



# OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE MEETING



**APR. 18  
2019**



**SAHA** | SAN ANTONIO  
HOUSING AUTHORITY  
Opportunity Lives Here





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**BOARD OF COMMISSIONERS**

Morris A. Stribling, DPM Chairman	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Gabriel L. Lopez Commissioner	Sofia A. Lopez Commissioner	Marie R. McClure Commissioner	Jessica Weaver Commissioner
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**PRESIDENT & CEO**

David Nisivoccia

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**SAN ANTONIO HOUSING AUTHORITY  
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or  
\*\*SPECIAL BOARD MEETING  
818 S. Flores St., San Antonio, TX 78204  
2:00 p.m., Thursday, April 18, 2019**

The Board of Commissioners will convene for a Committee, or Special Board meeting, at the San Antonio Housing Authority Central Office located at 818 S. Flores St., San Antonio, TX, 78204, for discussion on the following matters:

**MEETING CALLED TO ORDER**

1. 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.

**OPERATIONS**

2. Consideration and appropriate action regarding Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms (Steven Morando, Director of Procurement and General Services)
3. Consideration and appropriate action regarding Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC, through the Texas Department of Information Resources (DIR), for an annual cumulative amount not to exceed \$300,000.00; for a period of one year (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)
4. Consideration and appropriate action regarding Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00 (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
5. Consideration and appropriate action regarding Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven

Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)

6. Consideration and appropriate action regarding Resolution 5926, authorizing Franklin Development LLC, as developer of Our Lady of Charity transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as the sole member of the general partnership and as prime contractor; (III) to enter into an agreement of limited partnership for Our Lady of Charity; (IV) obtaining Texas Department of Housing and Community Affairs tax credits, as well as, historic tax credits and all other funding required for the project; (V) and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
7. Consideration and appropriate action regarding Resolution 5927, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) for the Springview scattered site properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San Antonio, Bexar County, Texas; authorization of the sale of such properties; and the execution of documents necessary to consummate such actions (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

#### **CHOICE NEIGHBORHOOD**

8. Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Adrian Lopez, Director of Community Development Initiatives)

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

9. Update and discussion regarding Beacon Communities Quarterly Operations (Kristi Baird, Director of Beacon Communities)
10. Update and discussion regarding Public Housing Scattered Site Disposition (Thomas Rother, Director of Asset Management)
11. Update and discussion regarding the Quarterly Public Housing Capital Projects (Thomas Roth, Director of Asset Management)
12. \*Closed Session

##### **Personnel/Consultation with Attorney**

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 legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- President and CEO Performance Evaluation Process

13. 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, when the Board determines there is a need and a closed meeting is permitted.

\*\*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.

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.



## SAN ANTONIO HOUSING AUTHORITY

April 18, 2019

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee****RESOLUTION 5928, AUTHORIZING THE AWARD OF A CONTRACT FOR RECORDS STORAGE SERVICES TO SAFESITE, INC., THROUGH THE STATE OF TEXAS COOPERATIVE PURCHASING PROGRAM, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$40,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS**DocuSigned by:  
*David Nisivoccia*  
5609027B75274DC**David Nisivoccia**  
**President and CEO**DocuSigned by:  
*Steven Morando*  
3AC93CF03F3A422...**Steven Morando**  
**Director of Procurement  
and General Services****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for records storage services is not expected to exceed an annual cumulative amount of \$40,000.00 and will be funded through the approved annual operating budget and available reserves. The monthly recurring cost for climate controlled storage for 1-5,000 boxes is \$0.50 per box. Additional services that may be utilized by SAHA and have associated charges are rush pickup and delivery (normal business hours \$25.00, after hours, weekends or holidays \$50.00), replacement storage boxes (\$2.50) and certified disposition of boxes (regular box \$2.00, large box \$4.00). There are no fees for intake processing and data entry of records, adding records to the existing account, regular pick-up and delivery, and retrieval or refilling of storage boxes.

**SUMMARY:**

SAHA generates records either made or received pursuant to law or in connection with the transaction of official business. As a public entity, the retention periods for these records is based upon federal and state mandates. These records either have a minimum retention period or they may be designated as permanent retention and must not be destroyed. Currently, such records are either stored at the Brazos warehouse or are being stored in the departments awaiting transfer to the warehouse for monitored storage and eventual destruction. Due to the recent sale of the Brazos warehouse, SAHA requires the services of a third party record storage company to provide for safe storage and retrieval of these documents.

HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA is currently a member of the Texas Cooperative Purchasing Program. They develop, competitively award, and manage hundreds of statewide contracts for state and local use. As a cooperative member, SAHA may utilize any contract awarded by this Agency.

On August 18, 2017, the Statewide Procurement Division under the Texas Comptroller of Public Accounts, issued a Request For Proposals #304T-17-962M4, for Records Storage Services that closed on September 15, 2017.

A contract was awarded to Safesite, Inc. for records storage services with an initial term of November 1, 2017, through January 31, 2020. This contract allows for optional renewal terms of February 1, 2020, through January 31, 2021, and February 1, 2021, through January 31, 2022. SAHA will participate in this contract beginning May 2, 2019, through the end of the optional renewal terms.

Safesite was founded in 1981, and is headquartered in Austin, Texas, with branch offices in Houston, Dallas-Fort Worth, and Schertz, Texas. Our records will be stored in the company's Schertz, Texas, warehouse. They are a full service off-site records management company providing services to a wide range of clients, from small businesses to large corporations and government entities. Their services include records storage, tape rotation, web-based document management tools and reports, pick up and delivery services, 24-hour access, certified document shredding and recycling of paper, and magnetic media. Their offices, record centers and vault facilities are climate controlled and are monitored by professional security companies, as well as, local fire and police departments. They also operate a fleet of radio-equipped vehicles for prompt pick up and delivery of documents and data.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Steven Morando, Director of Procurement and General Services, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

Transform core operations to be a high performing and financially strong organization.

**ATTACHMENT:**

Resolution 5928

**San Antonio Housing Authority  
Resolution 5928**

**RESOLUTION 5928, AUTHORIZING THE AWARD OF A CONTRACT FOR RECORDS STORAGE SERVICES TO SAFESITE, INC., THROUGH THE STATE OF TEXAS COOPERATIVE PURCHASING PROGRAM, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$40,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

**WHEREAS**, SAHA is currently a member of the Texas Cooperative Purchasing Program; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies; and

**WHEREAS**, a contract was awarded to Safesite, Inc. for records storage services with an initial term of November 1, 2017, through January 31, 2020. This contract allows for optional renewal terms of February 1, 2020, through January 31, 2021, and February 1, 2021, through January 31, 2022. SAHA will participate in this contract beginning May 2, 2019, through the end of the optional renewal terms. This was a competitively procured award; and

**WHEREAS**, Safesite, Inc. is recommended for contract award; and

**WHEREAS**, the current award recommendation for records storage services is not expected to exceed an annual cumulative amount of \$40,000.00 and will be funded through the approved annual operating budget and available reserves. The monthly recurring cost for climate controlled storage for 1-5,000 boxes is \$0.50 per box. Additional services that may be utilized by SAHA and have associated charges are rush pickup and delivery (normal business hours \$25.00, after hours, weekends or holidays \$50.00), replacement storage boxes (\$2.50) and certified disposition of boxes (regular box \$2.00, large box \$4.00). There are no fees for intake processing and data entry of records, adding records to the existing account, regular pick-up and delivery, and retrieval or refiling of storage boxes; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract;

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

- 1) Approves Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of May 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**



## SAN ANTONIO HOUSING AUTHORITY

April 18, 2019

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5929, AUTHORIZING THE AWARD OF AN AGENCY-WIDE CONTRACT FOR PRODUCTS AND RELATED SERVICES FOR SURVEILLANCE, SECURITY AND MONITORING TO KNIGHT SECURITY SYSTEMS, LLC, THROUGH THE TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR), FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$300,000.00; FOR A PERIOD OF ONE YEAR**

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*David Nisivoccia*  
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**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
*Steven Morando*  
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**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  
*Brandee R. Perez*  
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**Brandee Perez, Director of**  
**Federal Housing Programs**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC, through the Texas Department of Information Resources (DIR), for an annual cumulative amount not to exceed \$300,000.00; for a period of one year.

**FINANCIAL IMPACT:**

The current award recommendation for products and related services for surveillance, security and monitoring agency-wide is not expected to exceed an annual cumulative amount of \$300,000.00 and will be funded through the approved operating budgets. The company offers discounts off of Commercial Manufacturer's Suggested Retail Price (MSRP) for products of 10% to 45%; 10% off Commercial MSRP for Services and has various levels of service level agreements that are project specific, based on our specific needs.

**SUMMARY:**

This contract is comprehensive in its scope of services and products related to video surveillance; access control, both stand alone and integrated systems; intrusion detection; fire detection and alarm monitoring. The Agency currently has a great need and desire to secure its facilities. The contract will allow each SAHA end user department and the Security Department to identify requirements to address their security needs and to work with Knight Security Systems to implement appropriate security solutions on a more timely basis.

HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA is currently a member of the State of Texas Cooperative Purchasing Program, which follows an acceptable competitive bid or proposal solicitation process. SAHA, as a cooperative member, may utilize any State of Texas contract, including those awarded by the Department of Information Resources (DIR).

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

On October 6, 2015, the Department of Information Resources (DIR), issued a Request For Offers (RFO) DIR-TSO-TMP-229, for Products and Related Services for Surveillance, Security and Monitoring that closed on November 10, 2015. A contract was awarded to Knight Security Systems, LLC on April 29, 2016, for a period of one year with the option to extend the Contract for up to three optional one-year terms. Additionally, the parties by mutual agreement, may extend the term for up to ninety additional calendar days. The following Amendments have been issued to this Agreement extending the term of the Agreement as follows: Amendment Number 1 exercised the first year renewal option extending the term for one year through April 29, 2018, and Amendment Number 2 exercised the second year renewal option extending the term through April 29, 2019. SAHA will participate in the contract beginning May 2, 2019, through the remainder of the third year renewal option.

Knight Security Systems was established in 1983, and is headquartered in Austin, Texas, with field office locations in Dallas, Houston, Corpus Christi, Lubbock, and San Antonio, Texas. Their San Antonio location was opened in 2018, in order to meet the needs of their South Central Texas customer base. Knight's security solutions includes access control (both stand alone and integrated systems), alarm monitoring, video surveillance, intrusion detection, and fire detection systems. The company has been a DIR contract holder since 2007. They service industries to include: finance, corporate, manufacturing (commercial and industrial), government, education, health care, oil, gas and energy, retail and food service. They have installed more than 5,000 systems since its inception. SAHA has utilized this company for specific troubleshooting assignments and individual security related projects that have been needed at various SAHA properties.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Brandee Perez, Director of Federal Housing Programs, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENT:**

Resolution 5929

**San Antonio Housing Authority  
Resolution 5929**

**RESOLUTION 5929, AUTHORIZING THE AWARD OF AN AGENCY-WIDE CONTRACT FOR PRODUCTS AND RELATED SERVICES FOR SURVEILLANCE, SECURITY AND MONITORING TO KNIGHT SECURITY SYSTEMS, LLC, THROUGH THE TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR), FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$300,000.00; FOR A PERIOD OF ONE YEAR**

**WHEREAS**, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

**WHEREAS**, SAHA is currently a member of the State of Texas Cooperative Purchasing Program; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies; and

**WHEREAS**, a contract was awarded to Knight Security Systems, LLC on April 29, 2016, for a period of one year with the option to extend the Contract for up to three optional one-year terms. SAHA will participate in the contract beginning May 2, 2019, through the remainder of the third year renewal option. This was a competitively procured award; and

**WHEREAS**, Knight Security Systems, LLC is recommended for contract award; and

**WHEREAS**, the current award recommendation for products and related services for surveillance, security and monitoring agency-wide is not expected to exceed an annual cumulative amount of \$300,000.00 and will be funded through the approved operating budgets. The company offers discounts off of Commercial Manufacturer's Suggested Retail Price (MSRP) for products of 10% to 45%; 10% off Commercial MSRP for Services and has various levels of service level agreements that are project specific, based on our specific needs; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract

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

- 1) Approves Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC through the Texas Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$300,000.00; for a period of one year.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of May 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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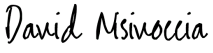


**David Nisivoccia**  
**President and CEO**



**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5930, AUTHORIZING THE AWARD OF A CONTRACT FOR REMOVAL, REPAIR AND REPLACEMENT OF SHINGLE ROOFS AT VILLA DE VALENCIA APARTMENTS TO JMI CONTRACTORS FOR AN AMOUNT NOT TO EXCEED \$185,596.00**

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**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00.

**FINANCIAL IMPACT:**

The current award recommendation for the removal, repair and replacement of shingle roofs at Villa de Valencia Apartments is not expected to exceed an amount of \$185,596.00, to include a base bid of \$154,663.19, plus a 20% contingency of \$30,933.00 that will only be used, as necessary. This project will be funded by available Beacon operating reserves.

**SUMMARY:**

Villa de Valencia Apartments is within the Beacon Communities portfolio and located on the Northeast side of San Antonio near the S.T.A.R. Soccer Complex. The community was built in 1983, and is comprised of 104 one and two bedroom units. They are under a Project Based Assistance (PBA) program, which requires residents and applicants to qualify within the income limits of the program and 74 households must have an income at or below 80% of the area median income (AMI) and be receiving subsidy. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 90.52% and trending to 93%.

The roofs at Villa de Valencia Apartments are approximately 36 years old and SAHA requires the services of a contractor to remove, repair and replace the shingle roofs at this community.

On March 8, 2019, SAHA issued an Invitation For Bids (IFB) #1902-910-66-4886 for Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments that closed on March 26, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 152 contractors. A total of thirteen bids were received in response to this solicitation: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE), Carielo Facility Services (ESBE, HABE, MBE, SBE, VBE), Cleanology Construction Services (ABE, ESBE, MBE, SBE), Bougambillas Construction (HABE), Geofill Material Technologies (SBE, Section 3 Business), Hytek General Contracting, Inc., JMI Contractors, L.D. Tebben, MJTR Contractors, Quick Roofing, R & J Muniz Remodeling (ESBE, HABE, MBE, SBE, WBE, Section 3 Business), Remedy Contractors, and Straight Line Management (AABE, DBE,

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

ESBE, MBE, SBE, WBE).

All proposals were evaluated on the following criteria: purchase price, reputation of the bidders and their goods or services, the quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Three of the bids were deemed non responsive. Based on the above, we are recommending contract award to JMI Contractors. They are the lowest responsive and responsible bidder.

