commissioners meetings at properties twice a year.

Committee Chair Karina Cantu provided an overview of the Finance Committee activities. The discussion included the need for quarterly reports on "other funding opportunities" that could be integrated with quarterly financial updates, as well as: specific budget reports related to Choice; ways to connect issues raised in Finance Committee with work of other committees; and continuing Committee discussions regarding asset management.

Governance Committee Chair Morris Stribling provided a summary of the Committee’s activities and reiterated the Municipal Leadership Institute requirements.

Item 3: Discussion regarding proposed comprehensive customer service survey alternatives.

David Nisivoccia led a discussion about the survey and customer service in general, including: the need to address any disconnects to ensure the highest level of customer service on the line; the decision to hire a third party to administer the customer service survey; the potential opportunity to partner with an organization that might value the content of the survey and provide a discount. It was agreed that the scope for the third party would be presented to the Resident Services Committee, prior to the issuance of an RFP.

Item 4: Discussion regarding policy related to development and modernization activities

Ed Hinojosa opened the discussion about this item by stating that the purpose of the discussion is to review the current physical conditions of SAHA’s housing portfolio, along with challenges and constraints, and to identify the process and priorities.

Jesse Aguilar, with Raba Kistner, made a presentation and fielded questions regarding the Physical Needs Assessment (PNA) report. Tom Roth also made a presentation, and discussed the Public Housing (PH) historical funding trend, a review of performance trends of PH assets, and future funding and challenges. The discussion included asset performance, refinance and redevelopment opportunities, a potential PNA task force, a review of the portfolio ranking process, and the development of a five-year plan.

Item 5: Adjournment.

With no objections, Chair Cavazos adjourned at 5:20 p.m.

ATTEST:

RAMIRO CAVAZOS
CHAIR

DATE

LOURDES CASTRO RAMIREZ
SAHA PRESIDENT and CEO

DATE

BOARD OF COMMISSIONERS

RESOLUTION 5385, APPROVING: THE ACQUISITION OF REAL PROPERTY IN THE EASTSIDE CHOICE NEIGHBORHOODS COMMUNITY AND THE BUDGET THEREFORE; THE EXECUTION OF ALL DOCUMENTS NECESSARY TO ACCOMPLISH SUCH ACQUISITIONS; THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR REAL ESTATE SERVICES WITH THE SAN ANTONIO RIVER AUTHORITY; AND OTHER MATTERS IN CONNECTION THEREWITH



Lourdes Castro Ramirez
President and CEO



Timothy E. Alcott
Interim Development Services &
Neighborhood Revitalization Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 5385, approving: the acquisition of real property in the Eastside Choice Neighborhood community and the budget therefore; the execution of all documents necessary to accomplish such acquisitions; the execution of an interlocal agreement for real estate services with the San Antonio River Authority; and other matters in connection therewith.

PURPOSE:

The purpose of this action is to support the Choice Neighborhood Transformation Plan with the assemblage of property in accordance with the Uniform Relocation Act. Staff has completed a review of the Uniform Relocation Act requirements and evaluated the cost of the requirements to this project. Staff is seeking approval to proceed with this acquisition.

FINANCIAL IMPACT:

The total land assemblage cost to include acquisition, appraisal, survey, title, closing, administration, relocation, remediation and demolition cost will be funded with Moving To Work (MTW) funds previously committed to the Choice redevelopment project.

SUMMARY:

The revision of the initial Choice Implementation Plan contemplates acquiring real estate to complete the final phase of the redevelopment of Wheatley Courts. The properties to be acquired will be conveyed "AS IS". SAHA will be provided a Special Warranty Deed for the property described by a legal metes and bounds survey description for each parcel along with clear title to the land. Once all parcels are conveyed the new development will take the responsibility of re-platting.

HUD's Regional Relocation Specialist recommended SAHA enter into an Interlocal Agreement for Real Estate Services with another governmental entity. SAHA staff reached out to the City of San Antonio and they recommended the San Antonio River Authority (SARA). SARA currently has a team of four persons in the Real Estate Department that are handling flood plain acquisitions for Bexar County and are experienced in applying the Uniform Relocation Act (URA) for such projects.

An agreement between SAHA and SARA similar to the SARA/Bexar County arrangement is being recommended to perform the 2 1/2 blocks of land acquisition adjacent to the Wheatley target site. This agreement will give SARA full authority to act on SAHA's behalf to acquire the properties. The agreement will clearly outline the obligations of SARA and SAHA, and will

require that SARA provide regular updates. Also included in the Agreement is a budget outlining acquisition and related transaction costs, relocation payments, Uniform Relocation Act ("URA") oversight, as well as remediation and demolition expenses once the properties are secured.

SARA's projected timeline to complete the entire land assemblage is 12 to 18 months after all SARA and SAHA Board approvals are obtained and the contract is executed in January. The community meetings and acquisition negotiations begin in February 2014, with a planned completion date of September 1, 2015 at the latest.

Staff is recommending approval of the Interlocal Agreement with SARA to perform the land assemblage needed to complete the final phase of the Wheatley Courts Redevelopment.

ATTACHMENTS:

Resolution 5385

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a Texas housing authority created pursuant to the laws of the State of Texas (“SAHA”), hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the “Open Meetings Act”), and the bylaws of SAHA, the Board of Commissioners of SAHA (the “Board”) held a meeting on January 16, 2014, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 5385 APPROVING THE ACQUISITION OF REAL PROPERTY IN THE EASTSIDE CHOICE NEIGHBORHOODS COMMUNITY AND THE BUDGET THEREFOR; THE EXECUTION OF ALL DOCUMENTS NECESSARY TO ACCOMPLISH SUCH ACQUISITIONS; THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR REAL ESTATE SERVICES WITH THE SAN ANTONIO RIVER AUTHORITY; AND OTHER MATTERS IN CONNECTION THEREWITH

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Open Meetings Act and the Bylaws of SAHA.

SIGNED JANUARY 16, 2014.



Lourdes Castro Ramirez
President and CEO

RESOLUTION 5385

RESOLUTION 5385 APPROVING THE ACQUISITION OF REAL PROPERTY IN THE EASTSIDE CHOICE NEIGHBORHOODS COMMUNITY AND THE BUDGET THEREFOR; THE EXECUTION OF ALL DOCUMENTS NECESSARY TO ACCOMPLISH SUCH ACQUISITIONS; THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR REAL ESTATE SERVICES WITH THE SAN ANTONIO RIVER AUTHORITY; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas (“SAHA”) was awarded a \$29,750,000 Choice Neighborhoods Implementation Grant (“Choice Neighborhoods Grant”) by the U.S. Department of Housing and Urban Development (“HUD”) in order to execute a transformation plan for the east side of San Antonio in the area of Wheatley Courts (the “Eastside Choice Neighborhoods Community”); and

WHEREAS, the transformation plan for the Eastside Choice Neighborhoods Community depends in part on the acquisition by SAHA of certain real property in the neighborhood; and

WHEREAS, staff recommends the use of San Antonio River Authority (“SARA”) staff to assist SAHA in the acquisition of properties and the relocation of residents; and

WHEREAS, staff requests that the Board of Commissioners approve the acquisition of the proposed properties, the budget for such acquisitions, and the execution of all documents necessary to accomplish the acquisitions: and

WHEREAS, staff requests that the Board of Commissioners approve execution of an Interlocal Agreement for Real Estate Services between SAHA and SARA, regarding these property acquisitions and the relocation of residents; and

WHEREAS, the Board of Commissioners (“Board”) has reviewed the foregoing and determined that the action authorized herein is in furtherance of the public purposes of SAHA, and in the public interest and to the benefit of the citizens and residents of San Antonio;

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS, THAT:

Section 1. The acquisition of properties, and the budget therefor, are hereby approved. Execution of an Interlocal Agreement for Real Estate Services with SARA, is hereby approved. The President and CEO, the Chief Financial Officer, the Chief Administrative Officer, or any of them, of SAHA, as appropriate, on behalf of SAHA, are hereby authorized to execute the agreement with SARA, and to execute and submit all documents and payments necessary for the acquisition of the proposed properties. The President and CEO, the Chief Financial Officer, the Chief Administrative Officer, or any of them, are authorized to approve such changes in, or

additions to, the terms of any of the Documents, including amendments, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHA, and approval of the terms of any of the Documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such Documents.

Section 2. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 5. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

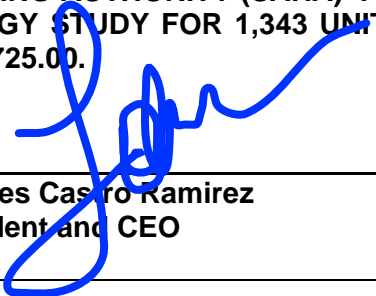
Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This Resolution shall be in force and effect from and after its passage.

