

BLUEPRINT

OUTLINING SUCCESS IN HOUSING

2017 ANNUAL REPORT



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here





A MESSAGE FROM THE CHAIRMAN/PRESIDENT & CEO

DEAR PARTNERS, FRIENDS AND SUPPORTERS

As we enter our 81st year of service, the San Antonio Housing Authority (SAHA) remains steadfast in its commitment to offering quality affordable housing, fostering self-sufficiency and improving quality of life.

With an increasing demand for affordable housing, our mission is as important as ever. For that reason, we are pleased to share with you our 2017 Annual Report, detailing our efforts to increase the affordable housing stock, help families achieve economic stability and build stronger communities.

Currently, San Antonio faces a shortage of 153,000 affordable units. SAHA is committed to addressing the scarcity of affordable housing by working to increase the number of housing rental units and opportunities

for homeownership. This year, SAHA commemorated the completion of the first five new houses built in the Blueridge Homes subdivision, developed on the site of the former Mirasol Homes. The completion of the first five homes is a milestone solidifying efforts to provide innovative, affordable housing in San Antonio.

Additionally, SAHA witnessed more than 290 individuals take their first step toward homeownership by participating in its Home Buyer Readiness Education Workshops. Of the participants, 37 percent are planning to purchase a home in the next year, and 47 percent said they plan to purchase a home within two years.

Building on our success in helping to revitalize the former Wheatley Courts, SAHA plans to help invigorate Alazan Courts. By pursuing a U.S. Department of Housing and

Urban Development Choice Neighborhoods Implementation Grant, SAHA aims to jumpstart progress in the city's Westside by offering modernized affordable units, encouraging small business growth and offering much-needed wraparound services.

Through these initiatives and more, we strive to empower our residents and create thriving communities.

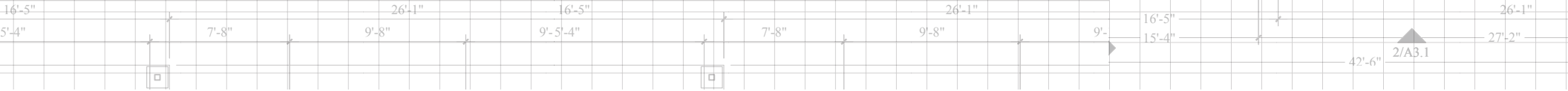
We hope you will enjoy learning about the programs we offer, and we are appreciative of your continued support for our residents, families and employees.



MORRIS A. STRIBLING, DPM
CHAIRMAN



DAVID NISIVOCCIA
PRESIDENT & CEO



LEADERSHIP

BOARD OF COMMISSIONERS



MORRIS A. STRIBLING, DPM
Chairman



CHARLES MUÑOZ
Vice-Chairman



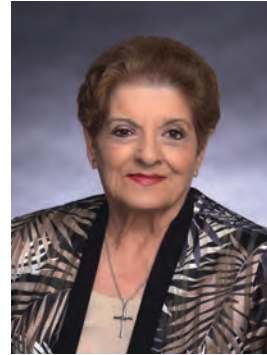
THOMAS F. ADKISSON
Commissioner



FRANCESCA CABALLERO
Commissioner



CHARLES CLACK
Commissioner



MARIE R. MCCLURE
Commissioner



JESSICA WEAVER
Commissioner



EXECUTIVE OFFICE

MISSION

The San Antonio Housing Authority provides quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence.

VISION

Create dynamic communities where people thrive.



*If it wasn't for
housing, we'd
be homeless.* ”

NICHOLAS & PAMELA

AFFORDABLE HOUSING

Residents and clients are the pillar of the San Antonio Housing Authority's mission to provide safe and affordable housing. As one of the largest housing authorities in the nation, SAHA serves approximately 65,000 children, adults and seniors through public and assisted housing programs.

Pamela and Nick have been residents of Villa Tranchese for five years. The couple spent a majority of their lives working in the culinary industry and managing successful restaurants in Houston before retiring and moving to San Antonio.

Fifty-three percent of the households SAHA serves are on fixed incomes, like Pamela and Nick, due to a disability and/or at retirement age. Nick says times have changed and the cost of rent doesn't compare to what they paid 50 years ago.

"If it wasn't for housing, we'd be homeless," Nick said.

Pamela says because of SAHA, they are part of a community with access to different resources and opportunities. SAHA has

dedicated over 80 years to creating affordable housing for families throughout the city. Each step SAHA takes to help residents build a better future is intentional. To address the growing demand for affordable housing, SAHA developed a **2012-2020 Strategic Plan** to navigate its vision and progress.