JMI Contractors was founded in 1979, and is headquartered in San Antonio, Texas. They are a full service contractor specializing in tenant occupied projects to include multi-family roofing, renovation, fire and water restoration, and commercial landscape services. JMI Contractors also offers professional catastrophe management, capital improvements, routine maintenance, repositioning and rehabilitation projects. This contractor has received no prior awards from SAHA. Their client list includes Deer Creek, Greystar Property, Lincoln Properties, Roscoe Properties, Silver Oaks Apartments, Songbird Apartments, and West Avenue Apartments.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5930

Map

Picture

Bid Tabulation

**San Antonio Housing Authority  
Resolution 5930**

**RESOLUTION 5930, AUTHORIZING THE AWARD OF A CONTRACT FOR REMOVAL, REPAIR AND REPLACEMENT OF SHINGLE ROOFS AT VILLA DE VALENCIA APARTMENTS TO JMI CONTRACTORS FOR AN AMOUNT NOT TO EXCEED \$185,596.00**

**WHEREAS**, on March 8, 2019, SAHA issued an Invitation For Bids (IFB) #1902-910-66-4886 for Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments that closed on March 26, 2019; and

**WHEREAS**, a total of 13 bids were received in response to the IFB. Three bids were deemed non responsive; and

**WHEREAS**, JMI Contractors is being recommended for contract award as they are the lowest responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for the removal, repair and replacement of shingle roofs at Villa de Valencia Apartments is not expected to exceed an amount of \$185,596.00 to include a base bid of \$154,663.19 plus a 20% contingency of \$30,933.00 that will only be used, as necessary. This project will be funded by available Beacon operating reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

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

- 1) Approves Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of May 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

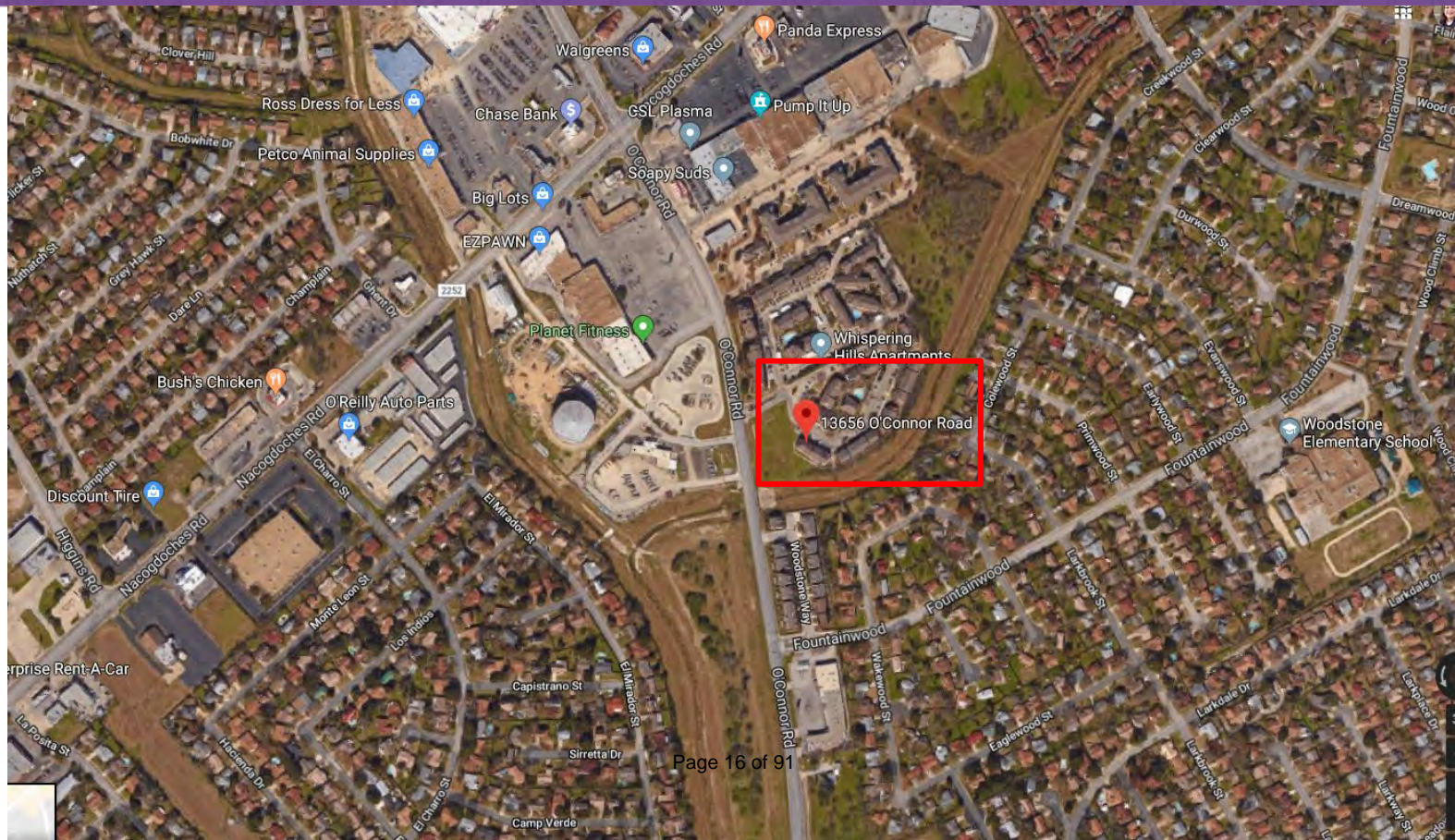
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**David Nisivoccia**  
**President and CEO**



# AERIAL MAP - VILLA DE VALENCIA APARTMENTS

1





# VILLA DE VALENCIA APARTMENTS

2



BID TABULATION										
Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments 1902-910-66-4886										
Bidder ->	Unit	Qty	JMI Contractors LLC	J National Contractors	Carrielo Facility Service LLC	HYTEK General Contracting Inc.	Quick Roofing	All Pro General Construction, Inc.	Cleanology Construction Services, Company	
Item 1 ->										
Base Bid	Job	1	\$154,663.19	No Bid Bond	\$207,500.00	\$234,500.00	\$219,979.36	\$269,800.00	\$264,700.00	
Section 3 Preference Amount (1)			\$0.00	Non-Responsive	\$207,500.00	\$0.00	\$0.00	\$13,919.69	\$0.00	
Base with Section 3 Applied			\$154,663.19		\$207,500.00	\$234,500.00	\$219,979.36	\$253,719.69	\$264,700.00	
1/2" Plywood Exterior Plywood/OSB decking	Sqft	150	\$2.34		\$2.53	\$380.00	\$2.77	\$415.00	\$1.95	
5/8" Plywood Exterior Plywood/OSB decking	Sqft	150	\$2.97		\$2.80	\$420.00	\$3.40	\$510.00	\$2.37	
1 x 4 Dimensional trim Lumber	Lft	150	\$3.19		\$6.00	\$900.00	\$2.80	\$420.00	\$1.09	
1 X 6 Dimensional trim Lumber	Lft	150	\$4.05		\$7.33	\$1,190.00	\$3.67	\$550.00	\$1.72	
Aluminum Gutter to match existing	Lft	75	\$4.33		\$8.25	\$325.00	\$7.00	\$1,200.00	\$1.71	
Leaf Guard Amerimax Hoover Dam Gutter cover or equal	Lft	125	\$3.60		\$9.84	\$1,230.00	\$3.60	\$450.00	\$7.50	
Ridge Vent, Owens Corning or approved equal	Lft	250	\$6.25		\$7.80	\$1,950.00	\$9.60	\$2,400.00	\$3.20	
1-1/4" X 1-1/2" X 10 ft drip edge	Lft	225	\$8.51		\$2.00	\$450.00	\$2.89	\$650.00	\$3.75	
3" X 5" X 10 ft "L" Flashing	Lft	275	\$8.50		\$1.91	\$525.00	\$11.64	\$3,200.00	\$94.00	
2-1/16 in x 2-1/2 in. x 10 ft. Eave Drip Flash	Lft	175	\$18.96		\$2.23	\$390.00	\$2.86	\$500.00	\$1.19	
10" Valley Flashing	Lft	100	\$13.26		\$2.50	\$625.00	\$6.25	\$625.00	\$1.15	
4" X 4" X 8" Step Flashing	Lft	100	\$17.80		\$2.90	\$290.00	\$11.00	\$1,100.00	\$2.50	
Notes: (1) Section 3 Preference is lesser of 9% or \$16,000 of lowest responsive bid										
Bidder ->	Unit	Qty	Bongamillas Construction LLC	L.D. Tebben Company, Inc	Straight Line Management LLC	Remedy Roofing Inc	R & J Muniz Remodeling	Geoffit Construction	Unit Pricing adjusted to show a per unit cost.	
Item 1 ->	Job	1	\$567,945.00	\$336,862.00	\$283,969.05	\$193,632.00	No Bid Bond	\$289,073.20		
Section 3 Preference Amount (1)			\$0.00	\$0.00	\$283,969.05	\$193,632.00	Non-Responsive	\$13,919.69		
Base with Section 3 Applied			\$567,945.00	\$336,862.00	\$283,969.05	\$193,632.00		\$275,153.51		
0.75 in. x 1.65 in. Fiber Cement Trim	Lft	100	\$8.00	\$1.12	no bid	\$2.75	\$274.64	\$9.00	\$900.00	
0.75 X 3.5 in Fiber Cement Trim	Lft	100	\$16.00	\$1.26	no bid	\$1.88	\$188.33	\$10.00	\$1,000.00	
0.75 X 5.5 in Fiber Cement Trim	Lft	100	\$16.00	\$1.54	no bid	\$1.89	\$189.33	\$13.00	\$1,300.00	
Fiber Cement Vented Soffit	Lft	125	\$16.00	\$302.75	no bid	\$3.24	\$404.46	\$18.00	\$2,375.00	
5/16 X 8.25 Fiber Cement Siding	Lft	125	\$16.50	\$2,062.50	no bid	\$1.00	\$125.29	\$12.00	\$1,500.00	
2X4 SYP or SPF structural Lumber	Lft	150	\$8.00	\$120.00	no bid	\$0.39	\$58.42	\$19.00	\$2,850.00	
2 X 6 SYP or SPF structural Lumber	Lft	150	\$12.00	\$130.00	no bid	\$1.14	\$171.32	\$20.00	\$3,000.00	
2 X 8 SYP or SPF structural Lumber	Lft	125	\$14.00	\$9.92	no bid	\$1.02	\$127.41	\$21.00	\$2,625.00	
1/2" Plywood Exterior Plywood/OSB decking	Sqft	150	\$4.00	\$3.39	no bid	\$0.13	\$19.31	\$2.50	\$375.00	
5/8" Plywood Exterior Plywood/OSB decking	Sqft	150	\$6.00	\$8.84	no bid	\$0.13	\$19.31	\$3.00	\$450.00	
1 x 4 Dimensional trim Lumber	Lft	150	\$8.00	\$2.83	no bid	\$0.99	\$148.66	\$20.00	\$3,000.00	
1 X 6 Dimensional trim Lumber	Lft	150	\$10.00	\$2.59	no bid	\$2.04	\$305.71	\$20.00	\$3,000.00	
Aluminum Gutter to match existing	Lft	75	\$30.00	\$7.70	no bid	\$37.50	\$375.00	\$20.00	\$1,500.00	
Aluminum Down spout to match existing	Lft	100	\$20.00	\$7.70	no bid	\$5.00	\$500.00	\$15.00	\$1,500.00	
Leaf Guard Amerimax Hoover Dam Gutter cover or equal	Lft	125	\$8.00	\$6.95	no bid	\$1.43	\$178.57	\$25.00	\$3,125.00	
Ridge Vent, Owens Corning or approved equal	Lft	250	\$6.00	\$3.67	no bid	\$3.21	\$803.57	\$10.00	\$2,500.00	
1-1/4" X 1-1/2" X 10 ft drip edge	Lft	225	\$6.67	\$2.46	no bid	\$3.21	\$723.21	\$5.00	\$1,125.00	
3" X 5" X 10 ft "L" Flashing	Lft	275	\$5.00	\$4.65	no bid	\$1.14	\$314.28	\$10.00	\$2,750.00	
2-1/16 in. x 2-1/2 in. x 10 ft. Eave Drip Flash	Lft	175	\$9.43	\$1.05	no bid	\$0.51	\$90.00	\$15.00	\$2,625.00	
10" Valley Flashing	Lft	100	\$10.00	\$4.10	no bid	\$0.10	\$9.86	\$18.00	\$1,800.00	
4" X 4" X 8" Step Flashing	Lft	100	\$16.00	\$3.63	no bid	\$1.17	\$111.42	\$20.00	\$2,000.00	
Notes: (1) Section 3 Preference is lesser of 9% or \$16,000 of lowest responsive bid										
			Unit Pricing adjusted to show a per unit cost.	Unit Pricing adjusted to show a per unit cost.	No CHQ form, incomplete no unit pricing	Unit Pricing adjusted to show a per unit cost.	No Bid Bond as required, Section 3 Business	Claiming Section 3 Preference Unit Pricing adjusted to show an extended cost.		

**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 2/7/2019</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in	Diane Hoskins	bexarpepp@sbcglobal.net	

**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
Private Practice			
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>ADDITIONAL VENDORS</b>			
Air Stream General Constrctn	BARBARA ROBINSON	brobinson@air-streamservices.com	
Alamo Roofing & Metal Co	Tomas Villarreal Jr.	tvillarreal@alamoroofingandmetal.com	
All Pro General Construction	Raul Scott	rs@apgc.biz	
J. L. Bass Enterprise, Llc	Jeff Bass	jlbass47@jlbassconstruction.com	



**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
Straight Line Management	Sherrika Arch Jeanetta Tinsley	sherrika@straightlinem.com jeanetta@straightlinem.com	
M&M Weatherization	Laura Ramirez	laura@mmwtx.com	
B&D Remodeling	Bertha Estrada	berthae1960@gmail.com	
Diamond Painting & Remodeling	Sofia Carrizales	diamondpaint.remodeling@gmail.com	
Commercor, LLC	Robert B.	commercorconstruction@gmail.com	
JC's Construction & Remodeling, LLC	Basidalia Alvarez	jcscandrsatx@gmail.com	
3G Roofing		roofing3g@gmail.com	
Bougambillas Construction		bugconst@gmail.com	
Can2 Roofing	Sam Cantu	can2roofing@gmail.com	
Digital Roofing Innovations	Matthew Smith	matthew@digitalroofingcompany.com	
Empire Roofing Co		mike@empireroofing.com	
Holden Roofing	Chris Taylor	ctaylor@holdenroofing.com	
Jaco Roofing & Construction		info@jacoroofing.com	
JHPS	Jesse Lang	jhps.txllc@gmail.com	
Kidd Roofing	Ron Lamboy	Rlamboy@kiddroof.com	
Metal Roof & TPO Specialist	Abel Hernandez	abelardohdz28@gmail.com	
Roof Doctor	Randy Fern	schedule@roofdoctortx.com	
San Antonio Painting and Remodeling	Jesus	Jesus76rdz@gmail.com	
Coltcam Construction, LLC	Amelie Tinajero	amelietinajero@yahoo.com	
J National	Cesar Sanchez	CSanchez@jnational.com	
ECS SOUTHWEST, LLP	Joe Botte	JBotte@ecslimited.com	
Malarkey Roofing Products	Johnny Ayala	Jayala@malarkeyroofing.com	
All Materials Construction LLC	Lakeisha Brown	allmaterialsconstruction@gmail.com	
Quick Roofing, LLC	Delane Bruce	delane.bruce@quickroofing.com	Rejected
Monument Roofs	Jason Perez	jason@monumentroofs.com	
NIR Roof Care	Robert Blume	robertblume@nir.com	
Wolf Roofing	Lorin Carter	wolfroofingtx@gmail.com	
Starling Roofing and Construction	Megan Badgett	Starling.roofing@yahoo.com	
Weather Safe Exteriors	Dennis Duderstadt	dennis@weathersafeexteriorsllc.com	Not Found
THD Roofing		saoffice@thd-partners.com	
Powell Interprizes Unlimited	Darwin Powell	powellinterprizesunlimited@gmail.com	
Visionary Architecture Constr	Art Muniz	visionaryart2503@yahoo.com	
	Billy Oestrich	hay4you@gmail.com	

**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
ProTractor Roofing	Giovanni Garcia	giogarcia.protractor@gmail.com	
Universal Contracting	Sean Gallagher	sg@ucmsteam.com	
Apex Construction	Richard Haglund	richardhaglund@netscape.net	
US Roofing, LLC	Brian Alderman	balderman22@gmail.com	
TMJ Architectural, LLC	Alan Mercer	alan@tmjarchitectural.com	
MARLOWE ROOFING, INC.	Mark Marlowe	mkmconstruction@att.net	
GPS Roof Leak Repair	Trey King	trey@gpsrlr.com	
Total Lender Service LLC	John Lawrence	john@resvcs.com	
Total Maintenance	Justin Witherspoon	spoon4589@aol.com	
1st Choice Roofing & Cnstrctn	Martin Morales	projects@1stchoiceroofs.com	
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	
Advanced Roofing Services,	Cruz Mendez	sammie@advancedroofingservices.com	
Affordable Quality Roofing,	Jayne Pride	jayne@aqrhouston.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Ally Roofing Services Llc	Tina Chapman	tina@allyroofingservices.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Ameritex Waterproofing Inc.	Kimberly Mcilvain	kim@ameritexwaterproofing.com	
Arc-Trt, Llc	Jeff Folsom	jeff@alpineroofing.com	
Argio Roofing & Construction,	Rogelio Escobedo	rescobedo@argioroofing.com	
B&B Construction	Jeff Binagia	jeff@bnbconstruction.org	
Brazos Urethane, Inc	Shelby Scoggins	s.scoggins@brazasurethane.com	
Byrdson Services, Llc	Jim Griffin	jgriffin@byrdsonservices.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
Classical Concepts Cnstrctn,	Mario Villacres	CCCLLCTX@GMAIL.COM	
Cobos Design & Construction,	Calixto Cobos	cobosdc2cal@yahoo.com	
Concord Commercial Services	Alan Greenwood	agreenwood@ccsinctx.com	
CP Roofing & Exteriors, L.L.C.	Debbie Perry	debbie@cproofingexteriors.com	
Cram Roofing Company, Inc.	Kevin Blische	kevinb@cramroofing.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Curtis-Mckinley Roofing	Sherry Vickery	sherryvickery@curtismckinley.com	
Delfin Roofing & Construction	Cecilia reyes	cecilia@delfinllc.com	
DMR Solutions Inc	David Rocci	info@dmr-solutions-inc.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Dragon Construction, Llc	Damon Howard	dhoward@dragon-llc.com	
Eagle Valley Solutions Corp	Jamie Austin	jamiegaustin99@gmail.com	
Elicerio Construction	Fernando Elicerio	felicierio@hotmail.com	
ERC Envrnmntl & Cnstrctn	Shelly	shoran@erc-tx.com	
Final Solution Roofing, Llc	Paula Marsh	paula@finalsolutionroofing.com	
First Aid Remodeling & Repair	David Edward Gomes	davidsonedwards@yahoo.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
GG's Construction, Llc	Rolando Oserio	ROLANDOO@MXCONSTRUCTION.NET	Not Found
Golden Builders Group, Llc	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	manuel perez	mpgvb@aol.com	
Growing Solutions	Marietta Hill	zlato@sbcglobal.net	