* * *

Board of Commissioners

RESOLUTION 5389, AUTHORIZING THE PRESIDENT AND CEO TO EXECUTE AN INTERAGENCY AGREEMENT (THE "AGREEMENT") AND ALL RELATED DOCUMENTS, PAYMENTS, AND NECESSARY TRANSACTIONS BETWEEN THE SAN ANTONIO HOUSING AUTHORITY (SAHA) AND THE DENVER HOUSING AUTHORITY (DHA) FOR AN ENERGY STUDY FOR 1,343 UNITS AT \$75 PER UNIT IN AN AMOUNT NOT TO EXCEED \$100,725.00.



Lourdes Castro Ramirez
President and CEO



Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5389, authorizing the President and CEO to execute an interagency agreement (The "Agreement") and all related documents, payments, and necessary transactions between the San Antonio Housing Authority (SAHA) and the Denver Housing Authority (DHA) for an energy study for 1,343 units at \$75 per unit in an amount not to exceed \$100,725.00.

PURPOSE:

SAHA seeks to enter into an Agreement with DHA to perform an energy study at Alazan Apache Courts (741 units), Fair Ave Apartments (216 units), Villa Tranchese Apartments (201 units) and Victoria Plaza Apartments (185 units), for a total of 1,343 units. The findings will be used to identify where an Energy Performance Contract (EPC) is financially viable at these apartment communities.

A contracting agreement with another housing authority is allowable under Chapter 791.001 of the Texas Interlocal Cooperation Act, which was established "to increase efficiency and effectiveness of local governments by authorizing them to contract, to the greatest possible extent, with one another and with agencies of the state."

FINANCIAL IMPACT:

The cost not to exceed \$100,725.00 will be paid out of each property's operations budget or from non-federal funds.

SUMMARY:

SAHA remains committed to being a sustainable agency, and is actively pursuing a self-managed EPC in partnership with DHA, which has extensive experience self-managing an EPC and also has the necessary consultants under contract to proceed with this effort. The partnership would afford SAHA insight, training, and protocols into executing a fully self-managed energy performance contract in subsequent efforts.

The first step toward an EPC is this initial energy study, which will provide SAHA with energy-conservation measures and possible realized savings. This, in turn, will allow SAHA staff to make longer term decisions for recommendations to the Board of Commissioners for the purpose of pursuing an EPC. The Agreement allows SAHA an exit clause in the event that some locations may not be conducive to further energy-conservation measures or for projected budget and funding constraints.

SAHA will focus its EPC efforts on water and lighting, which are known to be the most immediate cost saving components. Under a self-managed EPC, SAHA retains the savings for possible reinvestment. Under a more conventional model, Energy Service Companies (ESCO) retain these savings.

Once SAHA staff reviews the energy study's findings, recommendations will be presented to the Board for consideration of an EPC. There are additional costs associated for a full EPC.

ATTACHMENTS:

Resolution 5389

The Agreement

San Antonio Housing Authority

Resolution 5389

RESOLUTION 5389, AUTHORIZING THE PRESIDENT AND CEO TO EXECUTE AN INTERAGENCY AGREEMENT (THE "AGREEMENT") AND ALL RELATED DOCUMENTS, PAYMENTS, AND NECESSARY TRANSACTIONS BETWEEN THE SAN ANTONIO HOUSING AUTHORITY (SAHA) AND THE DENVER HOUSING AUTHORITY (DHA) FOR AN ENERGY STUDY AT 1,343 UNITS AT \$75 PER UNIT IN AN AMOUNT NOT TO EXCEED \$100,725.

WHEREAS, the Housing Authority of the City of San Antonio, Texas actively maintains and pursues efforts to remain a sustainable housing authority; and

WHEREAS, these efforts may focus on lowering consumption of water and electricity through lighting; and

WHEREAS, these efforts may also result in lower utility costs for its residents and operating costs for SAHA; and

WHEREAS, a contracting agreement with another housing authority is allowable under Chapter 791.001 of the Texas Interlocal Cooperation Act; and

WHEREAS, staff recommends authorization to proceed with an Interagency Agreement with the Denver Housing Authority for the purpose of an energy study (Phase I) at Alazan Apache Courts, Fair Avenue Apartments, Villa Tranchese Apartments, and Victoria Plaza Apartments;

WHEREAS, the energy study findings will inform SAHA staff of financial viability on further conservation measures through a full energy performance contract. Those findings and recommendations will be presented to the Board of Commissioners for consideration; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO to execute the Agreement and all related documents, payments, and necessary transactions between SAHA and the DHA.

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

- 1) Approves Resolution No. 5389 approving proceeding with execution of the Agreement and all related documents, payments and necessary transactions between SAHA and the DHA for an energy study in an amount not to exceed \$100,725; and
- 2) Authorizes the President and CEO to execute all necessary documents and payments associated with the Agreement and the energy study Phase I.

Passed and approved the 16th day of January 2014.

Ramiro Cavazos
Chair, Board of Commissioners

Attested and approved as to form:

Lourdes Castro Ramirez
SAHA President and CEO

**INTERAGENCY AGREEMENT
BY AND BETWEEN
THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
AND
HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS**

THIS INTERAGENCY AGREEMENT (THE "Agreement") is made on this ____ day of _____, 2014, by and between the Housing Authority of the City of San Antonio (hereafter "SAHA") and the Housing Authority of the City and County of Denver (hereafter "DHA"). SAHA and DHA may hereinafter be referred to as "Parties."

PREAMBLE

WHEREAS, SAHA desires to engage the services of DHA to perform technical assistance services for SAHA in connection with the self-implementation of an Energy Performance Contract ("EPC"); and

WHEREAS, DHA desires to provide technical assistance services to SAHA in connection with the self-implementation of SAHA's EPC.

NOW, THEREFORE, for the mutual promises and covenants contained herein, the parties agree as follows:

- 1. AGREEMENT TO PROVIDE TECHNICAL ASSISTANCE.** DHA hereby agrees that it shall provide technical assistance services to SAHA in accordance with the terms and conditions of this Agreement. The SAHA agrees to reimburse DHA for said services in accordance with the terms and conditions of this Agreement.
- 2. COMPENSATION.** DHA shall be reimbursed for the services provided hereunder as follows:

It is the intention of the parties that the amounts reimbursed to DHA by the SAHA shall constitute payment for services rendered and all administrative and overhead costs of DHA incurred as a result of providing services to the SAHA including, but not limited to, the compensation of DHA employees and/or DHA contractors and professional service providers. Such services may be rendered on or offsite. All services shall be reimbursed as follows:

SAHA will reimburse DHA at the rate of \$75.00 per unit for an EPC energy study at properties identified in Phase I. Currently, the Parties estimate that there will be 1343 units included in the SAHA EPC energy study for total DHA compensation of **One Hundred Thousand Seven Hundred Twenty-Five Dollars and 00/100 (\$100,725.00)**. DHA's compensation for Phase IA will be paid in two (2) installments as follows:

Payment-Phase IA:

- a) One-half (1/2) will be billed upon DHA receiving a written notice to proceed from SAHA. The first installment will be based on 1,343 units. If at any point SAHA decides to not move forward with the EPC, this fee will not be refunded.

b) One-half (1/2) will be billed when SAHA receives, reviews, and accepts the EPC energy study findings and determines the viability of an EPC. If SAHA decides to not move forward with the EPC, this fee will not be refunded.

	Units	Per Unit Fee	Total
Villa Tranchese	201	\$75	\$15,075
Alazan Apache Courts	741	\$75	\$55,575
Fair Avenue	216	\$75	\$16,200
Victoria Plaza	185	\$75	<u>\$13,875</u>
			\$100,725

Payment-Phase IB:

SAHA will reimburse DHA at the rate of \$315.00 per unit included in SAHA’s EPC if SAHA proceeds with more than 1,000 units. SAHA will reimburse DHA at the rate of \$345.00 per unit included in SAHA’s EPC if SAHA proceeds with less 1,000 units. Currently, the Parties estimate that 600 to 1350 units may be included in the SAHA EPC. DHA’s compensation for Phase IB will be paid in two (2) installments as follows:

- a. One-third (1/3) will be billed upon DHA receiving a written notice to proceed from SAHA. The first installment will be based on the number of units selected by SAHA. In at any point SAHA decides not to move forward with the EPC, this fee will not be refunded.
- b. Two-thirds (2/3) will be billed when SAHA receives HUD approval for the EPC project and executes a financial closing for the EPC project. If SAHA fails to receive HUD approval or secure and close on a loan, DHA will not bill SAHA for this final installment.