SAHA has set the following goals to achieve by 2020:

1. Empower and equip families to improve their quality of life and achieve economic stability.
2. Invest in our greatest resource—our employees—and establish a track record for integrity, accountability, collaboration and strong customer service.
3. Preserve and improve existing affordable housing resources and opportunities.
4. Strategically expand the supply of affordable housing.



5. Transform core operations to be a high performing and financially strong organization.
6. Develop a local and national reputation for being an effective leader, partner and advocate for affordable housing and its residents.

HOW WE HELP

13,600
PUBLIC HOUSING

4,200
BEACON COMMUNITIES

33,300
ASSISTED HOUSING PROGRAM

7,800
PARTNERSHIPS



SAHA | SAN ANTONIO
HOUSING AUTHORITY

Opportunity Lives Here

Congratulations Family Self-Sufficiency

Congratulate Kimberly Ochoa



KIMBERLY OCHOA

EMPOWERING FAMILIES

SAHA believes housing is the foundation to a successful quality of life. Provided with the most basic necessity, SAHA residents are then paired with community resources and supportive services aimed at advancing self-sufficiency and economic stability.

In 2017, more than **1,400** residents received their GEDs, enrolled in higher education and completed skills training through SAHA's Jobs Plus, Family Self-Sufficiency and other support services programs. SAHA had the honor of graduating residents, such as Kimberly, through its Family Self-Sufficiency (FSS) Program.

Kimberly joined the program in 2012, and in five years, went from unemployment to landing a career at Aetna Company. SAHA's FSS Program not only connected Kimberly to Workforce Solutions, but followed her through numerous certifications, financial literacy workshops and eventually watching her accomplish her own dream of becoming a homeowner.

SAHA's Education Investment Foundation has also dedicated itself to empowering youth

to reach their dreams and pursue higher education by awarding academic achievement awards and college scholarships. In 2017, the foundation awarded more than **\$55,000** in awards to nearly 200 Kindergarten through 12th grade and college students living in public and assisted housing. The foundation's efforts were made possible through community support of its Annual Boots, Boogie and Honky Tonk Benefit Concert, Rummage Sale and Par-Tee Golf Tournament that collectively raised **\$60,000** in funds for the organization.

To date, SAHA has witnessed more than **290** individuals take their first step toward homeownership by participating in its Home Buyer Readiness Education Workshops. The program simplifies the industry jargon and provides an avenue for the community to learn about the home buying process.



In a survey conducted of over 200 participants, **14** have become homeowners, **37 percent** said they plan to purchase a home in the next year and **47 percent** plan to purchase a home within two years.

Step by step, SAHA was there motivating me to thrive and live the way I have always dreamed of for me and my children.

— KIMBERLY





It's a total difference, and it was for the best...it's a home where people can live. ”

TRELINA & LEONARD

NEIGHBORHOOD REVITALIZATION

In a city where more than 500,000 new residences are needed to accommodate the expected growth in population over the next 20 years, the San Antonio Housing Authority dedicates resources to creating dynamic communities and improving existing infrastructure.

SAHA continues to see progress on the Eastside made possible through the three White House Neighborhood Revitalization Initiative grants: Choice Neighborhoods, Promise Neighborhoods, Byrne Criminal Justice Innovation and the Promise Zone designation.

The first phase of East Meadows, the newest community to replace the distressed Wheatley Courts, is **99.67 percent** occupied. Former Wheatley Courts residents, now living at East Meadows, say the transformation has become a reality.

Trelina and Leonard, 53 and 57 respectively, lived at Wheatley Courts for five years. The couple said the energy-efficient units do not compare to Wheatley.

“It’s a total difference, and it was for the best,” Trelina said. “Wheatley was more like the projects, and East Meadows is a neighborhood — It’s a home where people can live.”

Wheatley Park Senior Living was completed in March 2018, and construction will begin on the second phase of East Meadows in July 2018.

SAHA hopes to make a similar impact on the Westside and is pursuing a U.S. Department of Housing and Urban Development Choice Neighborhoods Implementation Grant to transform Alazan Courts on the Westside of San Antonio. Similar to the Eastside, the transformation plan was developed based on community input and an assessment of the needs of the community. SAHA submitted



its application in November 2017. HUD will announce shortlist applications in April 2018, visit the sites in May and will announce the recipients late summer 2018.