**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
HCG Management Llc	B. Gregory Williams	gregwilliams@honestyconstructiongroup.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, Llc	Julie Ingram	julie.ingram@icondiversified.com	
Integriward, Llc	Diana Davis	ddavis@integriward.com	
JAJ Property Services Llc	Summer Jordan	summerj.jajconstructiontx@gmail.com	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
JBFW, Llc	Lesley Jones	lesley.jones333@yahoo.com	
JRJ Enterprise Llc	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D.. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	
KBL Restoration, Llc	Amy M Barnes	amy@kblrestoration.com	
Kenebrew Construction	william kenebrew	wkandcompany@gmail.com	
Kentex Roofing Systems, Llc	Kenny Woods	kwoods@kentexroofing.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lydick-Hooks Roofing	Blake Morrison	blake@lydickwf.com	
Madero Engineers, Architects & Construction	Frank Madero	frank@madero.net	
Maranatha Roofing, Inc.	Howard E. Watson, Iii	hwatsoniii@aol.com	
Marsh Waterproofing, Inc.	Tim Marsh	MWATERPROOFING@AOL.COM	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
Mascon Inc	Sharon McCall	masconroofing@aol.com	
Mckenzie Jackson Constructn	Cori Fields	cori@mckenziejackson.net	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Peachy P. Llc	Aubrey Moore	peachyp.services@gmail.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Port Enterprises Ltd	Joni Vought	jvought@portroofing.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
Premier Coats Painting, Llc	William Alvarado	premiercoats@gmail.com	
Pride General Contractors Llc	Ramon T. Salgado	info@pridegc.com	
Proficient Roofing, Llc	Juan Francisco Tapia	jtapia@proficientroofing.com	
QA Construction Services, Inc.	LILY GUTIERREZ	lily@qacsi.com	
R G Renovations & Constrctn	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Renew Renovation	Chris Hyde	renewrenovation@att.net	
Restoration Alliance Group,	Karen Peterson	karen@servprolakeconroe.com	
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
Rio Roofing, Inc.	Molly Hichens	molly@rioroofinginc.com	
Roof Maintenance Systems,	Daniel Jones	dan@rms-tx.com	
Ross Enterprises & Invstmnts,	Sanya Richards-Ross	ross@suresteptx.com	
Perfect Weather	Sergio D Macedo	smmetal@gmail.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Service Maintenance Llc	Tina Tucker	admin@serv-maint.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	

**Advertisement List**  
**Solicitation # 1902-910-66-4886**

## Remove and Replace Shingle Roofs at Villa de Valencia Apartments

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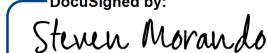
**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5931, AUTHORIZING THE AWARD OF A CONTRACT FOR SWIMMING POOL WATER QUALITY MAINTENANCE EQUIPMENT FOR BEACON COMMUNITIES TO COMMERCIAL CHEMICAL PRODUCTS, INC., DBA POOLSURE, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$40,000.00 FOR YEAR ONE, \$52,000.00 FOR YEAR TWO AND YEAR THREE, \$70,000.00 FOR YEAR FOUR AND \$90,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  


3609927B73274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  


3AC93CF03F5A422...  
**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  


3ABDA0373571441...  
**Kristi Baird**  
**Director of Beacon**  
**Communities**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for the swimming pool water quality maintenance equipment for various Beacon Communities is not expected to exceed an annual cumulative amount of \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four, and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms and will be funded by the approved operating budgets and/ or available reserves.

**SUMMARY:**

Beacon Communities currently has eight properties within their portfolio that have swimming pools. There will be additional properties with swimming pools that will be transitioning from contract management and/or the partnership portfolio to Beacon Communities over the next several years. SAHA requires the services of a vendor to furnish and install an integrated electronic system to continually monitor and control the pH level and chlorine concentration of the swimming pool water and to ensure the water quality of the pools is in compliance with the Texas Department of State Health Services Health and Safety Codes.

On February 21, 2019, SAHA issued an Invitation For Bids (IFB) #1902-931-65-4883 for Swimming Pool Water Quality Maintenance Equipment for Beacon Communities that closed on March 19, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 17 vendors. A total of four bids were received in response to this solicitation: BG Interpool, Inc., Commercial Chemical Products, Inc., dba Poolsure, Ecolab, Inc. and Labrum Investments, LLC, dba Fiesta Pool Services.

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, the extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, Commercial Chemical Products, Inc., dba Poolsure, is being recommended for contract award. They are the lowest responsive and responsible bidder.

Commercial Chemical Products, Inc., dba Poolsure, was established in 2005, and is headquartered in Houston, Texas, with field office locations in Alvin, Corpus Christi, Dallas, New Braunfels, and Taylor, Texas. This company provides chemical treatment products and related services for commercial aquatic facilities of all sizes from waterparks to multi-family apartment homes and currently serves the Texas, Florida, Louisiana, and Mississippi markets. Poolsure specializes in Sodium Hypochlorite and Sodium Bisulfite solutions. Their products and services include Water Management Programs for commercial pools, remote wireless pool monitoring, bulk and mini-bulk chemical deliveries with custom FRP trucks, pneumatically offloaded for product purity, Certified Pool and Spa Operator (CPO) Training and Certification, 24/7 assurance reducing risks and costs associated with commercial pools, and Online remote pool logs. This company has received prior awards from SAHA. The client list includes, but is not limited to, City of Austin Parks and Recreation, City of Houston, City of League City, City of San Antonio, City of Texas City, Deer Park ISD, and University of Texas at San Antonio.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5931

Bid Tabulation

**San Antonio Housing Authority  
Resolution 5931**

**RESOLUTION 5931, AUTHORIZING THE AWARD OF A CONTRACT FOR SWIMMING POOL WATER QUALITY MAINTENANCE EQUIPMENT FOR BEACON COMMUNITIES TO COMMERCIAL CHEMICAL PRODUCTS, INC., DBA POOLSURE, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$40,000.00 FOR YEAR ONE, \$52,000.00 FOR YEAR TWO AND YEAR THREE, \$70,000.00 FOR YEAR FOUR AND \$90,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on February 21, 2019, SAHA issued an Invitation For Bids (IFB) #1902-931-65-4883 for Swimming Pool Water Quality Maintenance Equipment for Beacon Communities that closed on March 19, 2019; and

**WHEREAS**, a total of four bids were received in response to the IFB; and

**WHEREAS**, Commercial Chemical Products, Inc., dba Poolsure, is being recommended for contract award. They are the lowest responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for the swimming pool water quality maintenance equipment for various Beacon Communities is not expected to exceed an annual cumulative amount of \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four, and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms and will be funded by the approved operating budgets and/ or available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

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

- 1) Approves Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of May 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**



Swimming Pool Water Quality Maintenance Equipment for Beacon Communities  
1902-931-65-4883

			Commercial Chemical Products, Inc. dba Poolsure		*Ecolab, Inc.		Interpool, Inc.		Labrum Investments, LLC dba Fiesta Pool Services	
Item No.	Location	Size of Pool	April - October Monthly Fee (7 months)	November - March Monthly Fee (5 months)	April - October Monthly Fee (7 months)	November - March Monthly Fee (5 months)	April - October Monthly Fee (7 months)	November - March Monthly Fee (5 months)	April - October Monthly Fee (7 months)	November - March Monthly Fee (5 months)
1	Bella Claire, 1 Pool 2816 Nacogdoches San Antonio, TX 78217	(35'x25'x6')	\$281.25	\$168.75	\$619.00	\$619.00	\$666.00	\$666.00	\$1,950.00	\$1,750.00
		Seasonal Cost Total	\$1,968.75	\$843.75	\$4,333.00	\$3,095.00	\$4,662.00	\$3,330.00	\$13,650.00	\$8,750.00
		Yearly Total		\$2,812.50		\$7,428.00		\$7,992.00		\$22,400.00
2	Villa de Valencia, 1 Pool 13656 O'Connor Rd, San Antonio, TX 78233	(35'x20'x3-5')	\$247.50	\$148.50	\$415.00	\$415.00	\$666.00	\$666.00	\$1,875.00	\$1,675.00
		Seasonal Cost Total	\$1,732.50	\$742.50	\$2,905.00	\$2,075.00	\$4,662.00	\$3,330.00	\$13,125.00	\$8,375.00
		Yearly Total		\$2,475.00		\$4,980.00		\$7,992.00		\$21,500.00
3	Homestead Apts, 1 Pool 5800 Medina Base Rd San Antonio, TX 78242	(47' x 44' x 6')	\$473.75	\$284.25	\$1,220.00	\$1,220.00	\$666.00	\$666.00	\$2,500.00	\$2,300.00
		Seasonal Cost Total	\$3,316.25	\$1,421.25	\$8,540.00	\$6,100.00	\$4,662.00	\$3,330.00	\$17,500.00	\$11,500.00
		Yearly Total		\$4,737.50		\$14,640.00		\$7,992.00		\$29,000.00
4	La Providencia, 1 Pool 2525 Castroville Rd, San Antonio, TX 78208	(31' x 20.4 x 5')	\$281.25	\$168.75	\$415.00	\$415.00	\$666.00	\$666.00	\$1,875.00	\$1,575.00
		Seasonal Cost Total	\$1,968.75	\$843.75	\$2,905.00	\$2,075.00	\$4,662.00	\$3,330.00	\$13,125.00	\$7,875.00
		Yearly Total		\$2,812.50		\$4,980.00		\$7,992.00		\$21,000.00
5	Castle Point Apts, 1 Pool 5320 Blanco Rd., San Antonio, TX 78216	(31' x 20.4 x 5')	\$281.25	\$168.75	\$415.00	\$415.00	\$666.00	\$666.00	\$1,875.00	\$1,675.00
		Seasonal Cost Total	\$1,968.75	\$843.75	\$2,905.00	\$2,075.00	\$4,662.00	\$3,330.00	\$13,125.00	\$8,375.00
		Yearly Total		\$2,812.50		\$4,980.00		\$7,992.00		\$21,500.00
6	Converse Ranch, 1 Pool 8355 Crestway Or., San Antonio, TX	(48' x 24' x 5')	\$300.00	\$180.00	\$619.00	\$619.00	\$666.00	\$666.00	\$2,000.00	\$1,800.00
		Seasonal Cost Total	\$2,100.00	\$900.00	\$4,333.00	\$3,095.00	\$4,662.00	\$3,330.00	\$14,000.00	\$9,000.00
		Yearly Total		\$3,000.00		\$7,428.00		\$7,992.00		\$23,000.00
7	Crown Meadows, 1 Pool 7700 Ingram Rd., San Antonio, TX 78251	(38' x 33' x 5')	\$287.50	\$172.50	\$619.00	\$619.00	\$666.00	\$666.00	\$2,150.00	\$1,950.00
		Seasonal Cost Total	\$2,012.50	\$862.50	\$4,333.00	\$3,095.00	\$4,662.00	\$3,330.00	\$15,050.00	\$9,750.00
		Yearly Total		\$2,875.00		\$7,428.00		\$7,992.00		\$24,800.00
Seasonal Cost Total			\$15,067.50	\$6,457.50	\$30,254.00	\$21,610.00	\$32,634.00	\$23,310.00	\$99,575.00	\$63,625.00
Yearly Total				\$21,525.00		\$51,864.00		\$55,944.00		\$163,200.00

\* Ecolab, Inc has a \$125.00 fee for property installation.

## Advertisement List

Solicitation # 1902-931-65-4883 Date (02/08/2019)

## Swimming Pool Water Quality Maintenance Equipment for Beacon Communities

Entity	Contact Name	Email	Other
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiausa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
CDC News		plans@cdcnews.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries of San Antonio	Angélique De Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen, Exec. V. P.	dpetersen@sachamber.org	(210) 229-2100
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	

Rev. 9/18/2017

## Advertisement List

Solicitation # 1902-931-65-4883 Date (02/08/2019)

## Swimming Pool Water Quality Maintenance Equipment for Beacon Communities

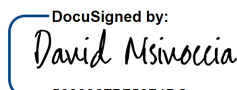
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr.	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>THE CHLORINE CONNECTION</b>			
	Richard Ricardo	RICARDOAROD@YAHOO.COM	956-236-3675
<b>AECSI WATER Corporate</b>			
	Athir Al Mafrachi	AthirAlmafrachi@aecsi.us	210-803-6657
Dynamic Water Solutions	Tom Rivas	info@dynamicwatersolutions.com	210-454-3200
EverBlue Pools		service@everbluepools.com	210-452-0002
H3O Water Systems	Graham	graham@h3owatersystems.com	210-836-8181
Leslie's Pool Supplies	Glen Daly II	gdaly@lesl.com	210-387-4061
The Pool House		alamoheightspoolhouse@gmail.com	
Poolwerx	Michael Strobietto	mike@poolwerxsa.com	210-313-7831
Poolside Services	Danielle Brock	Officepools16110@gmail.com	
PoolSure	Lisa Simpson	sales@poolsure.com lsimpson@poolsure.com	800-858-7665
ECOLAB Institutional	Dean Glade	dean.glade@ecolab.com	800 352 5326
San Antonio Pool Management	Shawn Ruiz	shawn.ruiz@sanantonio-pmg.com	210-822-8100
Symbri Pool Cleaning	Timothy Ryan	tim@symbri.com	(512) 774-1575
Texas Pool Service	Cole Smith	info@texaspoolservice.com	210-331-7665
Blue Science Pools		service@bluescience.com	210-704-1400
Pro-Tech Pool Service		Protechpoolservicesa@gmail.com	2103854590
Americas Swimming Pool Co.	Adan Romero	sanantonio@asppoolco.com	(210) 762-4106

Rev. 9/18/2017

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5926, AUTHORIZING FRANKLIN DEVELOPMENT LLC, AS DEVELOPER OF OUR LADY OF CHARITY TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNERSHIP AND AS PRIME CONTRACTOR; (III) TO ENTER INTO AN AGREEMENT OF LIMITED PARTNERSHIP FOR OUR LADY OF CHARITY; (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS, AS WELL AS, HISTORIC TAX CREDITS AND ALL OTHER FUNDING REQUIRED FOR THE PROJECT; (V) AND OTHER MATTERS IN CONNECTION HEREWITH**

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**David Nisivoccia**  
**President and CEO**

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**Timothy E. Alcott**  
**Real Estate and Legal Services Officer**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5926, authorizing Franklin Development LLC, as developer of Our Lady of Charity transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as the sole member of the general partnership and as prime contractor; (III) to enter into an agreement of limited partnership for Our Lady of Charity; (IV) obtaining Texas Department of Housing and Community Affairs tax credits, as well as, historic tax credits and all other funding required for the project; (V) and other matters in connection herewith.

**FINANCIAL IMPACT:**

The transaction does not currently propose any financial investment from the San Antonio Housing Authority (SAHA), if awarded 9% low income housing tax credits, as well as, historic tax credits. However, once financing has been determined, staff will bring the final transaction back for Board approval.

**SUMMARY:**

Franklin Development LLC, a San Antonio-based company, specializes in the development, construction and management of high quality multi-family and senior residential properties. The developer was procured by SAHA to assist in the transformation of The Convent, also known as Our Lady of Charity. A request for proposals #1901-909-57-4877 (Development Partner for 210 S. Grimes and 7.83 acres on the NE Quadrant of Hedges and Grimes Street) dated January 14, 2019, was issued, and the selected development partner for Our Lady of Charity was Franklin Development LLC.

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

Our Lady of Charity, an approximately \$15 million project, proposes a 72 unit affordable multi-family housing development located at 210 S. Grimes in San Antonio, Texas, utilizing 9% and historic tax credits. The development will consist of seven buildings, four of which are deemed historic, and will provide studios, 1BR, 2BR, 3BR, and 4BR units for families earning 30%, 50% and 60% of area median income. The reconstruction of the historic buildings will include appropriate design considerations and amenities. Our Lady of Charity will represent the very best housing in terms of quality and sustainability in the marketplace today.