3. SCOPE OF SERVICES. An Energy Performance Contract consists of three (3) distinct phases. The technical assistance that DHA will provide is primarily focused on the first phase, design and development, hereinafter identified as Phases IA and IB.

A. Phase IA

The Energy Study performed by DHA will consist of the following services:

- A review of past and current capital fund program documents.
- A site audit of a sample of units and 100% of major mechanical systems.
- A review of available building plans and physical need assessments.
- Generate a list of Energy and Water Conservation measures by site.

- An estimated payback associated with each measure. Savings and cost estimates will not be investment grade detail, but will be sufficient to estimate the opportunity at each site.
- A recommendation of whether or not to include each site, including estimated savings contribution and efficiency related capital needs at each site.
- A financial outline of the potential project that includes estimated capital work (hard costs), replacement equipment reserve, and Measurement & Verification cost allocation, and self-management fee for SAHA.
- Conduct review of utility cost and consumption baseline data for the four year period July 1, 2009 to June 30, 2013.
- Review applicable resident paid utility allowance calculations.
- Provide staff training regarding the HUD EPC program and the process for developing a successful program.
 - a. Discuss implementation options and available subsidy incentives
 - b. Develop EPC project timeline which identifies key milestones
- Conduct design charrettes to solicit input from SAHA staff and residents regarding SAHA goals including Section 3, sustainability objectives, capital fund objectives, future developments and rehabs, and other objectives. Outline how an EPC can help meet and or fund these objectives.
- Identify potential incentives and rebates offered through utilities and Government programs.

B. Phase IB:

If SAHA elects to proceed with Phase IB of an EPC, SAHA will retain discretion on which properties with which to proceed. If and to what extent SAHA elects to proceed with a self-managed EPC, DHA shall conduct the following services:

- Conduct Investment Grade Audit to Identify viable Energy Conservation Measures (“ECMs”)
- Gather utility bill data and complete consumption baseline analysis
- Work with SAHA staff to make ECM selections
- Determine ECM savings and simple payback
- Develop and publish RFPs to initiate procurement of a General Contractor (“GC”) and an Architecture/Engineering firm (“A/E”)
- Evaluate proposals and help SAHA to select the most responsive and responsible vendors
- Work with the GC to develop and publish RFPs for subcontractor procurement
- Develop ECM construction schedule
- Assist SAHA in procuring necessary financing by developing and publishing RFP
- Compile HUD checklist / EPC documentation and submit to HUD for approval
- Assist in the drafting and execution of financial closing documents

C. The second phase of the EPC is construction of the project, and the third phase is monitoring and verification. DHA will not be involved with the second or third phase pursuant to this Agreement. The design and development phase is completed when the project is approved by HUD and financed. DHA estimates this phase of the project will be completed in six to nine (6-9) months. In addition to DHA staff, DHA will provide third party engineering resources and other technical assistance as deemed necessary by DHA.

D. Legal Assistance. At the direction of SAHA and in cooperation with SAHA staff DHA shall work with SAHA's designated legal counsel to represent SAHA's interests in negotiations with partners and other parties and in providing information necessary for the preparation of any legal document(s) regarding implementation of the EPC through the design and development phase.

E. Compliance and Reporting. DHA shall assist SAHA in ensuring compliance with all applicable federal, state and local rules and regulations applicable to the EPC program. DHA shall assist SAHA in the preparation of submissions and reports to HUD as required through the design and development phase.

F. Budget. At the request of SAHA, DHA shall assist in preparing and updating project budgets on an ongoing basis through the design and development phase.

G. MBE/WBE Participation. At the request of the SAHA, DHA shall review the SAHA MBE/WBE plan and make recommendations to help foster the participation of minority-owned business and women-owned businesses.

H. Section 3. At the request of the SAHA, DHA shall review the SAHA plan for resident participation in the EPC project, which complies with Section 3 of the Housing and Urban Development Act of 1968 and the implementing regulations at 24 C.F.R. Part 135 and make recommendations to help foster Section 3 participation.

I. Communications. In connection with the EPC, DHA will keep SAHA informed of material events, information and communications relating to DHA's services under this Agreement.

J. Future EPC. If SAHA elects not to proceed with an EPC at this time based upon findings of the energy study and/or economic climate considerations, SAHA agrees that any future EPC for the properties listed above will only move forward in partnership with DHA for a period of three (3) years from the date of this Agreement.

4. INDEPENDENT CONTRACTOR. DHA employees and DHA contractors designated to perform services under this Agreement shall be deemed to be independent contractors, as a group and separately, and shall not be deemed to be employees of SAHA for any purpose whatsoever.

5. CONTRACT PERIOD AND OPTION TO EXTEND. This Agreement shall be effective upon the execution of the last party to sign and shall continue for a period of twelve (12) months unless terminated sooner in accordance with Section 6 of this Agreement.

6. TERMINATION. This Agreement may be terminated as follows:

- a) For convenience upon thirty (30) days written notice by one party to the other.
- b) For cause if DHA is in default in the performance of this Agreement in accordance with its terms, including the failure to demonstrate progress with the completion of requested work, provided that DHA is given written notice specifying the default and has failed to cure such default within ten (10) business days from the receipt of such notice. Any such termination for cause must be in writing and

delivered to parties in accordance with Section 11.

7. **LIABILITY.** Each Party will be responsible for any and all claims, damages, liability and court awards, including costs, expenses and attorney fees, incurred as a result of its actions or omissions or any action or omission of its officers, employees, and agents in connection with the subject matter of this Agreement or any amendment hereto. Nothing in this Section 7 or any other provision of this Agreement or any Addendum shall be construed as a waiver of the notice requirements, defenses, immunities and limitations DHA may have under the Colorado Governmental Immunity Act (§24-10-101, C.R. S., *et seq.*) or to SAHA under the Texas Tort Claims Act or any other defenses, immunities or limitations of liability available to DHA or SAHA by law.

8. **INTEREST OF MEMBERS, OFFICERS OR EMPLOYEES OF SAHA MEMBERS OF LOCAL GOVERNING BODY, OR OTHER PUBLIC OFFICIALS.**
 - a) No commissioner, officer or employee of DHA, no member of the governing body of the locality in which the project is situated and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, during his tenure or for one year thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof.
 - b) DHA shall insert subparagraph (a) above in all contracts entered into pursuant to this contract or in connection with any project of SAHA and shall require its contractors to insert it in each of its subcontracts.
 - c) DHA warrants that it has disclosed all relevant information, and warrants that to the best of its knowledge and belief it does not have any organizational conflict of interest.
 - d) DHA agrees that if after execution of this Agreement, it discovers an organizational conflict of interest with respect to this contract it shall make an immediate and full disclosure to SAHA, which shall include a description of the action which DHA has taken or intends to take to eliminate or neutralize the conflict.

9. **RECORDS.** DHA and SAHA shall maintain a comprehensive system of expense and operational records associated with this Agreement. DHA, SAHA, HUD, the Office of Counsel or Comptroller General of the United States, or any of their duly authorized representatives shall, until three (3) years after final payment under this Agreement, have access to and the right to examine any of the other party's directly pertinent books, documents, papers or other records involving transactions related to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions.

The periods of access and examination above for records relating to (1) litigation or settlement of claims arising from the performance of this Agreement, or (2) costs, expenses or payments under this Agreement to which the SAHA, DHA, HUD, the Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims or exceptions.

10. EQUAL EMPLOYMENT OPPORTUNITY. During the performance of this contract, DHA agrees as follows:

- a) DHA will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship. DHA agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provision of this Equal Opportunity clause.
- b) In the event of DHA's noncompliance with the Equal Opportunity clause of this contract or with any other such rules, regulations or orders, this contract may be cancelled, terminated or suspended in whole or in part and DHA may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in such order, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.