SAHA also commemorated the completion of the first **five of 40 new houses** to be built in the Blueridge Homes subdivision, one of four new neighborhoods being developed on the sites of the former Mirasol Homes. The completion of the first five homes is a milestone solidifying efforts to provide innovative, affordable housing in San Antonio.

The single- and two-story houses will start in the \$120s and will be sold to individuals who qualify for the Middle Income Homeownership Program, designed to help middle-income families purchase a house.



CLAUDIA & HER DAUGHTERS



SOLAR PANELS



FAIR AVENUE APARTMENTS

SUSTAINABILITY

Sustainable or “green building” design and construction is the opportunity to use resources more efficiently, while creating healthier and more energy-efficient homes. Success comes in the form of leaving a lighter footprint on the environment through conservation of resources, while at the same time balancing energy-efficient, cost-effective, low-maintenance products for construction needs.

The San Antonio Housing Authority made history with Gus Garcia, San Antonio’s first certified Build San Antonio Green (BSAG) Level II energy-efficient, public housing single-family home that meets the U.S. Energy Protection Agency’s ENERGY STAR Version 3.0 Program guidelines. The three-bedroom, two-bath single-family home is 1,148 square feet and was initially built in the mid-2000s. The original home was destroyed in a fire, and SAHA constructed a new home using recycled building materials while incorporating sustainability measures, including the conservation of energy, water and indoor air quality to meet BSAG requirements.

The three-bedroom home features LED lighting, foam insulation, outdoor ventilation and innovative technology that keeps the

temperature of the attic the same as the first floor. Claudia, the resident living in the home, said she has seen a difference in her daughter’s health who suffers from allergies, and has also seen her electricity bill drop to \$50-\$60 from the \$200 she used to pay.

“What I am able to save in my electricity bill can now go toward buying groceries and other necessities for my family,” Claudia said.

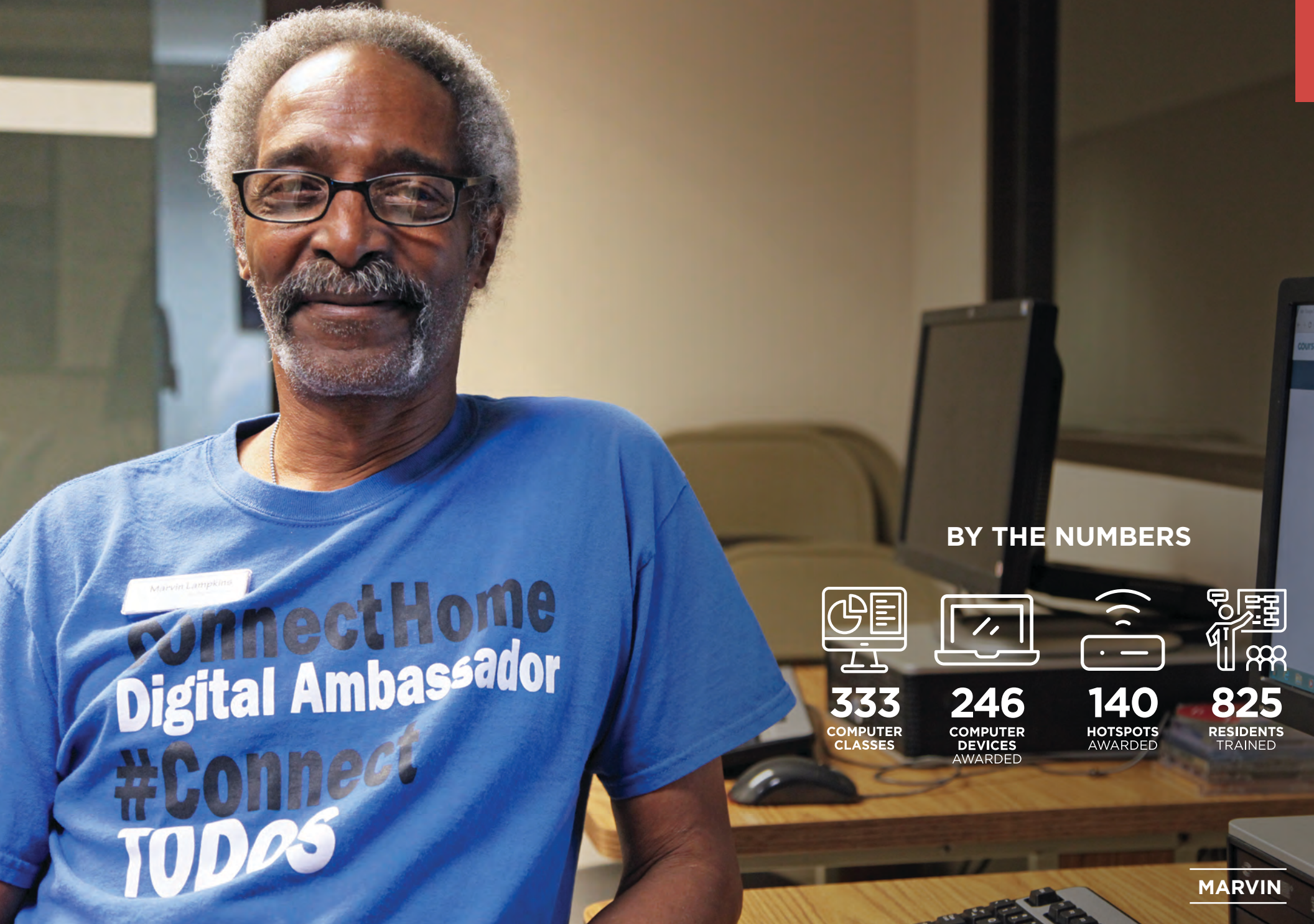
In other efforts, SAHA worked on a self-implemented Energy Performance Contract (EPC) in 2014 that focuses on water and energy efficiency upgrades for 2,180 Public Housing units. The EPC began installation in 2016, which included efficiency upgrades such as lighting, a 25 KW solar system installation, a whole building modernization, water fixture