Franklin Development LLC will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as, its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. All officers of the San Antonio Housing Authority may act on behalf of the San Antonio Housing Facility Corporation as Assistant Secretary/Treasurer with the exception of the President and CEO, who is the Secretary/Treasurer for the non-profit entity. Franklin Development LLC will provide ongoing guarantees and long term property management.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5926

Map

Site Plan Presentation

**San Antonio Housing Authority  
Resolution 5926**

**RESOLUTION 5926, AUTHORIZING FRANKLIN DEVELOPMENT LLC AS DEVELOPER OF OUR LADY OF CHARITY TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNERSHIP AND AS PRIME CONTRACTOR; (III) TO ENTER INTO AN AGREEMENT OF LIMITED PARTNERSHIP FOR OUR LADY OF CHARITY; (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS, AS WELL AS, HISTORIC TAX CREDITS AND ALL OTHER FUNDING REQUIRED FOR THE PROJECT; (V) AND OTHER MATTERS IN CONNECTION HERewith**

**WHEREAS**, Franklin Development LLC, has proposed a development for affordable, multi-family rental housing located at 210 S. Grimes St. in the City of San Antonio; and

**WHEREAS**, at the request of Franklin Development LLC, the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as sole member of the General Partner of the Partnership, as well as, the general contractor, in connection with the financing; and

**WHEREAS**, Franklin Development LLC and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2019 Competitive 9 percent Housing Tax Credits for Our Lady of Charity; and

**WHEREAS**, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, the Board of Commissioners have reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of the San Antonio Housing Facility Corporation; and

**WHEREAS**, all officers of the San Antonio Housing Authority may act on behalf of the San Antonio Housing Facility Corporation as Assistant Secretary/Treasurer with the exception of the President and CEO, who is the Secretary/Treasurer for the non-profit entity.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the San Antonio Housing Authority hereby:

- 1) Confirms that it supports the proposed Our Lady of Charity development located at 210 S. Grimes St. in San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.

- 2) Approves Resolution 5926.
- 3) Authorizes the President and CEO to execute all necessary documents and extensions.

**Passed and approved the 2nd day of May 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

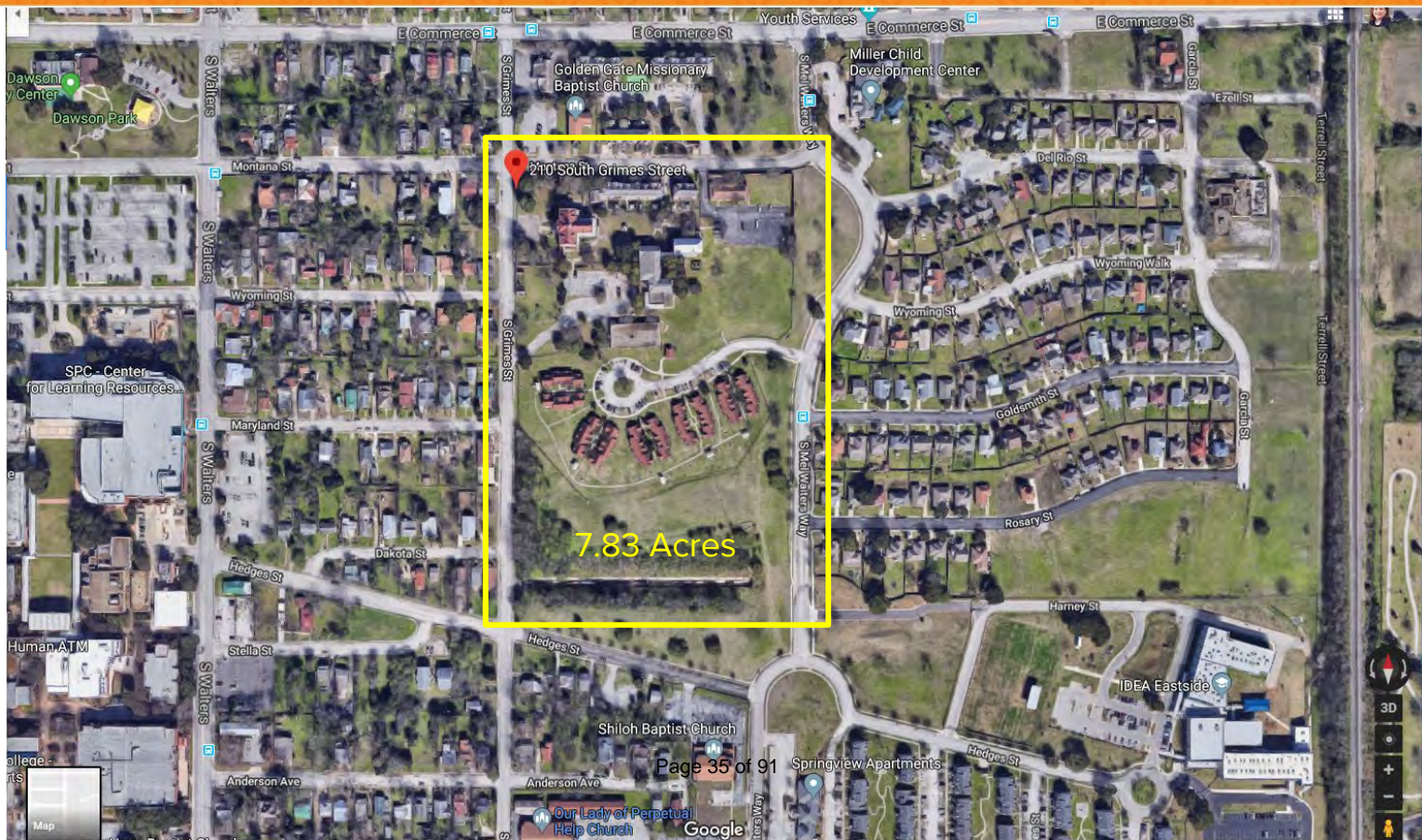
**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**



# AERIAL MAP OF 210 S. GRIMES AND 7.83 ACRES

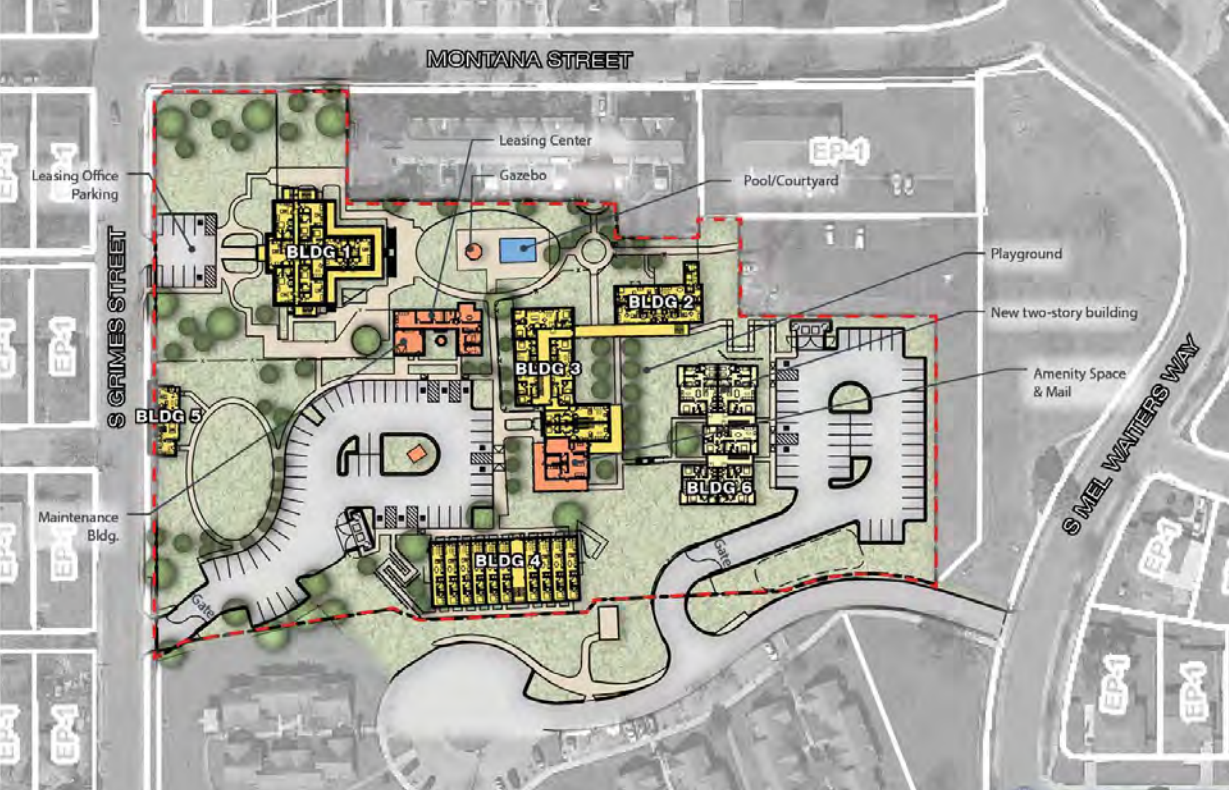




# OUR LADY OF CHARITY



# SITE PLAN

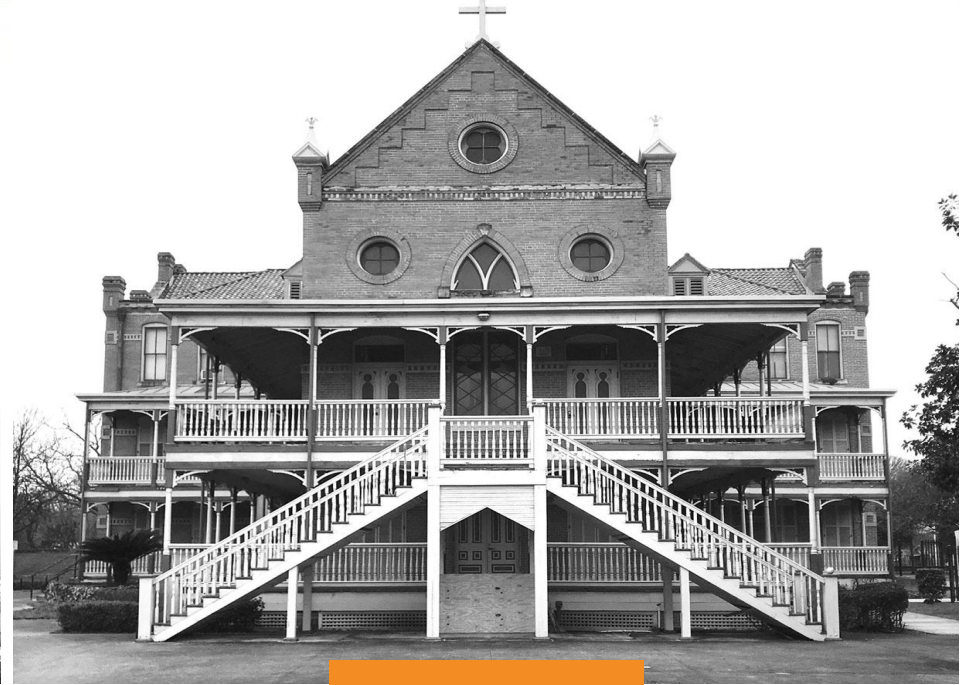


# HISTORIC BUILDING 1: CHAPEL

## WHAT WILL BE PRESERVED



CHAPEL WEST



CHAPEL EAST



# HISTORIC BUILDING 1: CHAPEL

## WHAT WILL BE PRESERVED



CHAPEL NORTH



CHAPEL SOUTH

# HISTORIC BUILDING 2

## WHAT WILL BE PRESERVED



**BUILDING 2 SOUTH**



**BUILDING 2 WEST**



# HISTORIC BUILDING 2

## WHAT WILL BE PRESERVED



**BUILDING 2 EAST**



**BUILDING 2 NORTH**

# BUILDING 3

## WHAT WILL BE PRESERVED



**BUILDING 3 SOUTH**



**BUILDING 3 EAST**



# BUILDING 3

## WHAT WILL BE PRESERVED



# HISTORIC BUILDING 4

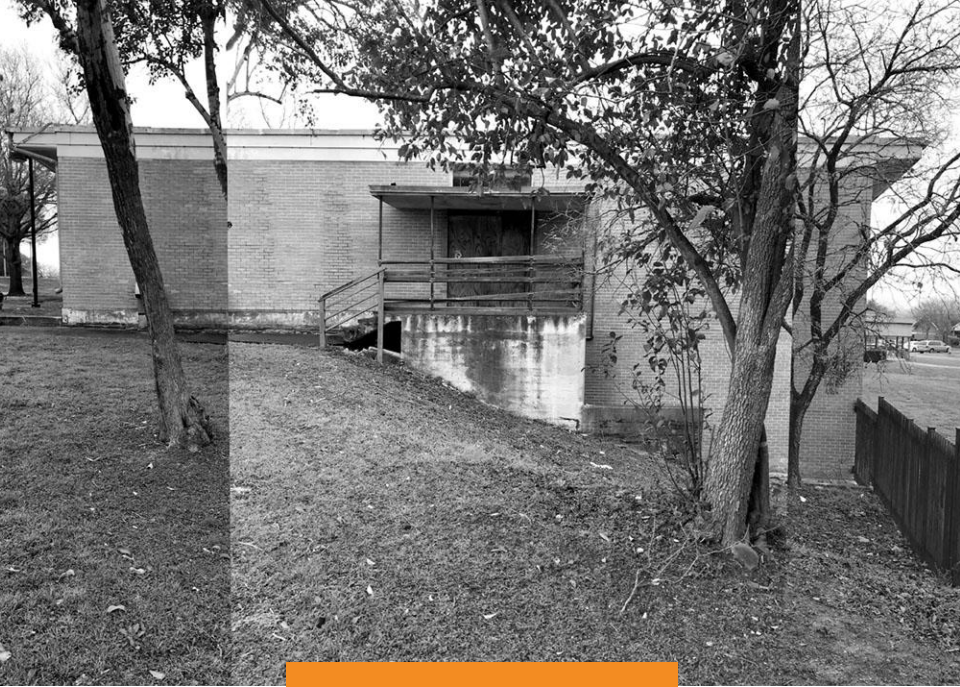
## WHAT WILL BE PRESERVED





# HISTORIC BUILDING 4

## WHAT WILL BE PRESERVED



**BUILDING 4 WEST**



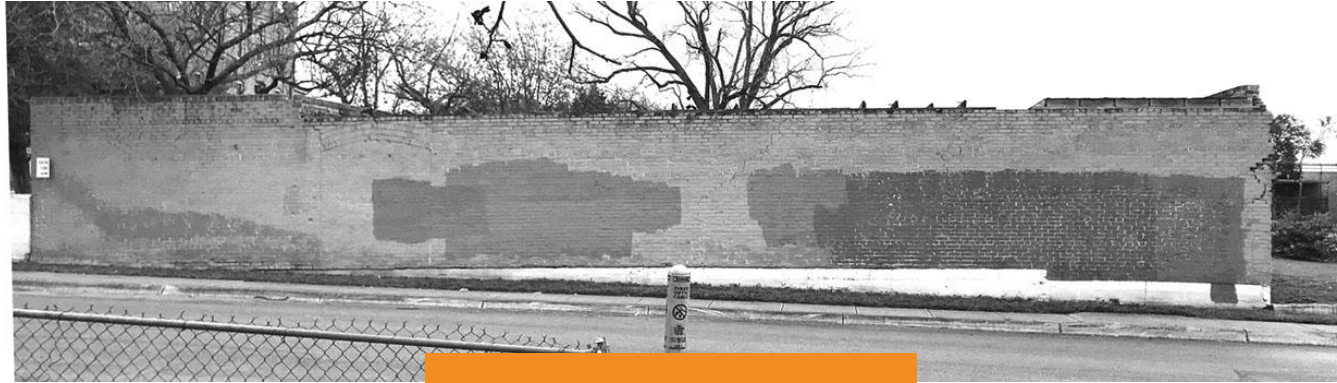
**BUILDING 4 EAST**

# HISTORIC BUILDING 5: CARRIAGE HOUSE

## WHAT WILL BE PRESERVED



**CARRIAGE HOUSE SOUTH**



**CARRIAGE HOUSE WEST**



# HISTORIC BUILDING 5: CARRIAGE HOUSE

## WHAT WILL BE PRESERVED



CARRIAGE HOUSE EAST



CARRIAGE HOUSE NORTH

# UNIT MIX BY BEDROOM AND AMI

- **72 Mixed-Income, Affordable Multi-family Units**
- **Units Size and Types**
  - **53** — Studios
  - **1** — One Bedroom
  - **4** — Two Bedrooms
  - **10** — Three Bedrooms
  - **4** — Four Bedrooms
- **Units by Average Median Income (AMI)**
  - **9** = 30% AMI
  - **29** = 50% AMI
  - **34** = 60% AMI
- **The total development will cost approximately \$15 Million**

# TIMELINE

**March 2019**

**TDHCA - 9 Percent Tax Credit  
Round Application**

**May 2019**

**Scoring of Competitive  
Applications**

**July 2019**

**Final Awards Announced**

**August 2019**

**Begin Final Development  
Process**

**January 2020**

**Construction Drawings Completed  
Begin Relocation *(If funding approved)***

**March 2020**

**Complete Relocation of All Residents**

**April 2020**

**Financial Closing**

**May 2020**

**Begin Construction**

**December 2021**

**Construction Completion**

**January 2022**

**Begin Leasing**

# RELOCATION PROCESS

## IF FUNDING IS OBTAINED

**January 2019**

**1<sup>st</sup> Resident Meeting**

**March 2019**

**2<sup>nd</sup> Resident Meeting**

**September 2019**

**3<sup>rd</sup> Resident Meeting — Funding Status**

**January 2020**

**Begin Relocation (*If funding approved*)**  
**Issue 90-Day Notice**

**March 2020**

**Complete Relocation of All Residents**

**May 2020**

**Begin Construction**

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019**

**BOARD OF COMMISSIONERS**  
**Operations and Choice Neighborhood Committee**

**RESOLUTION 5927, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE SPRINGVIEW SCATTERED SITE PROPERTIES LOCATED AT 238 CORLISS, 518 CORLISS, 2806 DEL RIO, 126 FERRIS, 526 J STREET, 614 J STREET, AND 2858 WYOMING IN SAN ANTONIO, BEXAR COUNTY, TEXAS; AUTHORIZATION OF THE SALE OF SUCH PROPERTIES; AND THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS**

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**David Nisiovocchia**  
**President and CEO**

DocuSigned by:  
  
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**Timothy E. Alcott**  
**Real Estate and Legal Services Officer**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5927, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) for the Springview scattered site properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San Antonio, Bexar County, Texas; authorization of the sale of such properties; and the execution of documents necessary to consummate such actions.