11. NOTICES; APPROVALS. Where notice to a party or the approval of a party is required under the terms of this Agreement, such notice shall be given to and such approval shall be obtained from the following representatives of each party:

SAHA:

Lourdes Castro Ramírez
President and CEO
818 S. Flores
San Antonio, Texas 78204

Copy to:

Alejandra I. Villarreal
Chief Administrative Officer
818 S. Flores
San Antonio, Texas 78204

DHA:

Ismael Guerrero
Executive Director
777 Grant Street, 6th Floor
Denver, Colorado 80203

Copy to:

Joshua Crawley
Agency Counsel
777 Grant Street, 6th Floor

Denver, Colorado 80203

- 12. INTERPRETATION.** This Agreement constitutes the entire agreement between the parties and no change will be valid unless made by in writing and executed by the Parties in the same manner as this Agreement. This Agreement shall not be construed more strictly against one party than the other merely by virtue of the fact that it has been prepared initially by counsel for one of the parties, it being recognized that both parties and their respective counsel have had a full and fair opportunity to negotiate and review the terms and provisions of this Agreement and to contribute to its substance and form.
- 13. LIMITATION OF LIABILITY.** DHA MAKES AND SAHA RECEIVES NO WARRANTY, EXPRESS OR IMPLIED. DHA EXPRESSLY EXCLUDES ALL WARRANTIES. BY THIS AGREEMENT DHA IS NOT PROVIDING ANY GUARANTEE OF THE ECM SAVINGS SAHA WILL ACHIEVE. DHA SHALL HAVE NO LIABILITY FOR CONSEQUENTIAL, EXEMPLARY, OR INCIDENTAL DAMAGES OR FOR LOSS OF PROFITS OR FOR ANY OTHER SIMILAR DAMAGES. DHA SHALL NOT BE LIABLE FOR ANY DAMAGES CAUSED BY A DELAY IN THE FURNISHING OF SERVICES. THE MAXIMUM LIABILITY OF DHA, FROM ALL CAUSES SHALL IN NO CASE EXCEED THE TOTAL OF THE AMOUNTS ACTUALLY PAID TO DHA PURSUANT TO THIS AGREEMENT.
- 14. APPROVALS.** The representatives for both Parties are authorized to enter into this Agreement and bind said Parties to this Agreement. It is further acknowledged that both Parties will obtain any other necessary agency approvals before executing this Agreement.
- 15. SEVERABILITY.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, the invalidity, illegality or unenforceability shall not affect any other provision of this Agreement. This Agreement shall be construed as if the invalid, illegal or unenforceable provision was not contained herein.
- 16. PARTIES BOUND.** This Agreement shall be binding on and insure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors, and assigns.
- 17. GOVERNING LAW AND VENUE.** The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the contracting parties, shall be governed by and construed in accordance with the laws of Colorado. Venue for any action arising hereunder shall be in the City and County of Denver, Colorado.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed on the date and year first above written.

[SIGNATURE BLOCK APPEARS ON NEXT PAGE]

**HOUSING AUTHORITY OF THE CITY
OF SAN ANTONIO**

**Lourdes Castro Ramírez
President and CEO**

**THE HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

**Ismael Guerrero
Executive Director**

BOARD OF COMMISSIONERS

RESOLUTION 5387, AUTHORIZING THE PURCHASE OF THE PROPERTY LOCATED AT 601 RUNNELS, FOR AN AMOUNT NOT TO EXCEED \$230,000.00 AND THE EXECUTION OF ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS.



Lourdes Castro Ramirez
President and CEO



Tim Alcott
Interim Development Services and
Neighborhood Revitalization Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5387 authorizing the purchase of the property located at 601 Runnels, for an amount not to exceed \$230,000.00, and the execution of documents necessary to consummate such action.

PURPOSE:

To expand the revitalization efforts of the Sutton Oaks project by obtaining site control of adjacent real estate for future development. This activity aligns with SAHA's priority to expand the availability of affordable housing and is consistent with the agency's Affordable Housing Development and Acquisition Policy and Plan.

FINANCIAL IMPACT:

This action will allow the President and CEO to execute all documents in connection with the acquisition of 601 Runnels, to include a Purchase Agreement providing for \$1,000 in earnest money for a purchase price not to exceed \$230,000.00 plus closing costs. The agency will utilize Moving to Work (MTW) funds budgeted for Preservation and Expansion efforts for the acquisition.

SUMMARY:

The property at 601 Runnels is approximately 2 acres and has been vacant for several years. The property sits directly across the street from the Park at Sutton Oaks development and would better serve the community if it were redeveloped to complement the revitalization efforts being made in the area.

ATTACHMENTS:

Resolution 5387

CERTIFICATE FOR RESOLUTION 5387

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a public instrumentality created pursuant to the laws of the State of Texas (“SAHA”) hereby certifies as follows:

1. In accordance with the bylaws of SAHA, the Board of Commissioners of SAHA (the “Board”) held a meeting on January 16, 2014, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 5387 AUTHORIZING THE ACQUISITION OF 601 RUNNELS;
AND OTHER MATTERS IN CONNECTION THEREWITH.**

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of SAHA.

SIGNED AND SEALED January 16, 2014.

Lourdes Castro Ramirez, President and CEO

(SEAL)

RESOLUTION NO. 5387

**RESOLUTION AUTHORIZING THE ACQUISITION OF 601 RUNNELS;
AND OTHER MATTERS IN CONNECTION THEREWITH.**

WHEREAS, Chris Kimm and Katherine Kimm (“Owners”) are the present owners of a property located at 601 Runnels in San Antonio, Bexar County, Texas (the “Property”); and

WHEREAS, the Housing Authority of the City of San Antonio, Texas (“SAHA”) desires to buy the Property; and

WHEREAS, the Owners are willing to sell the Property to SAHA for \$230,000; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for SAHA to acquire the Property and provide this public housing; and

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

**BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS, THAT:**

Section 1. The purchase of the Property by SAHA is hereby approved. The purchase price shall be \$230,000 plus SAHA’s share of normal closing costs

Section 2. The President and CEO, the Chief Financial Officer, the Chief Administrative Officer, and the Chief Operating Officer, or any of them, are authorized to negotiate and execute all related documentation required to complete the purchase of the Property by SAHA. The actions authorized hereby include all actions (including but not limited to execution of documents) deemed by any such officer, in her or his judgment, necessary and appropriate to acquire the Property.

Section 3. The President and CEO, the Chief Financial Officer, the Chief Administrative Officer, or the Chief Operating Officer, or any of them, of SAHA are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHA, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President and CEO, the Chief Financial Officer, the Chief Administrative Officer, or the Chief Operating Officer, or any of them, is authorized to negotiate and approve such changes in, or additions to, the terms any of the documents (prior to the execution and delivery thereof), including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHA, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by

the Documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 6. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 7. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage on the date shown below.

Passed and approved the 16th day of January, 2014, and executed in duplicate.

Ramiro Cavazos
Chair, Board of Commissioners

Attest:

Lourdes Castro Ramirez
President and CEO

BOARD OF COMMISSIONERS

RESOLUTION 5388, AUTHORIZING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM, TO BE EFFECTIVE AS OF JULY 1, 2014 FOR ANY NEW ADMISSIONS AND REEXAMINATIONS.



 Lourdes Castro Ramirez
 President and CEO



 Deborah Aleman,
 Director of Assisted Housing Programs

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5388, authorizing the approval of the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher (Section 8) Program, to be effective July 1, 2014 for any new admissions and reexaminations.

PURPOSE:

The San Antonio Housing Authority (SAHA) is required to conduct an annual assessment of the utility allowance schedule for Section 8 Housing Choice Voucher tenant-furnished (i.e. tenant-paid) utilities and other services, in an effort to determine if there have been any utility rate increases of 10% or more. Those services/allowances include, but are not limited to, the following: electric, gas, water, sewer and trash. Cable and telephone services are not part of the utility allowance schedule. Other considerations such as tenant or landlord-provided appliances and the type of heating and cooling systems used in a particular unit are also included in this schedule.

Should a utility rate increase of 10% or more occur, SAHA must adjust and implement a revised utility allowance schedule for Section 8 tenant-furnished utilities and other services by the participants' next regular re-examination or any new admissions, beginning on July 1, 2014. Staff's review has concluded an increase is warranted in electricity, water and sewer allowances for each unit type and bedroom size.

FINANCIAL IMPACT:

Staff projects a financial impact of an increase of approximately \$9,774 annually, or 0.65 percent in housing assistance payments. Funding will continue to be provided through the Annual Contributions Contract for fiscal year (FY) 2014/15. This increase will be effective July 1, 2014 for all re-examinations and new admissions.

High/Low Rise Apartments			Other Construction Types - Single Family, Duplex, etc		
Number of Bedrooms	Current Maximum Allowance	Proposed Maximum Utility Allowance	Number of Bedrooms	Current Maximum Allowance	Proposed Maximum Utility Allowance
0	\$163	\$170	0	\$182	\$186
1	\$184	\$190	1	\$218	\$219
2	\$227	\$230	2	\$273	\$272
3	\$265	\$268	3	\$330	\$328
4	\$305	\$308	4	\$382	\$379
5	\$337	\$341	5	\$431	\$428
6	\$364	\$360	6	\$466	\$455

SUMMARY:

The proposed utility allowance schedule was prepared by the Nelrod Company for electric, gas, water, sewer and trash for each unit type and bedroom size. The comparison of the current and proposed utility allowance results are as follows: electric, water, sewer and trash increased for each unit type and bedroom size; and natural and bottle gas decreased for each unit type and bedroom size.

The values provided were developed using the engineering methodologies set forth by the HUD Utility Allowance Guidebook along with other currently accepted engineering design and consumption standards for runtimes, equipment sizing and specific climate zones. The utility rates that were used are based on current utility schedules provided by CPS Energy and the San Antonio Water System.