upgrades, high-rise system optimization and client education to further reduce usage. The whole building modernization of Victoria Plaza is set to start in 2018.

The EPC will reduce **6,390,836** pounds of CO2 emissions over the life of the project. SAHA has also seen a considerable reduction of water consumption with the installation of the Energy Conservation Measures (ECMs).

The Monitoring and Verification of the Energy Performance Contract’s first phase over performed in 2017, generating over **\$655,036** in savings. The savings reflect the amount of GHG emissions off-set due to the project upgrades of lighting and water retrofits. The equivalence is **593** cars removed off the road.



BY THE NUMBERS



333
COMPUTER
CLASSES



246
COMPUTER
DEVICES
AWARDED



140
HOTSPOTS
AWARDED



825
RESIDENTS
TRAINED

MARVIN

TECHNOLOGY

SAHA has taken a proactive approach to addressing the digital divide through the success of the ConnectHome program, an initiative aimed at accelerating broadband connectivity to children and families living in HUD-assisted housing across the nation.

San Antonio is ranked in the bottom third of major U.S. cities based on percentage of households with no Internet access, widening the socio-economic inequality. Only half of the lowest income families across the United States have Internet connectivity in their homes, creating a digital divide.

SAHA has taken a proactive approach to addressing the digital divide through the success of the ConnectHome program, an initiative aimed at accelerating broadband connectivity to children and families living in HUD-assisted housing across the nation.

As broadband access and digital literacy become necessary in a technology-first world, SAHA led a city-wide conversation on improving, expanding and promoting broadband access at the inaugural Digital Inclusion Summit. Nonprofit organizations,

public entities, internet service providers and advocates convened to discuss the issue at large and methods to support broadband infrastructure.

ConnectHome is largely supported by SAHA's Network team who evaluate, design and implement broadband access at SAHA communities. Through SAHA's local initiative, in 2017, ConnectHome led **333** computer training classes to **825** residents, awarded **246** computer devices and **140** hotspots to school-age households. Marvin was one of the first residents to complete the ConnectHome program and one of the first seven Digital Ambassadors.

The retired Navy Aviation Electronics Technician is experienced as a Networking and Repair Technician as well as proficient in the use of the Windows Operating System.



He has used his skills to train hundreds of residents to become technology savvy.

"The technology and training is essential for our children, no matter the grade," Marvin said. "I have, and do, recommend ConnectHome to any and every one who will hear."

Charles Andrews is the largest and first family community to provide free access to Wi-Fi in 52 public housing units, where approximately 195 residents live. SAHA hopes to expand ConnectHome to 400 residents in 2018.

CONNECTHOME PROPERTIES

Springview	Mirasol Homes
Cassiano Homes	Villa Tranchese
Alazan-Apache Courts	O.P. Schnabel
Charles Andrews	W.C. White
Lincoln Heights Courts	Fair Avenue

FINANCIALS

SAHA has a strong financial position and expends \$176 million annually in San Antonio.