**FINANCIAL IMPACT:**

Once HUD approves disposition and sale of these homes, SAHA will have them listed on the Multiple Listing Service (MLS) to be sold to the general public. Market appraisals were obtained and will be listed in accordance with their respective values. Based on late 2018 appraisals, the houses appraised from as low as \$52,000, to the high end at \$118,000. The majority of these houses are in need of rehabilitation in order to make them livable. The total estimated revenue for all seven houses is approximately \$500,000, based on the appraisals performed in late 2018. As these homes were a part of the original Springview HOPE VI project, any revenue generated from the sale of these houses will be utilized for Public Housing.

**SUMMARY:**

These houses were previously under the Section 32 program, which requires that these houses meet code before they are sold to qualifying families. However, due to the extensive rehabilitation needed to bring them to code and the cost, SAHA has been unable to sell them. SAHA desires to sell the properties in an "AS IS" condition once SAHA obtains HUD approval.

On September 6, 2018, SAHA staff obtained Board approval of its plan to request that HUD remove these seven houses from the Section 32 program. On February 4, 2019, HUD provided an approval letter rescinding the Section 32 program and stating the seven units may be conveyed to the inventory. Staff is currently working on submission of a disposition application for all seven units. Once HUD approval is received, the units will be offered up for sale to the general public.

The properties will be sold and conveyed "AS IS" with a Land Use Restriction Agreement, which will maintain the affordability of the houses within the community.

**SAN ANTONIO HOUSING AUTHORITY**

**April 18, 2019**

Market appraisals have been obtained for all seven houses located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming. These houses have been vacant for ten to twenty years, initially due to the decline in the housing market, and then due to extensive vandalism and deterioration. The houses continue to be monitored and kept secured to ensure the safety of the neighborhood.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5927

Map of Scattered Site Locations



**San Antonio Housing Authority  
Resolution 5927**

**RESOLUTION 5927, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SPRINGVIEW SCATTERED SITE PROPERTIES LOCATED AT 238 CORLISS, 518 CORLISS, 2806 DEL RIO, 126 FERRIS, 526 J STREET, 614 J STREET, AND 2858 WYOMING IN SAN ANTONIO, BEXAR COUNTY, TEXAS; AUTHORIZATION OF THE SALE OF SUCH PROPERTIES; AND THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS**

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

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

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

**WHEREAS**, the assets in question have been assessed and the result of the evaluation is to dispose of them; and

**WHEREAS**, SAHA has obtained HUD authorization for the removal of the houses from the Section 32 program; and

**WHEREAS**, SAHA seeks Board approval to submit the seven houses located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming for disposition approval from HUD; and

**WHEREAS**, SAHA desires to sell the properties in an “AS IS” condition once SAHA obtains HUD approval, as required; and

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

**WHEREAS**, staff requests that the Board of Commissioners authorize the President and CEO to approve the strategic disposition of Real Estate Assets owned by SAHA and Affiliates, including vacant residential structures, to include the application for disposition of 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming properties to HUD, as required, and other matters in connection therewith.

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

- 1) Approves Resolution 5927, approving the disposition of seven, vacant residential properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming.
- 2) Authorizes the submission of a disposition application to the U.S. Department of Housing and Urban Development for the Springview scattered site properties for 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San



Antonio, Bexar County, Texas; and the execution of documents necessary to consummate such actions.

- 3) Authorizes that once approved, the units will be offered up for sale to the general public. The total estimated revenue for all seven houses is approximately \$500,000, based on the appraisals performed in late 2018. These revenues will be utilized for Public Housing.
- 4) Authorizes the President and CEO to execute all necessary documents associated with this matter.

**Passed and approved this 2nd day of May 2019.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

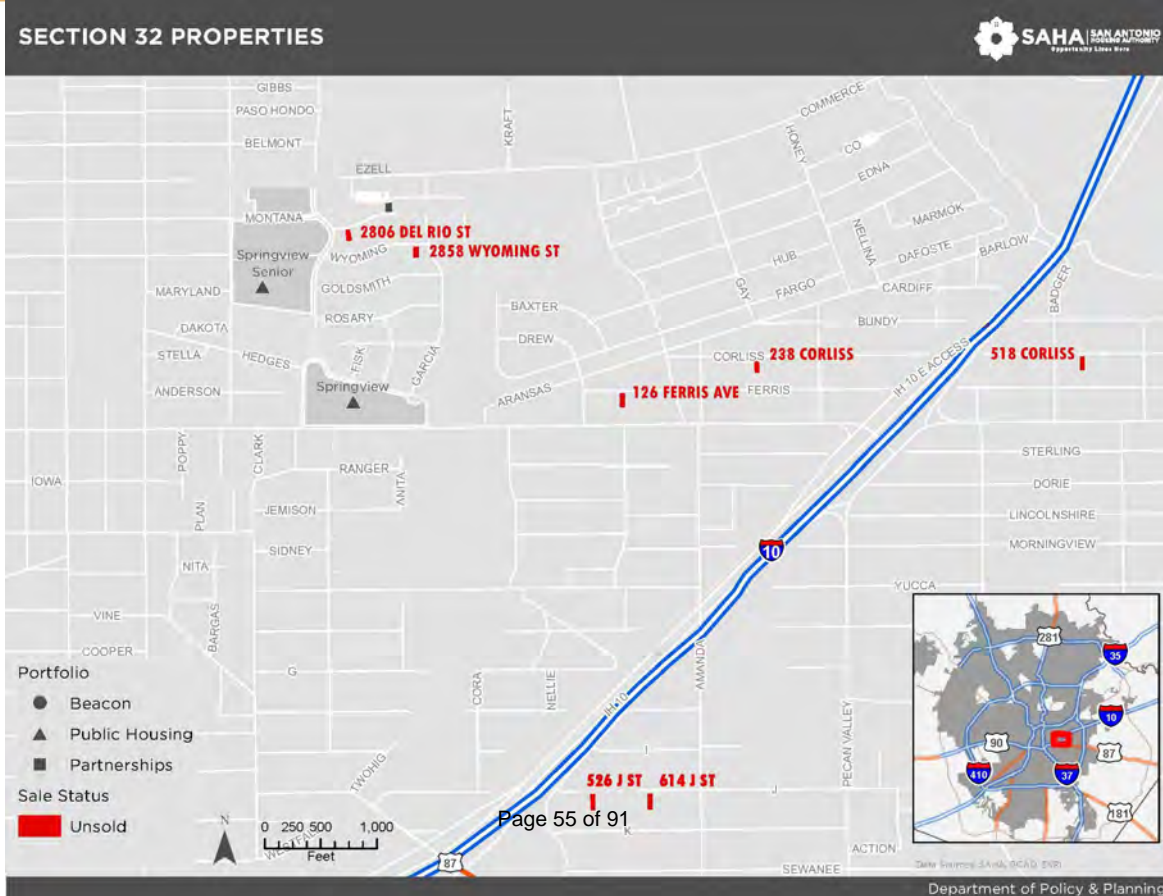
**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

# Section 32 Homes

1



**San Antonio Housing Authority****April 18, 2019**

To: Operations and Choice Neighborhood Committee



From: David Nisivoccia, President and CEO

Presented by: Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Adrian Lopez, Director of Community Development Initiatives

RE: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

**SUMMARY**

The following describes the activities related to the three core components of the Choice Neighborhood Initiative: People, Housing and Neighborhood. The activities are associated with metrics submitted to the U.S. Department of Housing and Urban Development (HUD) on both a quarterly and annual basis.

<b>CHOICE NEIGHBORHOOD GRANT ADMINISTRATION</b>
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The regularly scheduled HUD monthly call was held on April 9, 2019, at 12:00 p.m. to 1:00 p.m.

Final evidentiary documents were approved by HUD on March 27, 2019, along with Budget Revision #13 allowing SAHA to draw down the last of the housing funds.

Budget Revision #14, which consists of spreading the last of the funds in 1409 Evaluation and 1410 Administration was submitted the week of April 8, 2019.

Development Services and Neighborhood Revitalization discussed plans to utilize the remaining funds in Infill Housing and Facade Improvements, during November and December. In January, HUD requested a formal plan and critical path be submitted for approval to show how and when funds would be expended. Critical Path was submitted to HUD Washington on February 6, 2019, for approval. HUD approval is still pending.

**FY 2020 Target**

Expend all CNI funds by September 2019 - Pending

Establish Endowment by September 2019 - Pending

<b>PEOPLE</b>
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**Final Year Results****Original Goals:**

1. Begin with education and improve at every level.
2. Strengthen the relationship with CoSA Police Department and other partners to promote a safe neighborhood.
3. Improve and create new workforce career ladders and growing industries; make job creation a priority.
4. Ensure residents have access to wrap-around services, including healthcare.
5. Ensure a sense of community, neighborhood stability and cohesion through promotion of programs and activities that bring people together.

**Employment:**

Transformation Plan: 47%

Year 5: 61% +14 pts

**Health:**

Transformation Plan: 37% of adults used the emergency room for healthcare purposes.

Year 5: 12% of Adults used the emergency room for healthcare purposes.

**Education:**

Transformation Plan: 5th Grade reading: 67% Met standard | 5th Grade Math: 65% Met standard

**Year 5:** 5th Grade Reading: 63% | 5th Grade Math: 67%

Reading standards have fallen, while math standards have increased. The increase in math can be attributed to the increased rigor in STEM related curriculum. Urban Case Management programming will continue to supplement youth reading and comprehension programming to increase and encourage growth in reading.

**Current Achievements:** The five years of Urban Case management has reduced family conditions and improved stability among residents by reducing family risk scores by 57% (256 down to 110).

**Overall Goal:**

Employment Goal: 55% of Population Employed - Exceeded Target

**CHOICE CASE MANAGEMENT (Quarterly)****Wheatley Households****Objectives/Metrics**

- 130 Wheatley households remain on housing assistance.
- 163 households are no longer receiving housing assistance. Exit reasons include: evictions, abandonment, leaving after giving a 30-day notice to SAHA and death of head of household.

**Accomplishments***Former Wheatley Households*

- 77 former Wheatley households are receiving housing assistance and +case management
- 53 households are receiving housing assistance, but have not been responsive to case management
- 5 households are not receiving housing assistance, but are being case managed

**New Non former Wheatley households residing in replacement units***The Park at Sutton Oaks (49 Public Housing units)*

- 37 households are eligible for case management services
- 7 households are being case managed

*East Meadows I (71 Public Housing + 8 Project Based Vouchers)*

- 42 households are eligible for case management services
- 3 New Public Housing households are being case managed

*Wheatley Park Senior*

- 72 households are eligible for case management services

- 2 New Public Housing households are being case managed

+ Data is updated quarterly as part of Choice grant reporting.

## CHOICE EMPLOYMENT

### Objectives/Metrics

Baseline in September 2013

47% of the able-bodied population is employed

### FY 2018 Target

68 percent of the able-bodied population will be employed. Currently, 77% of Able-Bodied residents are employed

**\*Able-bodied Residents: 110 Target Population (includes all former Wheatley residents in assisted housing)**  
89 are active in Case Management

### Objectives/Metrics

\* Individuals between the ages of 18-64 years of age and not disabled

### Accomplishments

**66 (77%) employed** (32 full-time and 34 part-time) are in case management

- **4 of the employed residents are also in education or training**
- **7** new training enrollments this quarter
- **2** training completions this quarter
- **1** placed in jobs within three months of completing training or are participating in case management
- **11** able-bodied former Wheatley residents in case management are unengaged (not in work or training)

Urban has referred three Wheatley Choice residents to the Housing Authority Jobs Plus staff for employment services.

### USI Employment

Total Population-110

Able-bodied (ages 18-64) Employed Population-66

There are currently 11 able-bodied unemployed individuals.

USI has created programming in partnership with Turner of Life Counseling to address our unengaged and unemployed population. The "Happy Hour" Workshops' purpose is to help guide unengaged/unemployed residents into self-development, community leadership, early childhood education choices, and healthy living, with the result being that the individual becomes job ready and moves toward economic mobility through either employment, self-employment, or education. The program consists of one hour sessions and runs for twelve weeks. The meeting will consist of a combination of goal setting with case managers, counselors, group sessions, and journaling assignments. The participants will also have the option of attending ten one-on-one counseling sessions.

**Jobs Plus East (JPE) Updates****Objectives/Metrics**

Increase the number of residents employed by offering free training.

**High School Diploma Graduates from South Texas Leadership**

- YTD - 18 Graduates- 2017-2018
- 5 of the 18 are Wheatley Relocated
- 2-Enrolled Progressing

**Wheatley Relocated Client Training updates - Current**

- 1-Feb 26, 2019, enrolled in Champion Real Estate School-Progressing
  - 1 Administrative Assistant class with I-Best - Completion Date - April 2019
  - 1-interested in Culinary Arts - enrolled at St. Philips College-2019
- YTD-29 of the Urban/Choice client referrals for support- 25% are engaged in training

**Employment**

- YTD - 29 of the Urban/Choice client referrals for support - 31% are employed

**Available Community Coach Positions**

- 2-Vacancies-Position Advertised

**Recruitment**

- JPE staff continues to saturate the community with available resources, trainings, community events, and employment linkage via emails and three Early Headstart Centers (SAISD) Miller Child Development Center, Ella Austin and Carmelite Centers, monthly JPE newsletter and home visits.
- JPE offers open program enrollment and orientation every Thursday at Springview to promote program participation.
- JPE hosts a weekly information presentation focusing on free available trainings at the Eastside Education Center.