ATTACHMENTS:

Resolution 5388

Utility Allowance Schedules

SAN ANTONIO HOUSING AUTHORITY

Resolution 5388

RESOLUTION 5388, AUTHORIZING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM TO BE EFFECTIVE AS OF JULY 1, 2014 FOR ANY NEW ADMISSIONS AND REEXAMINATIONS.

WHEREAS, the San Antonio Housing Authority (SAHA) is required to conduct an annual assessment of the utility allowance schedule for Section 8 Housing choice Voucher tenant-furnished utilities and other services, in an effort to determine if there have been any utility rate increases of 10 percent or more, and

WHEREAS, should a utility rate increase of 10 percent or more occur, SAHA must adjust and implement a revised utility allowance schedule for Section 8 Housing choice Voucher tenant-furnished utilities and other services by the participants' next regular re-examination and any new admissions, beginning on July 1, 2014; and

WHEREAS, SAHA's annual assessment warrants an adjustment beginning on July 1, 2014 due to an increase in electric, water, and sewer rates and a decrease in gas rates.

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

- 1) Resolution 5388, authorizing the revised utility allowance schedule as attached for tenant-furnished utilities and other services for the Housing Choice Voucher (Section 8) Program to be effective July 1, 2014 for any new admissions and reexaminations.

Passed and approved the 16th day of January, 2014.

**RAMIRO CAVAZOS
CHAIR, BOARD OF COMMISSIONERS**

Attested and approved as to form:

**LOURDES CASTRO RAMIREZ
SAHA PRESIDENT and CEO**

**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: San Antonio Housing Authority, TX		Unit Type: High-Rise/ Apartment/Walk-Up				Date (mm/dd/yyyy)	
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	\$3.00	\$3.00	\$4.00	\$4.00	\$5.00	\$5.00
	b. Bottle Gas/Propane	\$12.00	\$12.00	\$16.00	\$18.00	\$21.00	\$21.00
	c. Electric	\$7.00	\$10.00	\$12.00	\$14.00	\$17.00	\$19.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$3.00	\$4.00	\$5.00	\$6.00	\$7.00
	b. Bottle Gas/Propane	\$9.00	\$12.00	\$18.00	\$21.00	\$25.00	\$28.00
	c. Electric	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00
Other Electric (Lights & Appliances)		\$14.00	\$21.00	\$28.00	\$35.00	\$42.00	\$48.00
Air Conditioning		\$11.00	\$14.00	\$21.00	\$29.00	\$36.00	\$43.00
Water Heating	a. Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$14.00
	b. Bottle Gas/Propane	\$16.00	\$23.00	\$30.00	\$39.00	\$48.00	\$55.00
	c. Electric	\$9.00	\$13.00	\$18.00	\$23.00	\$28.00	\$33.00
	d. Oil / Other						
Water		\$17.00	\$17.00	\$21.00	\$25.00	\$31.00	\$36.00
Sewer		\$27.00	\$27.00	\$32.00	\$37.00	\$41.00	\$46.00
Trash Collection		\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly Gas Fee \$8.95	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169

Locality: San Antonio Housing Authority, TX		Unit Type: High-Rise/ Apartment/Walk-Up			Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances				
		6 BR				
Heating	a. Natural Gas	\$6.00				
	b. Bottle Gas/Propane	\$23.00				
	c. Electric	\$21.00				
	d. Oil / Other					
Cooking	a. Natural Gas	\$8.00				
	b. Bottle Gas/Propane	\$30.00				
	c. Electric	\$16.00				
Other Electric (Lights & Appliances)		\$52.00				
Air Conditioning		\$43.00				
Water Heating	a. Natural Gas	\$15.00				
	b. Bottle Gas/Propane	\$60.00				
	c. Electric	\$35.00				
	d. Oil / Other					
Water		\$40.00				
Sewer		\$48.00				
Trash Collection		\$22.00				
Range / Microwave Tenant-purchasing/leasing		\$12.00				
Refrigerator Tenant-purchasing/leasing		\$13.00				
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00				
	Monthly Gas Fee \$8.95	\$9.00				
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
Address of Unit			Water Heating		\$	
			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: San Antonio Housing Authority, TX		Unit Type: Row House/ Townhouse & Semi-Detached/ Duplex				Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$5.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
	b. Bottle Gas/Propane	\$21.00	\$30.00	\$39.00	\$51.00	\$58.00	\$67.00
	c. Electric	\$8.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$3.00	\$4.00	\$5.00	\$6.00	\$7.00
	b. Bottle Gas/Propane	\$9.00	\$12.00	\$18.00	\$21.00	\$25.00	\$28.00
	c. Electric	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00
Other Electric (Lights & Appliances)		\$14.00	\$23.00	\$32.00	\$44.00	\$52.00	\$62.00
Air Conditioning		\$10.00	\$13.00	\$22.00	\$32.00	\$41.00	\$50.00
Water Heating	a. Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$14.00
	b. Bottle Gas/Propane	\$16.00	\$23.00	\$30.00	\$39.00	\$48.00	\$55.00
	c. Electric	\$9.00	\$13.00	\$18.00	\$23.00	\$28.00	\$33.00
	d. Oil / Other						
Water		\$17.00	\$17.00	\$21.00	\$25.00	\$31.00	\$36.00
Sewer		\$27.00	\$27.00	\$32.00	\$37.00	\$41.00	\$46.00
Trash Collection		\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly Gas Fee \$8.95	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
				Total		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: San Antonio Housing Authority, TX		Unit Type: Row House/ Townhouse & Semi-Detached/ Duplex			Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances				
		6 BR				
Heating	a. Natural Gas	\$19.00				
	b. Bottle Gas/Propane	\$76.00				
	c. Electric	\$23.00				
	d. Oil / Other					
Cooking	a. Natural Gas	\$8.00				
	b. Bottle Gas/Propane	\$30.00				
	c. Electric	\$16.00				
Other Electric (Lights & Appliances)		\$67.00				
Air Conditioning		\$50.00				
Water Heating	a. Natural Gas	\$15.00				
	b. Bottle Gas/Propane	\$60.00				
	c. Electric	\$35.00				
	d. Oil / Other					
Water		\$40.00				
Sewer		\$48.00				
Trash Collection		\$22.00				
Range / Microwave Tenant-purchasing/leasing		\$12.00				
Refrigerator Tenant-purchasing/leasing		\$13.00				
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00				
	Monthly Gas Fee \$8.95	\$9.00				
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
			Sewer		\$	
Address of Unit			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: San Antonio Housing Authority, TX		Unit Type: Detached House & Mobile Home				Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$6.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
	b. Bottle Gas/Propane	\$25.00	\$37.00	\$51.00	\$62.00	\$74.00	\$85.00
	c. Electric	\$10.00	\$13.00	\$17.00	\$20.00	\$23.00	\$26.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$3.00	\$4.00	\$5.00	\$6.00	\$7.00
	b. Bottle Gas/Propane	\$9.00	\$12.00	\$18.00	\$21.00	\$25.00	\$28.00
	c. Electric	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00
Other Electric (Lights & Appliances)		\$20.00	\$29.00	\$39.00	\$51.00	\$61.00	\$71.00
Air Conditioning		\$11.00	\$15.00	\$25.00	\$35.00	\$46.00	\$56.00
Water Heating	a. Natural Gas	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	\$14.00
	b. Bottle Gas/Propane	\$16.00	\$23.00	\$30.00	\$39.00	\$48.00	\$55.00
	c. Electric	\$9.00	\$13.00	\$18.00	\$23.00	\$28.00	\$33.00
	d. Oil / Other						
Water		\$22.00	\$22.00	\$27.00	\$33.00	\$38.00	\$43.00
Sewer		\$27.00	\$27.00	\$32.00	\$37.00	\$41.00	\$46.00
Trash Collection		\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly Gas Fee \$8.95	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: San Antonio Housing Authority, TX		Unit Type: Detached House & Mobile Home			Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances				
		6 BR				
Heating	a. Natural Gas	\$24.00				
	b. Bottle Gas/Propane	\$92.00				
	c. Electric	\$28.00				
	d. Oil / Other					
Cooking	a. Natural Gas	\$8.00				
	b. Bottle Gas/Propane	\$30.00				
	c. Electric	\$16.00				
Other Electric (Lights & Appliances)		\$77.00				
Air Conditioning		\$56.00				
Water Heating	a. Natural Gas	\$15.00				
	b. Bottle Gas/Propane	\$60.00				
	c. Electric	\$35.00				
	d. Oil / Other					
Water		\$47.00				
Sewer		\$48.00				
Trash Collection		\$22.00				
Range / Microwave Tenant-purchasing/leasing		\$12.00				
Refrigerator Tenant-purchasing/leasing		\$13.00				
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00				
	Monthly Gas Fee \$8.95	\$9.00				
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
Address of Unit			Refrigerator		\$	
			Other		\$	
			Other		\$	
			Total		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



MEMORANDUM

TO: Board of Commissioners

FROM: Yolanda Hotman, Chair, Resident Services Committee

SUBJECT: Resident Services Committee held at Fair Avenue Apartments, on December 11, 2013

A Resident Services Committee meeting was held on December 11, 2013, at Fair Avenue Apartments, 1215 Fair Avenue. Attendees included Chair Yolanda Hotman, Commissioner Stella Molina, and Commissioner Morris Stribling, MD, SAHA President and CEO Lourdes Castro Ramírez, City Council District 3 representative Ruben Lazalde, SAHA staff, and approximately 16 residents.