As the largest housing authority in Texas and one of the largest in the nation, SAHA employs more than 500 individuals, with an annual payroll of \$34.2 million, annual operating budget of \$176 million and real estate assets of \$1 billion. Over the past five years, procurement policies have resulted in 950 low-income hires and, in 2015, more than

70 percent of awards to Minority and Women-Owned Business Enterprise firms.

In 2017, SAHA's independent financial auditor issued an unmodified (clean) audit, with no material weaknesses for the eighth consecutive year.

Over the past year, SAHA has taken advantage of favorable financing rates and refinanced debt on two communities, resulting in savings of over \$189,000 annually.

SAHA ended its fiscal year with a debt-to-equity ratio of .34 and a current ratio of 3.6 signifying strong financial health and capacity to pay obligations.

\$342 Million

Assets

\$87 Million

Debt

\$255 Million

Equity

Financial Strength
(Debt-to-Equity Ratio)

\$54 Million

Current Assets

\$15 Million

Current Liabilities

Financial Liquidity
(Current Ratio)



AWARDS

In 2017, SAHA was recognized by the National Association of Housing and Redevelopment Officials (NAHRO) for the agency's outstanding programs, services and developments. Of all housing authorities in the nation, SAHA received the highest number of Awards of Merit.

AWARDS OF EXCELLENCE NOMINEES

Workforce on Wheels (WOW) Bus
Community Development Initiatives

**Measuring Crime in Federal Housing with
a Geographic Information System**
Security

**Home Buyer Readiness
Education Workshops**
Development Services and
Neighborhood Revitalization

In-Kind Donations
Public Housing

Resurgence Collaborative
Community Development Initiatives

AGENCY AWARDS OF MERIT

**Assisted Housing Programs Dashboard
AHP Department Intranet**
Assisted Housing Programs

**AHP Neighborhood — HCV Program
Participant Newsletter**
Assisted Housing Programs

**Building a Virtual home.saha.org
with Google Sites**
Innovative Technology

**Database for Assisted Housing
Compliance Testing**
Internal Audit

Using GIS to Map Resident Relocations
Public Policy and Planning

**Self-Implemented Energy
Performance Contract**
Construction Services and Sustainability

Galesburg Rehabilitation
Construction Services and Sustainability

**Sahara Ramsey Repairs and
Exterior Improvements**
Construction Services and Sustainability

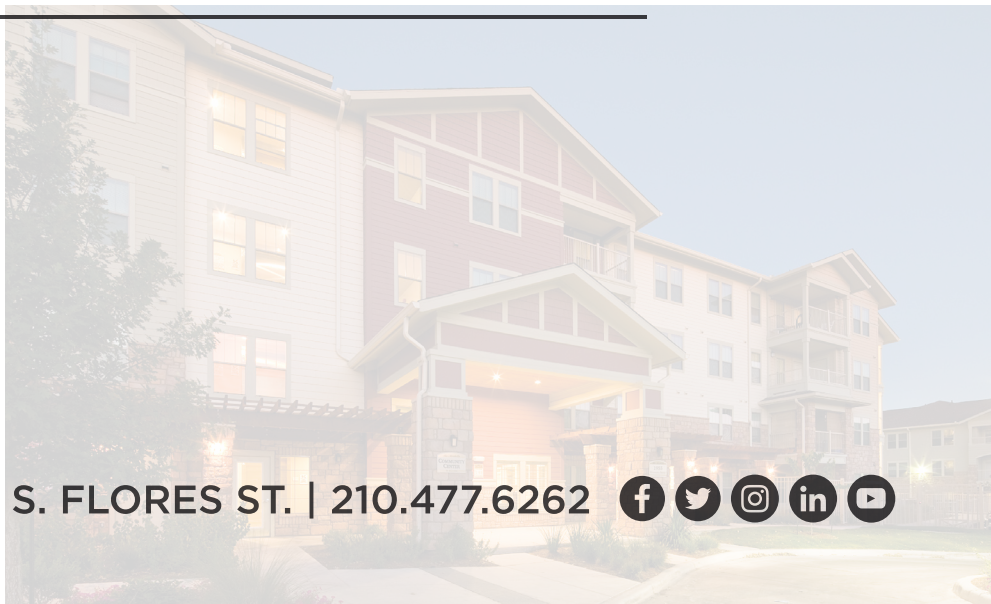
ConnectHome San Antonio
Community Development Initiatives

Section 3 Job Referral Program
Procurement and General Services





OPPORTUNITY LIVES *HERE*



SAHA | SAN ANTONIO HOUSING AUTHORITY
Opportunity Lives Here

SAHA.ORG | 818 S. FLORES ST. | 210.477.6262