**Events Hosted-Outcome****3rd East Meadows Food Distribution Event**

- Held on March 20, 2019
- Food Distribution Stats: number of HOH SAHA Families (220)
- Number of Adults served-393
- Number of Youth served-346
- Total Grocery Value In-kind Amount-\$17,347.00
- **Community Partners that assisted with food distribution includes the following organizations:** Healthy Neighbors, Omega Psi Phi Fraternity, George Gervin, SAHA Components-JPE, Ross, and East Meadows Resident Services, Dual Gen United Way, Goodwill, BiblioTech

**Program Plus of the Month Family Engagement Committee Established-March 27, 2019**

- Comprised of 4 members - 2 SAHA-JPE Parent Program Participants, 2 Goodwill Parent Program
- Total Parent Committee members - 4 (one of the four is Wheatley Relocated)

**April Upcoming Event**

- East Meadows Food Distribution

**FY 2018 Target****138 enrolled and 42 placed in employment****CHOICE RESIDENT TRAINING METRICS (URBAN)****Objectives/Metrics**

9: New enrollments in job training in the past quarter

**Accomplishments Year 5:**

- 11: Adult High School Diploma Program
- 2: Associate's Degree
- 1: Bachelor's Degree
- 1: ESL
- 14: Workforce training (for specific field e.g., CNA or CDA)
- 16: Job readiness training (e.g., Starforce or Jobs Plus)
- 44: Residents have completed training or education to date

**CHOICE RESIDENT HEALTH (URBAN)****Objectives/Metrics:**

Residents have access to health care services and visit a doctor annually

**Year-to-date Metrics**

- 97% of children have a medical home; 97% of children have health insurance; 100% of children have seen a doctor in the last 12 months
- 77% of adults have a medical home; 77% of adults now have health insurance; 88% of adults have seen a doctor in the last 12 months
- The Adult Assessment Survey showed that 76% of respondents self-identified as having depression or other mental health issues and were screened and referred to counseling or reported very high to severe levels of stress. Please see below for the latest on Urban's mental health initiatives
- 6 women have been automatically enrolled in the Texas Healthy Woman Program after delivering babies
- 8 residents have been referred to Turner of Life Counseling

**Accomplishment**

- The NAMI group is up and running again at its new home at the East Meadows Community room. The group is now meeting every Tuesday at 10:00 a.m.
- Turner of Life Counseling began a new program designed for residents that have a new baby, lack health insurance and are currently unemployed. The program will consist of twice a month group sessions and individual counseling sessions will also be offered to participants.

Methodist Healthcare Ministries of South Texas has re-opened the Dixon Clinic on the Eastside. The new Dixon Health and Wellness Center is located in a new state of the art medical building on a 20 acre property that was formerly Southeast Baptist Hospital. The primary clinic is now open and accepting patients without health insurance. All medical services are offered free of charge or at a very low cost. The clinic serves only uninsured patients and provides free doctor visits and prescription services. A new 28 chair clinic will open soon to serve uninsured dental patients. The USI Health Specialist is currently referring uninsured patients who cannot afford to pay the \$45.00 copay, the lowest scale available at the Federally Qualified Community



Health Clinic (CommuniCare and CentroMed); or the monthly payments for the CareLink payment plan available through the County Health System (University Health System). The USI Health Specialist will also work hand-in-hand with the new clinic to build relationships with uninsured families residing at East Meadows by conducting a series of health focused workshops.

Medical Home: 88 or 77%; an increase of 5%

Health Insurance: 88 or 77%; an increase of 5%

Doctor visits in the last 12 months: 94 or 3%; an increase of 11%

Urban has also developed processes for Significant Case Interventions:

- Coordination of chronic disease patients to a specialty system of care (including HIV).
- Coordination of abnormal screening mammogram for definitive diagnosis. This patient now has a medical home at the local Federally Qualified Community Health Clinic.
- Coordination of access to care through Texas Healthy Women Program leading to diagnosis of chronic conditions, including diabetes and heart disease.
- Coordination of Eye Care through UIW Bowden Clinic, including one follow-up referral after cataract surgery.
- Mental health interventions through behavioral health counseling.

A USI Health Specialist is working with CentroMed to create strategies for enrollment into the Affordable Care Act for families on the east side who are eligible. The Health Specialist has attended the open enrollment sessions for the contractors tasked with enrolling eligible residents. CentroMed has requested USI to identify possible residents for employment as ACA Navigators.

## CHOICE EDUCATION

### Objectives/Metrics:

Increase the number of 5 year olds who are kinder-ready by 25%.

80% of 3<sup>rd</sup>-12<sup>th</sup> grade students improve academic performance in math and reading.

80% four-year graduation rate

### Population Update

USI continues to serve 57 families with children, 40 youth in the early childhood population and 135 youth in the school aged population.

### ■ Early Childhood Population (ages 0-5) – 58% are receiving early childhood development services.

Early Head Start	1
Head Start	3
Pre-K in public school	4
Licensed child care center	6
Licensed child care home	1

**San Antonio Housing Authority****April 18, 2019**

Unlicensed care by friend, relative, or church	6
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The USI Education Liaison has identified 15 children (representing 12 households) that are not participating in early learning programs. Case managers continue to work with those families to refer them to early learning programs such as Early Head Start, Head Start and PreK4SA.

**■ School-aged Population (ages 6-18) – 71% are participating in youth enrichment activities.**

After-school program	34
Summer program	30
Sports, recreation, or cultural program	26
Youth leadership development	3
Youth employment	2
Academic support/tutoring	15
Mentoring	3
Technology training/computer classes	3

The USI Education Liaison has identified 34 children (representing 24 households) that are not participating in youth enrichment activities. Case managers continue to work with those families to refer them to upcoming summer programs, community sports leagues and technology opportunities at BiblioTech East.

## HOUSING

### Final Year

#### Original Goals:

1. Ensure one-for-one replacement of the assisted housing
2. Create an economically integrated community and maximize affordable housing
3. Include residents in all levels of planning and execution of the housing plan
4. Leverage substantial additional resources to ensure maximum impact in the neighborhood
5. Integrate the "Housing" component and other study area components, including anticipating future housing needs
6. Provide appropriate bedroom configurations that are energy efficient, sustainable, accessible, connected, and free from discrimination
7. Create a strong sense of community through community design

#### Current Achievements:

1. Of the 246 replacement units, 208 have been completed to date.

2. Twelve Facade Improvement grants have been provided to the businesses within the Choice Neighborhood, which have assisted current small businesses, as well as bring in new small businesses to the area.
3. Wheatley Choice Neighborhood residents have been engaged since the creation of both the Planning and Implementation grant submissions. They are included in all decision making regarding the housing to include the design, amenities, construction, naming and lease-up. They have also been engaged in the neighborhood improvement planning and implementation.
4. Choice Neighborhood was able to secure \$20,000,000 from the City of San Antonio as well as \$43 million in tax credits and private investments for the implementation of the Housing and Neighborhood components. In all, the \$29,750,000 Choice Neighborhood Implementation grant has provided for over \$180,000,000 in investment to this community.
5. Choice Neighborhood has acquired fifteen vacant lots, three of these lots have vacant structures that are in line for demolition, in order to make way for owner occupied single family housing. Choice has also provided sixteen Owner Occupied Rehab grants in the neighborhood. Of the sixteen grants, two homes have been completed and fourteen remain in various stages of construction.
6. The unit mix for all four housing phases provides for families of all income levels to reside at the new development. Each phase offers Public Housing, Section 8 or Public Based Voucher, affordable and market rate units.
7. The new development was designed to be inclusive of the surrounding community. Each building fronts the street with fencing only between the buildings for limited access to the public. A BiblioTech library was created on-site for use by residents of the new development as well as the surrounding community. Finally, the new Phillis Wheatley Park, which is currently in the design phase, is located in the center of both the East Meadows and Wheatley Park Senior Living community to provide a meeting, play and art space for the neighborhood.

## Replacement Housing

### Objective

***Replace all 246 units demolished at Wheatley Courts***

### Accomplishments

The Park at Sutton Oaks - CNI Phase I (**49 PH replacement units**)

The development as a whole is 97 percent occupied.

East Meadows I -CNI Phase II (71 PH and 8 PBV = **79 replacement units**)

The development as a whole is 97 percent occupied.

Wheatley Park Senior Living - (44 PH and 36 PBV = **80 replacement units**)

The development as a whole is 100 percent occupied.

### FY 2018 Target

Complete 128 replacement units before the end of FY 2017 - Achieved goal

### FY 2020 Target

Complete final 42 replacement units by December 2019 - pending

***To date 208 replacement units have been completed.***

### **Phase II - East Meadows Multi-Family Housing (215 Units)**

#### **Objective**

Complete 215 multi-family units by the end of October 2017 (Revised to March 2019, through loan extension).

#### **Accomplishments**

Current occupancy is 97 percent.

**Project Close-out** - As of March 15, 2019, and per Capital One, East Meadows I had satisfied the required Debt Service Coverage Ratio for Lease Stabilization. The Closing Statement and Draw#35 were executed and submitted to Capital One and MBS. The Housing Assistance Payment Assignment was submitted on March 27, 2019. The only remaining item is Final Draw#36 that will balance the project budget. Draw#36 will include the return of \$200k that will be used to paydown the SAHA MTW Loan. The \$200k was reduced from the release of retainage that was paid to SLS Contractors as agreed to in CO#20.

**Half-Baths** - SAHA DSNR requested that MBS move forward with the RFP on March 7, 2019. The RFP is still pending. SAHA has reached out to MBS leadership.

#### **FY 2018 Target**

Project closeout and conversion will occur January 2018 - Target Not met

#### **FY 2019 Target**

Project closeout and conversion will occur March 2019 - Target Met (March 15, 2019)

### **Phase III - Wheatley Park Senior Living - Senior Building (80 Units)**

#### **Objective**

Develop eighty affordable units for seniors 62 years of age and older.

#### **Accomplishments**

The project is 100 % complete. Current occupancy is 100 percent.

**Project Close-out** - Construction loan was paid off January 22, 2019, and there is no permanent debt. The Co-developer is now working on obtaining equity installments #4 (Stabilization) and #5 (Final Installment).

#### **FY 2018 Target**

Complete the project by April 30, 2018, and lease up completed by June 2018 - Target Met

### **Phase IV - East Meadows II Multi-Family Housing (119 Units)**

#### **Objective**

Obtained an allocation of 9% tax credits on July 31, 2017.

#### **Accomplishments**

Project is 15% complete as of February 28, 2019. A total of \$579,585 has been used of the \$4M in HOME Funds. Draw #7/#8 for January 2019, has been funded. Draw #8/#9 for March 2019, has not been submitted.

**San Antonio Housing Authority****April 18, 2019**

Cadence McShane has placed all six out of six concrete pads on Block E, eight out of ten pads on Block F and three out of four pads at Block G. A total of seventeen, out of twenty, have been placed. Currently, framing and utilities conduit excavation and placement continues at Block E, F and G. Construction meetings are being held with the owner, developer, architect and the contractor every two weeks. The next Construction Meeting will be held on April 9, 2018.

**FY 2018 Target**

Close on financing by August 2018 - Not Met

**FY 2019 Target**

Close on financing by September 2018 - Target Met

**FY 2020 Target**

Expend all CNI housing funds by September 2019 - Pending

Substantial Completion by December 30, 2019 - Pending

**Public Improvements Phase I & II Construction****Objective**

Completion of Public Improvements for East Meadows and Wheatley Park Senior Living by end of October or early November 2017.

**Accomplishments**

To date, the remaining scope of work is the removal of electrical utility poles in the right of way. SAHA will not release the remaining administrative fees to the developer until the pending items are complete. As of March 12, 2019, MBS continues to work on updating the budget required to complete all outstanding work.

**FY 2018 Target**

Completion of Phase I & II Public Improvements by November 2017 - Target not met

SAHA continues to work with MBS to compile a final budget and identify funding to cover the outstanding scope of work.

**Public Improvements Phase III****Objective**

Complete the final phase of Public Improvements in conjunction with the final housing phase.

**Accomplishments**

SAHA and MBS have secured \$200,000 in CDBG funds to help fund the final phase of Public Improvements. COSA obtained City Council approval on March 21, 2019, for the \$200,000 in CDBG funds.

Cadence McShane is experiencing difficulties with obtaining CoSA Right of Way permits; therefore, the start date has been pushed back to April 15, 2019.

**FY 2018 Target**

Commencement of Public Improvement work for final phase by July 2018 - Target not Met

**FY 2019 Target**

## San Antonio Housing Authority

April 18, 2019

Commencement of Public Improvement work for final phase by September 2018 - Target not Met  
 Commencement of Public Improvements revised schedule December 2018 - Target Met

**FY 2020 Target**

Expend all CNI funds allotted for Public Improvements Phase III by September 2019 - Pending

**Non-Replacement Housing - Phase I****Objective**

*Development and lease-up of 372 non-replacement units.*

**Accomplishments**

Phase I - The Park at Sutton Oaks – 159 non-replacement units were completed as of June 17, 2014.

Phase II - East Meadows - 136 non-replacement units were completed as of December 2017.

Phase IV - East Meadows II - 77 non-replacement units will began construction June 2018.

**FY 2017 Target**

Completion of 295 non-replacement units by June 30, 2017 - Target not met

**FY 2018 Target**

Completion of 295 non-replacement units by June 30, 2018 - Target met

**FY 2020 Target**

Completion of remaining 77 non-replacement units by December 2019

***To date 295 non-replacement units have been completed.***

**Phillis Wheatley Park****Objective**

Create a public park on site, complete with a playground, art and covered sitting area.

**Accomplishments**

Straight Line Management is the selected general contractor. The pre-construction meeting occurred on February 22, 2019. Construction of the park began on March 18, 2019, with an anticipated completion date of July 15, 2019.

**FY 2020 Goal**

Expend all CNI and CCI dollars allotted for Park by August 2019 - Pending

**NEIGHBORHOOD****Final Year****Original Goals:**

1. Increase green space



2. Implement Byrne Act-funded crime prevention and safety-enhancing activities in partnership with EPN to improve a sense of personal safety
3. Establish community gardens and produce a food co-op
4. Increase connectivity
5. Increase home ownership through infill housing and rehab of single family units
6. Prioritize neighborhood level retail and services
7. Promote a retail facade program
8. Create incentives for businesses to locate in the area

**Current Achievements:**

1. Each new development has green space within each block and a centralized park is currently being designed by the community in honor of Phillis Wheatley and Ira Aldridge.
2. The strategies provided by the Byrne Grant were incorporated into the neighborhood strategies, which helped reduce crime. These strategies, along with the improved lighting, has improved a sense of safety within the neighborhood.
3. Choice Neighborhood is currently working on a structure to house farm equipment and to bring water and electricity to the Urban Farm in preparation for a fall planting.
4. Choice Neighborhood, in partnership with COSA and VIA, have improved connectivity within the neighborhood through sidewalk and street improvements, as well as the addition of a bus route that runs from Ft. Sam Houston down to Walters street, all the way to Hwy 90. The addition of this bus route now provides residents a direct ride to St. Phillips College.
5. Choice Neighborhood has acquired fifteen vacant lots. Three of these lots have vacant structures that are in line for demolition in order to make way for owner occupied single family housing. Choice has also provided sixteen Owner Occupied Rehab grants in the neighborhood. Of the sixteen, two homes have been completed and fourteen remain in various stages of construction.
6. Choice Neighborhood has brought new small businesses, as well as service providers, such as the UHS Robert L.M. Hilliard Clinic to the neighborhood.
7. Choice Neighborhood business facade improvement program has issued all twelve of its grants to small businesses in the neighborhood.
8. Choice Neighborhood created the business facade improvement program to attract new businesses to the area, provide the opportunity for established businesses to improve their businesses and allow for businesses to utilize the grant funds for Crime Prevention Through Environmental Design measures, such as security cameras and lighting.

**Overall Goal:** Successfully complete all six CCI strategies

### CRITICAL COMMUNITY IMPROVEMENTS (CCI)

#### Administrative–CCI Plan

#### Accomplishments

Implementation of all six CCI Strategies.

#### FY 2018 Target

Completion of all twelve Business Facade Improvement projects by June 30, 2018 - Target met

Completion of Art in the Park pieces by June 30, 2019 - Pending

#### FY 2020 Target

## San Antonio Housing Authority

April 18, 2019

Expend all CCI funds by August 2019 - pending

### Infill - Vacant Lots

#### Accomplishments

Terramark LLC commits to having twelve homes completed by Nov. 1, 2019. The Contract is currently pending final signatures.

Structures and a foundation on lots 1533 Hays, 1555 Hays, 1718 Burnet and 1071 Poinsettia are pending demolition so that new home construction may begin. The demo and abatement contractor has been selected and state notification was sent Friday, March 29, 2019. There is a 10-day standstill period before commencing work. Work will then be completed within three days.

#### FY 2019 Target

HUD approval to reallocate CCI Infill dollars to St. Philips Culinary Institute is projected by April 2019 - Target not met. HUD declined the project and stated that Notice Of Funding Ability states funds cannot be used to fund a Higher Education Institution.

Submit alternate plan for use of these dollars to HUD for approval by April 2019.

Begin New construction of twelve homes by May 2019 - Pending

#### FY 2020 Target

Completion of the first twelve homes by November 2019 - Pending

### Owner Occupied Rehab

#### Accomplishments

Merced Housing Texas has twenty-five applications in various stages of the Owner Occupied Rehab (O.O.R) process. However, some challenges have arisen with property owners who do not have clear title to their properties, but have life estates. We are working with outside counsel to determine whether or not we can proceed on these applications.