Fair Avenue, a community for elderly/disabled, was built in 1997, and consists of 216 units housed in a high-rise building. The Resident Services Committee focuses on matters affecting the residents of the agency's Public Housing properties. The following topics were discussed at the committee meeting:

The acquisition of real property in the Eastside Choice Neighborhood

An agreement between SAHA and the San Antonio River Authority (SARA) is being recommended to perform the 2 1/2 blocks of land acquisition adjacent to the Wheatley target site. This agreement will give SARA authority to act on SAHA's behalf to acquire the properties. SARA's projected timeline to complete the entire land assemblage is 12 to 18 months after all SARA and SAHA Board approvals are obtained and the contract is executed in January. The community meetings and acquisition negotiations begin in February 2014, with a planned completion date of September 1, 2015 at the latest. Due to SARA's expertise in these land acquisition processes, the Committee voted to move this item to the full Board for consideration.

Wheatley relocation

Staff reported that on November 1, 2013, Wheatley residents were given their official 90-day Notices to Vacate. Of the 232 families, 43 have indicated they would like to transfer to other public housing developments, and approximately 175 would prefer Section 8. Of those, 92 families have already received a voucher, and 51 were actively in the process of leasing. As of today, 123 families will still need to be relocated.

Installation of Wi-Fi

By December 20, 2013, SAHA's technology department had installed Wi-Fi at another 10 public housing properties, Sun Park, College Park, Kenwood North, Christ the King, Raymundo Rangel, South San, M.C. Beldon, Frank Hornsby, Matt Garcia and Madonna.

2014 Public Housing Customer Service Survey

The Public Housing and Housing Choice Voucher departments need meaningful client feedback. The Board has expressed concerns that the format used for the last customer satisfaction survey did not elicit enough meaningful feedback and is flawed because it was distributed and analyzed by staff instead of an impartial third party. It was determined the process will be on hold until SAHA staff receives input and direction from the full Board, which did occur at the December 6, 2013 Special Board Work Session.

2014 DreamWeek event

San Antonio will engage in a city-wide summit on January 10-21, 2014, to promote an exchange of ideas on universal issues facing our multi-cultural community. The second annual DreamWeek will inspire and motivate participants to exchange ideas and insights on a range of subjects. SAHA will participate this year in partnership with Say Si, with a second viewing of "Inocente," combined with an art component focused on SAHA youth, which is presently scheduled for Friday, January 17, 2014.

Family Self-Sufficiency success stories

The FSS program helps promote development of local strategies to coordinate the use of housing assistance with public and private resources and enable participating families to increase earned income and reduce or eliminate the need for welfare assistance. Two FSS participants shared their stories during the meeting: Tanisha McKinney, a Housing Choice Voucher-Veterans Affairs Supportive Housing (HCV-VASH) participant, who joined the FSS program in 2013; and Angelia Holmes, a single mother of two children, who is on target to graduate FSS in the spring of 2014.

2013 Golden Gala

Staff provided a report to the Committee in advance of the 16th Annual Golden Gala, which was held on December 19, 2013, from 4 pm to 8 pm, at the Henry B. Gonzalez Convention Center.

Of the 32 residents in attendance, 14 voiced comments regarding issues that largely centered on security matters that occur after hours, along with frustrations related to the combined senior and disabled populations. Staff also reported that Fair Ave. is presently operating at a negative cash flow.

MEMORANDUM

TO: Board of Commissioners

FROM: Lourdes Castro Ramirez, President and CEO

PRESENTED BY: Alejandra I. Villarreal, Chief Administrative Officer
Steven Morando, Director, Procurement Department

SUBJECT: Quarterly Procurement Report

OVERVIEW:

In 2012, SAHA's Procurement Department issued 46 formal solicitations and received 209 responses. This equates to approximately 4.5 vendors per solicitation. In 2013, there were 17 solicitations with 77 responses, which also averaged 4.5 vendors per solicitation. There were also 37 short solicitations of over \$2,000 and less than \$50,000 issued in 2012, and 52 in 2013. Average responses dropped slightly from 5.5 to 5.02 per issuance.

The total amount awarded through Procurement in 2012 was \$10,281,225.55 and in 2013, \$9,815,471.28. These totals do not include the amounts of \$1.5 million for architectural and engineering work or \$250,000 for legal services in the field of real estate that were authorized in 2013 but will not be expended until work is contracted as needed.

In the calendar year 2013, awards to WMBE's totaled 77% of all expenditures in the amount of \$7,567,860.77 from the total expended of \$9,815,471.28. These totals also do not include the amount for architectural and engineering work or legal services in the real estate field.

Current Solicitations: There are two IFBs and one RFP currently open, including Roof Replacement at Fair; Matt Garcia Structural Repairs; Sealing and Striping of Asphalt Parking Lots and a Compensation and Classification Study.

Closed/Pending Solicitations: There are several solicitations that are under evaluation. They include Residential Real Estate Broker Services; Vending Machine Concessions; Document Destruction Services; Elevator Maintenance and Repair Service; and the Purchase and Installation of Modular Furniture for the Central Office.

Solicitations in Development: Procurement is currently working on a number of solicitations for advertisement. These include: Remedial Roof Repair for South San Apartments; Kitchen Cabinets, Property Management Software, Mowing and Grounds Maintenance; Hazardous Material Clean-Up Service. Painting of Exterior Buildings, Replacement of Wood Window Trim, Automatic Door and Gate Maintenance and Repair, and Boiler Room Plumbing and Pipe Relocation.

PROPOSED ACTION:

None

FINANCIAL IMPACT:

None at this time

ATTACHMENT:

Procurement Reports 1 & 2

PROCUREMENT UPDATE 1/8/2014

Solicitations currently being advertised

SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Property Management	IFB	Roof Replacement at Fair Avenue Apartments	12/20/2013	1/10/2014
Property Management	QQ	Reading of Utility Meters and Billing Services	N/A	1/15/2014
Property Management	IFB	Matt Garcia Structural Repairs	1/8/2014	1/15/2014
Property Management	IFB	Seal and Stripe Asphalt Parking Lots	1/7/2014	1/15/2014
Property Management	RFP	Compensation & Classification Study	1/8/2014	1/22/2014

Solicitations Under Evaluation

SAHA Department	Type	Solicitation Name	Closed	Status
DSNR	RFP	Residential Real Estate Broker Services	8/29/2013	Director recommendation 11/20
Procurement	QQ	Vending Machine Concession	9/12/2013	Awaiting Section 3 Plan from contractor
Legal	QQ	Document Destruction Services	11/1/2013	Awaiting Section 3 Plan from contractor
Property Management	QQ	Xeric Garden at OP Schnabel	11/5/2013	David N to check with COSA on possible funding.
Property Management	RFP	Elevator Maintenance& Repair Service	11/26/2013	CEO, Board documents to be prepared
General Services	TXMAS	Purchase & Install Modular Furniture for Central Office	12/3/2013	CEO, Board documents to be prepared

Routing for Approval to Advertise

Property Management	Remedial Roof Repair for South San Apts	Routing for approval to advertise 1/8
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Future Solicitations

SAHA Department	Solicitation Name	Status
Property Management	Property Management Software	Scope of work being developed
	Hazardous Material Cleanup Service	Scope of work being developed
	Woodhill Site & Pavement Improvements	Scope of work being developed
	Generator Maintenance & Repair	Scope of work being developed
	Mowing & Grounds Maint	Scope of work being reviewed
	Kitchen Cabinets	Scope of work and pricing schedule being developed
	Painting of exterior buildings & replace wood window trim	Scope of work being developed
	Boiler Room Plumbing/Pipe relocation and general construction	Scope being reviewed by end user.
	Automatic Door and Gate Maintenance Repair	Scope of work being reviewed.
Legal Services	Transport of Records	Exploring the possibility of combining both solicitations
	Record Storage and Associated Services	
Section 8	Project Based Voucher	Director revising scope.
	Data Broker	Awaiting end user input on revised scope of work.
HR	Recruitment	Scope of work being reviewed

Contracts/Amendments

SAHA Department	Service/Contractor	Status
Public Housing	Collection Services Sunrise Credit Services	Thirty day out being sent to existing contractor (National Credit Systems). Agreement being prepared.
Section 8	Waiting List Management Services Cindy Herrera & Associates	90 day extension to be prepared
Various	Various	February renewals to be processed.

**Awards to include SWMBE & Section 3
4th Qtr 2013**

	Certification	Awards 0- \$49,999.99				Awards \$50,000.00 & above				TOTALS
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1 Qtr	2nd Qtr	3rd Qtr	4th Qtr	
New Orleans Teleport	AABE, WBE	49,000.00								49,000.00
Innovative Strategies	DBE, ESBE, HABE, MBE, SBE	33,200.00		41,400.00						74,600.00
A Ram, All Pro General Construction	DBE, ESBE, HABE, MBE, SBE, HUB, Sec 3						466,666.67		266,518.59	733,185.26
Labor On Demand, Tejas Premeir Building Contractor	DBE, HABE, MBE, SBE, WBE, Sec 3				50,000.00	275,000.00				325,000.00
Major, Inc.	DBE, SBE, WBE				10,500.00					10,500.00
Manuel Ortiz Construction, First Aid Plumbing Services	ESBE, HABE, MBE, SBE	46,209.00			5,723.25		466,666.67			518,598.92
R & C Landscape, Air Jireh	ESBE, HABE, MBE, SBE, Sec 3	7,610.00				173,980.00	466,666.66			648,256.66
Tri-Star Personnel	ESBE, SBE, WBE, HUB					275,000.00				275,000.00
M & M Weatherization, H Karp	ESBE, SBE, Sec 3	3,600.00	12,991.14							16,591.14
Vertex Corporation	ESBE, SBE, WBE	2,500.00								2,500.00
MDC Painting, Cano & Company, Master Carpet	HABE	78,536.00	14,245.00	970.00		150,000.00	8,000.00	37,500.00		289,251.00
A & S Landscaping, Garcia Brothers Make Ready & Repairs,	HABE, Sec 3	79,202.00	37,324.00	3,608.00			1,277,330.37	75,000.00		1,472,464.37
Montemayor General Contractor, EA Contractor	HABE, WBE, Sec 3	81,315.00	32,887.00	15,845.00			503,000.00	37,500.00		670,547.00
Apple One	MBE, WBE					275,000.00				275,000.00
Maldonado Nursery & Landscaping	MBE, HUB	2,350.00					898,740.34			901,090.34
Endeavors Unlimited	Non Profit, Sec 3	3,173.45	3,039.00			91,764.00				97,976.45
Noble & Associates	SBE						50,000.00			50,000.00
Trans Tel Central	WBE					125,000.00				125,000.00
Man-Tra Enterprises, Harper Painting & Construction	Sec 3	2,864.00			3,850.00					6,714.00
Remedy, Myers Concrete Construction	WBE, HUB					425,000.00				425,000.00
Geofill Material Technologies	WBE, Sec 3						529,396.60		226,869.48	756,266.08
SWMBE Totals		389,559.45	100,486.14	61,823.00	70,073.25	1,790,744.00	4,666,467.31	150,000.00	493,388.07	7,722,541.22
No Certification		81,271.85	278,917.52	166,212.69	137,858.00	502,888.00	635,782.00			1,802,930.06
US Communities/DIR							170,000.00		120,000.00	290,000.00
Total		470,831.30	379,403.66	228,035.69	207,931.25	2,293,632.00	5,472,249.31	150,000.00	613,388.07	9,815,471.28
Percentage		83%	26%	27%	34%	78%	85%	100%	80%	79%

KAI Texas	AABE, MBE, SBE
WestEast Design Group	ABE, DBE, SBE, HUB
Saldana & Associates	DBE, ESBE, HABE, MBE, SBE
Deborah Dockrey	ESBE, SBE, WBE, HUB
Sprinkle & Co	ESBE, SBE, Sec 3
ALS88 Design Group	ESBE, SBE, WBE, Sec 3
Cano & Company	HABE
Durand-Hollis Rupe, Inc.	HABE, MBE, SBE, DBE, HUB
Belmares	HABE, WBE
Ross Molina Oliveros, PC	MBE, SBE
Reno & Cavanaugh, PLLC	SBE, WBE

Note: We received Board approval on 2/14/2013 to enter into two Agreements for Commercial Real Estate Broker Services. Both Brokers are SWMBEs. No dollar amount reflected above.

On 6/7/2013 we received Board approval for \$1,500,000.00 to enter into nine A & E Agreements. Seven of the nine awards went to SWMBE companies. No dollar amounts reflected above.

10/13/2013 we received Board approval to enter into 3 Agreements for Bond/Mixed Finance Counsel - 1% of Bond value. One SWMBE.

11/7/2013 we received Board approval to enter into 4 Agreements for Legal Services Real Estate. Total 250,000.00. Two of the law firms are SWMBEs.

AABE African American Business Enterprise
 ABE Asian american Business Enterprise
 DIBE Disabled Business Enterprise
 DBE Diadvantaged Business Enterprise
 ESBE Emerging Small Business Enterprise
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 VBE Veteran Business Enterprise
 WBE Women Business Enterprise

**Section 3
4th Qtr 2013**

Certification	Awards 0- \$49,999.99				Awards \$50,000.00 & above				TOTALS
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1 Qtr	2nd Qtr	3rd Qtr	4th Qtr	
A Ram						466,666.67		266,518.59	733,185.26
Labor On Demand, Tejas Premer Building Contractor				50,000.00	275,000.00				325,000.00
R & C Landscape, Air Jireh	7,610.00				173,980.00	466,666.66			648,256.66
M & M Weatherization, H Karp, Sprinkle & Co	3,600.00	12,991.14							16,591.14
A & S Landscaping, Garcia Brothers Make Ready & Repairs, Trevino Contractor	79,202.00	37,324.00	3,608.00			1,277,330.37	75,000.00		1,472,464.37
Montemayor General Contractor, EA Contractor	81,315.00	32,887.00	15,845.00			503,000.00	37,500.00		670,547.00
Endeavors Unlimited	3,173.45	3,039.00			91,764.00				97,976.45
Man-Tra Enterprises, Harper Painting & Construction	2,864.00			3,850.00					6,714.00
Geofill Material Technologies						529,396.60		226,869.48	756,266.08
Section 3 Totals	177,764.45	86,241.14	19,453.00	53,850.00	540,744.00	3,243,060.30	112,500.00	493,388.07	4,727,000.96
No Certification	293,066.85	293,162.52	208,582.69	154,081.25	1,752,888.00	2,059,189.01			4,760,970.32
US Communities/DIR						170,000.00		120,000.00	290,000.00
Total	470,831.30	379,403.66	228,035.69	207,931.25	2,293,632.00	5,472,249.31	150,000.00	613,388.07	9,815,471.28
Percentage	38%	23%	9%	26%	24%	59%	75%	80%	48%

KAI Texas	AABE, MBE, SBE
WestEast Design Group	ABE, DBE, SBE, HUB
Saldana & Associates	DBE, ESBE, HABE, MBE, SBE
Deborah Dockrey Sprinkle & Co	ESBE, SBE, WBE, HUB
ALS88 Design Group	ESBE, SBE, WBE, Sec 3
Cano & Company	HABE
Durand-Hollis Rupe, Inc.	HABE, MBE, SBE, DBE, HUB
Belmares	HABE, WBE
Ross Molina Oliveros, PC	MBE, SBE
Reno & Cavanaugh, PLLC	SBE, WBE

Note: Totals shown above do not reflect the follows awards:

On 2/14/2013 we received Board approval to enter into agreements for Commercial Real Estate Broker Services.

On 6/7/2013 we received Board approval for \$1,500,000.00 to enter into nine A & E Agreements. Two (2) of the nine (9) awards went to Section 3 companies.

On 10/13/2013 we received Board approval to enter into 3 Agreements for Bond/Mixed Finance Counsel - 1% of Bond value.

On 11/7/2013 we received Board approval to enter into 4 Agreements for Legal Services Real Estate. Total 250,000.00.