#### FY 2018 Target

Rehabilitate twelve homes in the Choice footprint by December 31, 2018 - Target met

#### FY 2019 Target

Increase the number of Rehab homes into the program by twenty-six and by June 2019 - Pending

#### FY 2020 Target

Expend all CCI funds by September 2019 - Pending

### Business Facade Restoration

#### Accomplishments

SAGE has contacted businesses who utilized all of their initial grants to identify those with additional projects. Three have been identified as valid, and could result in larger grant amounts. We are waiting on approval from HUD, so that we may proceed.

**FY 2018 Target**

Award up to twelve grants for qualifying businesses - Target Met

**FY 2020 Target**

Obtain HUD approval to increase existing facade grants to expend all CCI funds by September 2019 - Pending

**Urban Farm**

R&C Landscaping has sourced trees and the installation of the irrigation system. All trees have been planted with the exception of pollinators. The Contractor is also completing installation of irrigation system.

The General Contractor has installed the metal building. Change order #2 was approved April 1, 2019, for the sealant of the cement within the building, which will include a Garcia Urban Farm logo. After sealant is cured, the walk-in cooler will be installed and then the metal building will be complete.

**FY 2017 Target**

Develop Urban Farm in the Choice Footprint - in progress

**FY 2018 Target**

Initiate build-out of Farm - Not Met

**FY 2019 Target**

Initiate build-out of Farm - Target Met

First planting by April 2019 - Pending

**FY 2020 Target**

Expend all CCI funds for this strategy by September 2019 - Pending

**Neighborhood Beautification****Accomplishments**

The artist continues to complete the fabrication, and mosaic artwork on sculptures for Phillis Wheatley Park. Staff will work closely to coordinate with the General Contractor for concrete pours once art is ready for installation.

**FY 2017 Target**

Selection of artists - Target met

**FY 2018 Target**

Completion of design, community meetings, and initiation of projects.

**Accomplishments**

The Phillis Wheatley Park

Construction of the park meeting began March 18, 2019, with an estimated completion date of July 15, 2019, for a total of 120 days of construction. The art is scheduled to be installed by a third party artist, and includes the memorial wall, lion sculptures and custom benches. Anticipated completion date is June 30, 2019.

**San Antonio Housing Authority****April 18, 2019****FY 2019 Target**

Selection of the general contractor - Target met

The SAHA Board of Commissioners approved Straight Line Management as the general contractor to construct the new Phillis Wheatley Park. Staff has requested the ability to use a portion of remaining Infill funds for the construction of Park Pavilion. Upon completion, the park will be conveyed to the City of San Antonio and will become a part of the city park system. HUD has requested a letter of commitment from the City, stating they will maintain both the park and the pavilion once the park is conveyed.

**FY 2019 Target**

Completion of community meetings, design and construction of the public park.

**FY 2020 Target**

Completion of Park by July 2019 - Pending

Expend all CCI dollars by September 2019 - Pending

**ENHANCE PUBLIC INFRASTRUCTURE****Public Improvements (Streets, Sidewalks, Curbs, and Lighting)**

Improvements in Target Area II are complete. Improvements for Target Area III are scheduled for November 2019.

**Accomplishments**

Public Improvements in Target II completed

**FY 2018 Target**

Completion of curbs, streets, sidewalks, driveways and lighting in Target Area II - Target Met

**FY 2019 Target**

Completion of work in Target Area III - Pending

**REQUESTED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

None.

**STRATEGIC GOAL:**

Empower and equip families to improve their quality of life and achieve economic stability.

**ATTACHMENTS:**

None.

## SAN ANTONIO HOUSING AUTHORITY

April 18, 2019

## MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO

Presented by: Kristi Baird, Director of Beacon Communities

RE: Update and discussion of Beacon Quarterly Operations

**SUMMARY:**

San Antonio Housing Authority's (SAHA's) Beacon Communities Department measures various key performance indicators (KPI's) to ensure the department is operating effectively and to provide guidance in operational support.

The quarterly update includes the cumulative fiscal year 2019, data regarding the following KPI's:

- Occupancy
- Net Operating Income (NOI)

**OCCUPANCY:**

<b>Total Occupancy</b>	<b>95.01%</b>	<b>94.11%</b>	<b>92.95%</b>	<b>94.02%</b>	<b>93.61%</b>	<b>92.22%</b>	<b>92.14%</b>	<b>92.65%</b>	<b>92.34%</b>	<b>91.44%</b>	<b>94.26%</b>	<b>92.68%</b>	<b>93.34%</b>
<b>Beacon Managed</b>	<b>95.56%</b>	<b>94.54%</b>	<b>93.24%</b>	<b>94.45%</b>	<b>93.82%</b>	<b>93.19%</b>	<b>93.06%</b>	<b>93.36%</b>	<b>93.10%</b>	<b>92.66%</b>	<b>94.83%</b>	<b>93.53%</b>	<b>93.90%</b>
<b>Orion Managed</b>	<b>93.69%</b>	<b>93.05%</b>	<b>92.22%</b>	<b>92.99%</b>	<b>93.08%</b>	<b>89.85%</b>	<b>89.89%</b>	<b>90.94%</b>	<b>90.50%</b>	<b>88.48%</b>	<b>92.88%</b>	<b>90.62%</b>	<b>91.97%</b>
	<i>Jul</i>	<i>Aug</i>	<i>Sep</i>	<i>Q1 Avg</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>	<i>Q2 Avg</i>	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Q3 Avg</i>	<i>FYTD Avg</i>
Bella Claire	97.01%	97.01%	95.52%	96.51%	97.01%	95.52%	95.52%	96.02%	95.52%	91.04%	98.51%	95.02%	96.27%
Burning Tree	92.59%	94.44%	93.52%	93.52%	91.67%	90.74%	90.74%	91.05%	90.74%	90.74%	89.81%	90.43%	92.28%
Castle Point	99.1%	98.6%	97.7%	98.49%	97.7%	95.9%	96.4%	96.67%	96.36%	98.18%	99.00%	97.85%	97.58%
Churchill Estates	97.50%	95.00%	92.50%	95.00%	100.00%	95.00%	95.00%	96.67%	97.50%	100.00%	100.00%	99.17%	95.83%
Claremont	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Converse Ranch I	95.16%	96.77%	95.97%	95.97%	94.35%	95.16%	97.58%	95.70%	97.58%	92.74%	99.19%	96.50%	95.83%
Converse Ranch II	98.1%	97.1%	96.2%	97.12%	95.2%	95.2%	96.2%	95.51%	98.08%	98.08%	98.08%	98.08%	96.31%
Dietrich Road	83.3%	83.3%	80.0%	82.22%	76.7%	76.7%	76.7%	76.67%	70.00%	70.00%	87.00%	75.67%	79.45%
Encanta Villa	91.1%	89.3%	87.5%	89.29%	82.1%	83.9%	83.9%	83.33%	85.71%	89.29%	86.00%	87.00%	86.31%
Homestead	96.8%	96.2%	95.5%	96.18%	94.9%	96.2%	96.2%	95.75%	96.18%	96.18%	96.18%	96.18%	95.97%
La Providencia	96.7%	95.6%	96.7%	96.30%	92.2%	96.7%	96.7%	95.19%	96.67%	96.67%	100.00%	97.78%	95.74%
Legacy@Crown Meadows	95.3%	95.3%	95.3%	95.31%	93.8%	93.2%	91.2%	92.71%	91.15%	88.54%	90.00%	89.90%	94.01%
Pecan Hill	94.0%	96.0%	94.0%	94.67%	94.0%	95.0%	96.0%	95.00%	94.00%	94.00%	96.00%	94.67%	94.83%

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Sunshine Plaza	99.0%	97.0%	94.0%	96.67%	95.0%	99.0%	95.0%	96.33%	99.00%	99.00%	100.00%	99.33%	96.50%
Villa de San Alfonso	96.6%	96.6%	96.6%	96.55%	100.0%	100.0%	100.0%	100.00%	100.00%	96.55%	96.55%	97.70%	98.28%
Villa de Valencia	92.3%	93.3%	88.5%	91.35%	90.38%	90.38%	89.42%	90.06%	88.46%	88.46%	90.00%	88.97%	90.70%
Warren House	100.0%	85.7%	85.7%	90.47%	100.00%	85.71%	85.71%	90.47%	85.71%	85.71%	85.71%	85.71%	90.47%
Cottage Creek I	89.33%	89.72%	86.96%	88.67%	87.35%	87.35%	87.35%	87.35%	90.12%	86.96%	90.12%	89.07%	88.01%
Cottage Creek II	88.78%	87.24%	88.27%	88.10%	88.27%	87.24%	86.73%	87.41%	89.80%	93.88%	95.41%	93.03%	87.76%
Courtland Heights	94.64%	92.86%	92.86%	93.45%	96.43%	89.29%	91.07%	92.26%	89.29%	94.64%	92.86%	92.26%	92.86%
Monterrey Park	97.50%	97.50%	91.50%	95.50%	95.50%	90.00%	87.50%	91.00%	87.50%	91.00%	95.00%	91.17%	93.25%
Reagan West	100.00%	100.00%	100.00%	100.00%	100.00%	93.33%	93.33%	95.55%	93.33%	73.33%	93.33%	86.66%	97.78%
Towering Oaks	96.88%	95.31%	96.88%	96.36%	94.53%	94.53%	95.31%	94.79%	95.31%	91.41%	95.31%	94.01%	95.57%
Woodhill	88.72%	88.72%	89.10%	88.85%	89.47%	87.22%	87.97%	88.22%	88.16%	88.16%	88.16%	88.16%	88.53%

**NET OPERATING INCOME (NOI):**

<b>Total NOI</b>	<b>1,232,603</b>	<b>802,859</b>	<b>780,760</b>	<b>547,110</b>	<b>1,568,727</b>	<b>(3,223)</b>	<b>482,687</b>	<b>847,640</b>	<b>868,402</b>	<b>7,290,568</b>
<b>Beacon Total</b>	<b>718,607</b>	<b>377,157</b>	<b>467,786</b>	<b>204,331</b>	<b>1,214,926</b>	<b>(381,890)</b>	<b>188,427</b>	<b>409,513</b>	<b>382,546</b>	<b>3,724,282</b>
<b>Orion Total</b>	<b>513,996</b>	<b>425,702</b>	<b>312,974</b>	<b>342,779</b>	<b>353,801</b>	<b>378,667</b>	<b>294,260</b>	<b>438,127</b>	<b>485,856</b>	<b>3,566,286</b>
	Q1			Q2			Q3			YTD
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	As of: 3/2019
<b>Bella Claire</b>	24,000	(2,564)	5,350	6,415	43,889	(39,724)	4,314	23,543	19,292	83,848
<b>Burning Tree</b>	51,438	35,483	27,580	39,153	96,833	(8,710)	26,624	27,027	10,394	304,022
<b>Castle Point</b>	64,968	8,361	16,287	47,383	153,890	(77,868)	23,863	23,838	37,287	297,641
<b>Churchill Estates</b>	29,168	22,187	8,283	10,331	58,270	(13,416)	18,405	25,808	17,639	176,605
<b>Claremont</b>	5,361	891	764	746	(9,355)	17,171	(2,797)	1,629	1,629	18,396
<b>Converse Ranch I*</b>	63,810	53,588	(2,786)	(42,164)	116,071	(26,547)	23,198	59,242	55,035	429,896
<b>Converse Ranch II*</b>	38,738	56,309	41,243	35,725	105,485	(105,913)	30,771	43,984	41,189	376,825
<b>Dietrich Road*</b>	9,698	6,806	(5,335)	(589)	12,554	(631)	(15,766)	2,725	(4,758)	4,000
<b>Encanta Villa*</b>	27,538	12,198	17,580	11,632	30,223	5,400	(3,880)	13,311	1,147	114,698
<b>Homestead</b>	75,771	(6,986)	71,201	(24,854)	130,576	(1,300)	22,053	39,524	18,066	284,633
<b>La Providencia</b>	26,930	15,734	20,545	6,491	62,768	(21,736)	(14,598)	20,819	19,641	132,466
<b>Legacy@CrownMeadows</b>	153,085	118,107	173,664	42,317	233,673	(29,147)	65,537	108,174	83,423	948,641
<b>Pecan Hill</b>	50,168	27,089	32,407	30,103	67,788	645	24,825	21,704	40,762	295,321
<b>Sunshine Plaza</b>	42,715	14,142	33,316	13,064	52,931	(18,290)	27,309	20,291	8,048	190,689
<b>Villa de San Alfonso</b>	8,204	(5,162)	5,914	(2,483)	22,238	(20,946)	(163)	4,622	(3,605)	8,741
<b>Villa de Valencia*</b>	42,833	24,543	17,456	30,005	31,549	(38,485)	(41,670)	(28,003)	36,082	45,248



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<b>Warren House</b>	4,182	(3,569)	4,317	1,056	5,543	(2,393)	402	1,275	1,275	12,612
<b>Cottage Creek I</b>	68,981	63,319	37,370	42,492	55,544	44,245	52,816	47,443	62,126	472,593
<b>Cottage Creek II</b>	52,312	47,592	21,856	40,748	32,953	16,644	41,294	59,013	59,298	385,854
<b>Courtland Heights</b>	28,435	20,371	11,975	20,481	18,447	20,528	11,439	27,526	25,547	184,749
<b>Monterey Park</b>	86,811	42,821	73,719	35,845	46,114	53,187	47,191	61,484	66,881	518,464
<b>Reagan West</b>	4,981	3,086	4,177	2,178	(350)	976	2,768	2,197	(952)	18,986
<b>Towering Oaks</b>	66,827	63,209	26,740	46,104	45,852	62,798	37,151	61,469	59,110	472,647
<b>Woodhill</b>	205,649	185,304	137,137	154,931	155,241	180,289	101,601	178,995	213,846	1,512,993

**SPECIAL INITIATIVES**

1. Transition of Management - All contract managed communities are scheduled for FY20.
2. Software Implementation - Phase I and II have been completed and will continue with each property that is added to the portfolio.
3. Paperless Initiative - Seeking regulatory authority for paperless approval to proceed operationally.
4. Transfer of Housing Assistance Payments Contract (Project-Based Assistance Program at Villa de Valencia) - Working with Development Services and Neighborhood Revitalization Department to transfer to 100 Labor.
5. Water Allocation - An approved vendor has implemented the phase in to begin in FY20. SAHA allocates the billing of water at some of our communities, because they are not master metered. During the next phase, SAHA will start allocating and the resident will be responsible for the water.
6. Software Integrated Background Checks - Building module functionality in the Management software.
7. Increase Affordability (bond programs and partnership opportunities) - Refinance includes bond program; additionally, the department is working with partners at SAMMinistries and the Federal Housing Programs Department is working with the THRU Project to offer additional affordability programs.
8. Fifteen Year Tax Credit Ownership and Management Transitions - The department is working with Asset Management to transition the first three Partnership communities ownership, with management to follow.
9. Implement Inventory Control Modules - Training is scheduled to begin on the modules functionality June 2019.
10. Refinance of Eligible Communities - Continue with refinancing of eligible communities in accordance with the refinance plan and complete capital investments annually.

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**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

None.


**STRATEGIC GOAL:**

Transform core operation to be a high performing and financially strong organization.

**ATTACHMENTS:**

None.

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019****MEMORANDUM**

To: Operations and Choice Neighborhood Committee 

From: David Nisivoccia, President and CEO

Presented by: Thomas Roth, Director of Asset Management

RE: Update on Public Housing Scattered Site Disposition

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**SUMMARY:**

On April 14, 2016, the SAHA Board of Commissioners approved Resolution 5605. authorizing staff to submit an application with HUD requesting approval to dispose of 94 single family homes in the Public Housing Portfolio. The disposition process included the following activities:

- Conducting meetings with impacted residents
- Obtaining environmental evaluations and appraisals for each property
- Submitting financial and other supporting data to HUD

A completed application was submitted to HUD on August 27, 2016. However, due to changes in the standards required to justify disposition requests, a final decision to approve the request was not received until October 30, 2018.

Asset Management, with the assistance of staff from Federally Housing Programs, Community Development Initiatives, and Communications and Public Affairs, have conducted numerous meetings with the impacted families to explain the process, provide relocation assistance, and helped families find replacement housing via transfers to other Public Housing properties, or the issuance of a Section 8 Housing Voucher. Additionally, a dedicated staff member has been assigned to address inquiries from impacted clients.

Many of the families have school age children. Staff did not want to disrupt households while school was in session, and has given families until June 30, 2019, to vacate and move to replacement housing. Additionally, to respect the privacy of the families, properties are not being listed for sale until they are vacated.

Homes are being listed with one of two brokers that were secured through the RFP solicitation process managed by SAHA's Procurement Department. To date, ten homes have been vacated and seven have sold and three are under contract. All sales to date have purchase prices at or above the current appraised value. We expect more units to be vacated as the school year ends.