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**Awards to MWBE
4th Qtr 2013**

	Certification	Awards 0- \$49,999.99				Awards \$50,000.00 & above				TOTALS
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1 Qtr	2nd Qtr	3rd Qtr	4th Qtr	
New Orleans Teleport	AABE, WBE	49,000.00								49,000.00
Innovative Strategies	DBE, ESBE, HABE, MBE, SBE	33,200.00		41,400.00						74,600.00
A Ram, All Pro General Construction	DBE, ESBE, HABE, MBE, SBE, HUB, Sec 3						466,666.67		266,518.59	733,185.26
Labor On Demand, Tejas Premeir Building Contractor	DBE, HABE, MBE, SBE, WBE, Sec 3				50,000.00	275,000.00				325,000.00
Major, Inc.	DBE, SBE, WBE				10,500.00					10,500.00
Manuel Ortiz Construction, First Aid Plumbing Services	ESBE, HABE, MBE, SBE	46,209.00			5,723.25		466,666.67			518,598.92
R & C Landscape, Air Jireh	ESBE, HABE, MBE, SBE, Sec 3	7,610.00				173,980.00	466,666.66			648,256.66
Tri-Star Personnel	ESBE, SBE, WBE, HUB					275,000.00				275,000.00
M & M Weatherization, H Karp	ESBE, SBE, Sec 3	3,600.00	12,991.14							16,591.14
Vertex Corporation	ESBE, SBE, WBE	2,500.00								2,500.00
MDC Painting, Cano & Company, Master Carpet	HABE	78,536.00	14,245.00	970.00		150,000.00	8,000.00	37,500.00		289,251.00
A & S Landscaping, Garcia Brothers Make Ready & Repairs,	HABE, Sec 3	79,202.00	37,324.00	3,608.00			1,277,330.37	75,000.00		1,472,464.37
Montemayor General Contractor, EA Contractor	HABE, WBE, Sec 3	81,315.00	32,887.00	15,845.00			503,000.00	37,500.00		670,547.00
Apple One	MBE, WBE					275,000.00				275,000.00
Maldonado Nursery & Landscaping	MBE, HUB	2,350.00					898,740.34			901,090.34
Trans Tel Central	WBE					125,000.00				125,000.00
Remedy, Myers Concrete Construction	WBE, HUB					425,000.00				425,000.00
Geofill Material Technologies	WBE, Sec 3						529,396.60		226,869.48	756,266.08
WMBE Totals		383,522.00	97,447.14	61,823.00	66,223.25	1,698,980.00	4,616,467.31	150,000.00	493,388.07	7,567,850.77
No Certification		87,309.30	281,956.52	166,212.69	141,708.00	594,652.00	685,782.00			1,957,620.51
US Communities/DIR							170,000.00		120,000.00	290,000.00
Total		470,831.30	379,403.66	228,035.69	207,931.25	2,293,632.00	5,472,249.31	150,000.00	613,388.07	9,815,471.28
Percentage		81%	26%	27%	32%	74%	84%	100%	80%	77%

KAI Texas	AABE, MBE, SBE
WestEast Design Group	ABE, DBE, SBE, HUB
Saldana & Associates	DBE, ESBE, HABE, MBE, SBE
Deborah Dockrey	ESBE, SBE, WBE, HUB
Sprinkle & Co	ESBE, SBE, Sec 3
ALS88 Design Group	ESBE, SBE, WBE, Sec 3
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Presidents Report

January 16, 2014

Promise Zone

- On Thursday, January 9, 2014, President Barack Obama has announced that San Antonio's East Side is one of only five communities nationwide designated as a Promise Zone. City Councilwoman Ivy Taylor represented the City of San Antonio at the announcement in Washington, D.C.
- A Promise Zone designation provides a status in which the federal government will invest and partner with local efforts to create jobs, increase economic activity, improve educational opportunities, leverage private investment and reduce crime.
- The City of San Antonio was the lead Promise Zone applicant, in partnership with the San Antonio Housing Authority (SAHA) and the United Way of San Antonio and Bexar County.
- To be eligible to compete for a Promise Zone designation, a community must have received one of the White House Neighborhood Revitalization Initiative (NRI) grants, and San Antonio is the only community in the nation with all three NRI grants in the same community, Choice Neighborhoods, Promise Neighborhoods and Byrne Criminal Justice.

Dreamweek 2014

- For the second year, SAHA will be participating in the City's Dreamweek, with an event on Thursday, January 16, 2014, 6 – 8 p.m., at the Say Si Art Studio , 1518 So. Alamo Street. SAHA has partnered this year with Say Si, a local, non-profit organization.
- The event will bring 80-100 Reach Award youth, ages 10-18, to view a screening of the film "Inocente," followed by an Arts workshop. The art themes will include: the importance of housing, social empowerment, and overcoming obstacles through art.
- January 10-21, 2014, will mark the second annual for San Antonio's Dreamweek, a 12-day summit of activities and events leading up to and including the Martin Luther King Jr. March on Monday, January 20, 2014.
- The Dreamweek goal is to promote San Antonio as a destination for MLK-inspired events. The City has estimated that as many as 100,000 people have participated in the March each year.

Section 8 Housing Choice Voucher Program

- Due to the 2013 sequestration, which resulted in a \$3.2 million cut to the program, SAHA ceased issuing new vouchers, with the goal to reduce the number of assisted families by 500 through attrition.
- As of December 2013, that attrition goal had been achieved.
- In January 2014, staff began issuing letters to families off the wait list, to add of approximately 70-80 participants to the program each month, pending available federal funding. To reach this target, approximately 500 families will be called off the list each month through April 2014.
- A communications plan has been developed, to include website, news release and communication with partners.

MTW Planning for FY 2015

- The 2014-2015 MTW Agency Planning effort has been underway since May 2013 and will be completed for the April submission to the U.S. Department of Housing and Urban Development (HUD).
- This year SAHA staff recommends a limited number of new MTW activities, including participating in an MDRC/HUD rent study and a designation of elderly-priority communities. A briefing for these activities was provided to the Operations and Human Resources Committee on January 9, 2014.
- The activities will be posted for public comment during the month of February, with a public hearing scheduled for the March 20, 2014 Operations and Human Resources Committee and Board approval at the April 3, 2014 meeting.
- This will be the first year the MTW Plan will be submitted under HUD's new revised format.

FY 2015 budget planning process

- The FY 2015 budget planning process has been underway since November 2013, with staffing plans made available to departments and staff receiving budget training for operating budgets.
- January through April will be spent reviewing operating budgets with directors, officers, Finance staff, and executive leadership.
- The budget will be presented to the Finance Committee in May 2014 and forwarded to the full Board consideration in June 2014.
- The budget will become effective July 1, 2014 and run through June 30, 2015.

NAHRO 2014 Legislative Conference

- The National Association of Housing and Redevelopment Officials (NAHRO) will be hosting the 2014 Legislative Conference, March 10-12, 2014, in Washington, DC.
- The Legislative Conference provides an excellent forum to voice and be heard on key issues that affect the affordable housing industry and that shape responsible public policies.



Golden Gala

- Over 1,000 elderly/disabled residents attended. SAHA's Education Investment Foundation (EIF) hosted the Golden Gala on Thursday, December 19, 2013, at the Henry B. Gonzalez Convention Center.
- Congressman Lloyd Doggett and State Senator Leticia Van de Putte attended.
- Special thanks to SAHA Commissioners Yolanda Hotman, Dr. Morris Stribling and Estella Molina who also attended the event.



2013 year-end closing

- Because of sequestration imposed on SAHA by the federal government, a decision was made to closing almost all SAHA offices, December 23 – January 1, to save funds.
- During the closure, maintenance on-call staff responded to emergencies in Public Housing, just as they do at nights or on weekends. The work order call center operated 24/7 as always.
- To handle any administrative emergencies at any site, such as requests for a transfer due to an exigent health or safety matter, a small crew of administrative staff was at the Alazan office every regular day. No emergencies occurred.
- Property management leadership has determined that the closure worked well. If SAHA closes at the end of 2014, a smaller administrative staff should be able to handle any emergencies.

SAHA Board of Commissioners
Events Calendar
January 2014-February 2014

Meeting	Time(s)/Day(s)/Date(s)	Location
SAHA Offices closed for the Martin Luther King, Jr. holiday	Monday, January 20, 2014	All SAHA properties
Resident Services Committee meeting	12:30 pm Tuesday, January 21, 2014	Sun Park Apartments 4523 Lavendar Lane SA, Tx 78220
SAHCC 85 th Annual Gala	6:00 pm Saturday, January 25, 2014	J.W. Marriott SA Hill Country Resort
Urban Renaissance Luncheon	11:30 am Monday, January 27, 2014	Wyndham SA Riverwalk 111 Pecan St. SA, Tx
Regular Board meeting	1:00 pm Thursday, February 13, 2014	SAHA Board Room
Resident Services Committee meeting	12:30 pm Tuesday, February 18, 2014	TDB
Operations & Human Resources Committee meeting	1:00 pm Thursday, February 20, 2014	SAHA Board Room
Finance Committee meeting	3:00 pm Thursday, February 20, 2014	SAHA Board Room