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Based on appraised values and projected transaction related costs, net sale proceeds are estimated at \$6,800,000. Net sale proceeds will be held in a restricted account per the terms of HUD's disposition approval. Proceeds must be reinvested into Public Housing assets, the use of these proceeds is subject to HUD's prior approval. It is SAHA's intent to invest funds into capital

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**April 18, 2019**

projects that will preserve and extend the useful life of existing public housing assets.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing units.

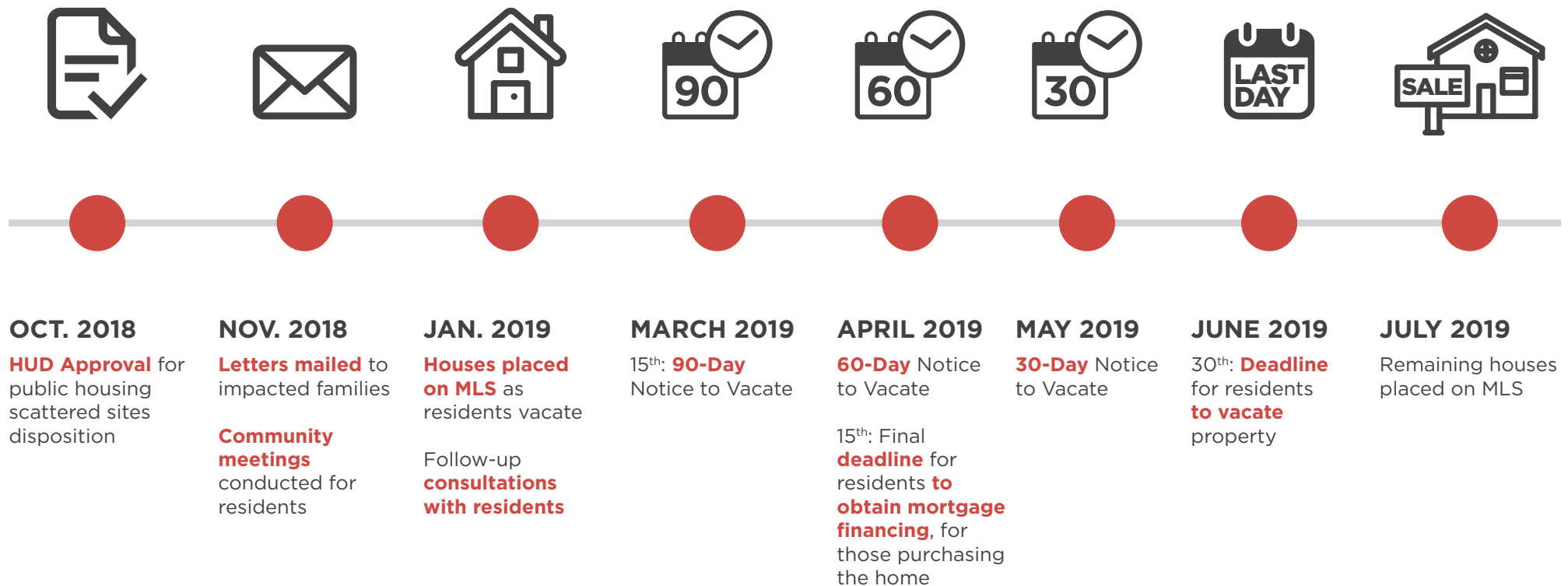
**ATTACHMENTS:**

Project Timeline

Map

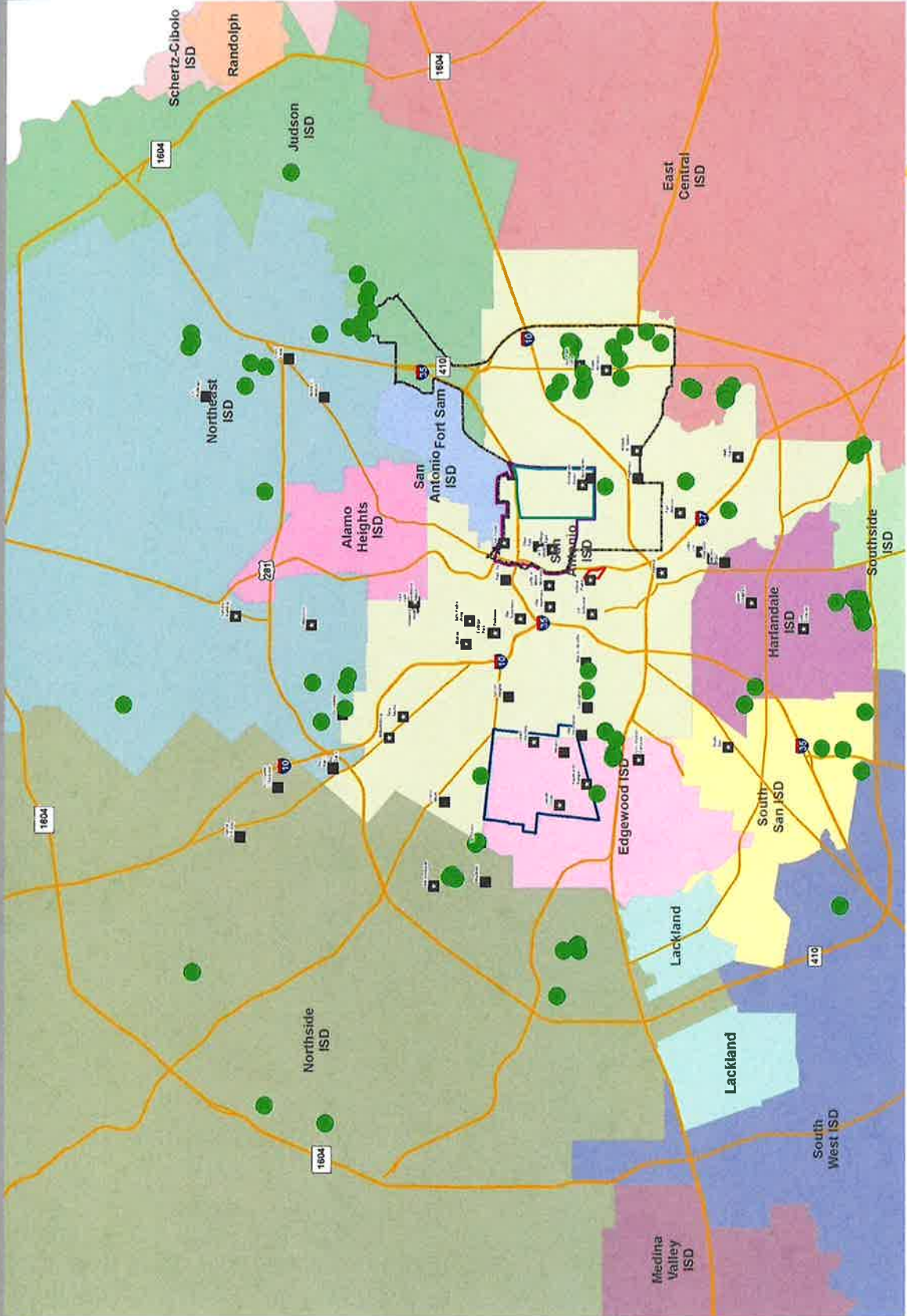


# SCATTERED SITES TIMELINE



**Note:** The relocation of impacted families may begin as early as Jan. 2019.

# PH Scattered- DISPOSE





**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019****MEMORANDUM**

To: Board of Commissioners

From: David Nisivoccia, President and CEO

Presented by: Thomas Roth, Director of Asset Management

RE: Quarterly Update of Public Housing Capital Projects

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**SUMMARY:**

At the Asset Management meeting held on January 18, 2018, the Board of Commissioners requested quarterly status updates on capital projects contemplated under the Public Housing 5 Year Capital Plan. Below is a quarterly status update of projects completed, in process, and under development as of March 31, 2019:

**Completed Projects:****Charles Andrews (52 units)****4060 Medical Drive**

Comprehensive modernization project including new metal roofs, energy efficient windows, doors, exterior painting, unit upgrades, parking lot and landscaping upgrades were completed on February 22, 2019, at a cost of \$3,336,422.

**Francis Furey (66 units)****4902 Gus Eckert Lane**

Full roof replacement of all buildings was completed on January 18, 2019, at a cost of \$883,050.

**Le Chalet (34 units)****823 E. Grayson**

Le Chalet passenger elevator upgrades, including a new control panel, hydraulic pump, travel cable, and conditioning of the mechanical room was completed on March 29, 2019, at a cost of \$85,500.

**O.P. Schnabel (70 units)****919 S. Main Street**

O.P. Schnabel passenger elevator modernization project was completed on February 15, 2019, at a cost of \$75,474.

**Tarry Towne (98 units)****315 Vance Jackson**

Full roof replacement of all buildings was completed on December 28, 2018, at a cost of \$1,020,000.

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019****Projects In Process:****Blanco Apartments (100 units)****906 W. Huisache**

The Blanco Apartment basement structural repairs and waterproofing project is scheduled for completion on June 27, 2019, at a projected cost of \$419,491.

**T. L. Shaley (66 units)****4827 Pettus**

The T.L. Shaley project of rebuilding a two-unit duplex that was destroyed by fire is scheduled for completion on July 5, 2019, at an estimated cost of \$219,750.

**Villa Tranchese (201 units)****307 Marshall**

Villa Tranchese central air conditioning chiller replacement is scheduled for completion on April 10, 2019, at a cost of \$444,879.10.

**Victoria Plaza (185 units)****411 Barrera Street**

The substantial rehabilitation is underway at Victoria Plaza. This project consists of the following: mechanical, electrical, plumbing systems, elevator overhaul, installation of fire sprinkler/alarm system, window replacement, installation of individual unit HVAC system, unit interior upgrades, upgrades to office space, common areas, and will also include the addition of a flex room for preventive wellness services. The project should be completed by February 2020, at an estimated cost of \$16,821,805.

**Projects in Planning:****Cassiano Homes (499 units)****2919 S. Laredo**

Cassiano Homes is scheduled for restoration of seven offline units. A Request for Proposal will be released April 2019, with an estimated start date of August 2019, at a projected cost of \$596,683 funded by both Capital Fund Program funds and Insurance Proceeds.

In addition, foundation repairs for the 2424 Chihuahua building are planned. The estimated cost is \$200,000. The Release of Request for Proposal and estimated start date are To Be Determined.

**College Park (78 units)****2011 N. Flores**

College Park passenger elevator #2 is scheduled for cylinder replacement/repairs. Release of a Request for Proposal will not be needed. The estimated start date is To Be Determined. The estimated cost is \$74,800.

**SAN ANTONIO HOUSING AUTHORITY****April 18, 2019****Fair Avenue (216 units)****1215 Fair Avenue**

Fair Avenue is scheduled for installation of a fire sprinkler system and an alarm system upgrade. Request for Proposal expired on February 19, 2019. Work is estimated to begin May 2019, at a cost of \$3,650,000.

**Parkview (153 units)****114 Hickman**

Roof replacement and repairs to exterior panels are planned for the Parkview Apartments. Release of Request for Proposal and estimated start date are To Be Determined. Estimated cost is \$1,300,000.

**San Pedro Arms (16 units)****2103 San Pedro**

San Pedro Arms passenger elevator is scheduled for modernization. Release of a Request for Proposal will not be needed. The estimated start date is To Be Determined. The estimated cost is \$90,145.

**Villa Tranchese (201 units)****307 Marshall**

Villa Tranchese will receive the installation of a fire sprinkler system and an alarm system upgrade. The central air conditioning chiller replacement project is currently in progress. The Request for Proposal was released in February. The Capital Fund Program budgeted cost estimation is \$4,000,000. The estimated start date is July 2019.

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Capital projects are being funded by a combination of Capital Fund Program, Moving to Work Funds, insurance loss proceeds, and available reserves.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing units.

**ATTACHMENTS:**

Progress Photos

Summary Chart



# **CAPITAL PROJECTS QUARTERLY REPORT**

Progress Photos  
April 18, 2019

# FRANCIS FUREY ROOF REPLACEMENT

2



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# LE CHALET ELEVATOR MODERNIZATION

3





# TARRY TOWNE ROOF REPLACEMENT

4





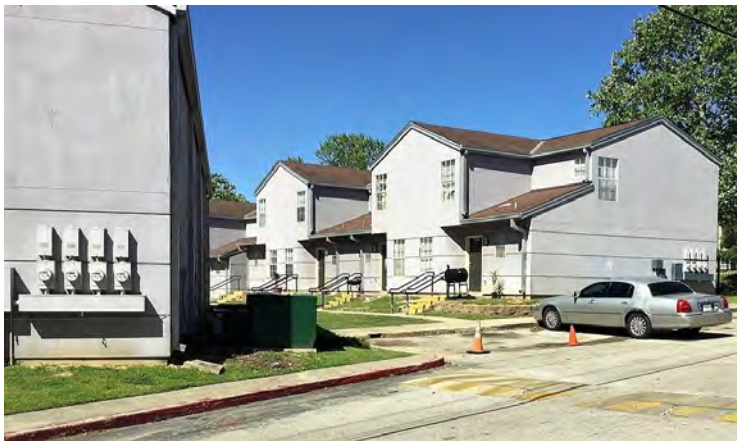
# DR. CHARLES ANDREWS RENOVATIONS (1)

5



# DR. CHARLES ANDREWS RENOVATIONS (2)

6





# T.L. SHALEY DUPLEX RECONSTRUCTION

7





# BLANCO BASEMENT STRUCTURAL & WATERPROOFING

8



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906 W Huisache Ave  
San Antonio TX 78201  
United States



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Mar 6, 2019 at 11:24:50 AM  
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San Antonio TX 78201  
United States

# VILLA TRANCHESE CHILLER REPLACEMENT

9



<b>Q3 March 31, 2019</b>						
<b>Completed</b>						
Property	Description	Funding Source	Board Approved Amount	Final Contract Amount	Completion Date	
Charles Andrews	Comp. Mod./Site, Bldg, Interior, Parking Improv.	CFP	\$ 3,336,422.54	\$ 3,336,422.54	02-22-19	
Francis Furey	Roof Replacement	CFP, Insurance Proceeds	\$ 999,486.00	\$ 883,050.28	01-18-19	
Le Chalet	Elevator Modernization	CFP	\$ 85,500.00	\$ 85,500.00	03-29-19	
O.P. Schnabel	Elevator Modernization	CFP	\$ 75,474.00	\$ 75,474.00	12-15-17	
Tarry Towne	Roof Replacement	CFP, Insurance Proceeds	\$ 1,100,056.00	\$ 1,020,005.50	12-28-18	
<b>Total</b>			<b>\$ 5,596,938.54</b>	<b>\$ 5,400,452.32</b>		
<b>In Progress</b>						
Property	Project Description	Funding Source	Board Approved Amount	Obligated Amount	Estimated Completion Date	
Blanco	Basement Structural & Waterproofing Repairs	CFP	\$ 521,167.38	\$ 419,491.00	06-27-19	
T.L. Shaley	Fire Restoration	CFP, Insurance Proceeds	\$ 254,699.99	\$ 219,750.00	07-05-19	
Villa Tranchese	Chiller Replacement	CFP	\$ 455,161.00	\$ 444,879.10	04-10-19	
Victoria Plaza	Comprehensive Modernization	CFP, MTW Funds	\$ 17,547,318.00	\$ 16,821,805.06	02-18-20	
<b>Total</b>			<b>\$ 18,778,346.37</b>	<b>\$ 17,905,925.16</b>		
<b>Planning</b>						
Property	Project Description	Funding Source	Estimated Contract Amount	Estimated Release of RFP	Estimated Submission Date to Ops	Estimated Start Date
Cassiano	7 Offline Unit Restoration *	CFP, Insurance Proceeds *	\$ 596,683.00	April 2019	June 2019	August 2019
Cassiano	2424 Chihuahua - Foundation	CFP	\$ 200,000.00	TBD	TBD	TBD
College Park	Elevator #2 - Cylinder Replacement	CFP	\$ 74,800.00	N/A	N/A	N/A
Fair Avenue	Fire Sprinkler & Alarm Upgrade/Installation	CFP	\$ 3,650,000.00	Dec 2018	March 2019	May 2019
Parkview	Roofing, Exterior Panels	CFP	\$ 1,300,000.00	TBD	TBD	TBD
San Pedro Arms	Elevator Modernization	CFP	\$ 90,145.00	N/A	N/A	N/A
Villa Tranchese	Fire Sprinkler & Alarm Upgrade/Installation	CFP	\$ 4,000,000.00	Feb 2019	May 2019	July 2019
<b>Total</b>			<b>\$ 9,911,628.00</b>			

\* CFP \$300,000; Insurance \$296,683