



OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE MEETING



**MAY 16
2019**



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here





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

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, May 16, 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 5937, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2019-2020, for an estimated amount of \$3,520,000.00 (Diana Kollodziej Fiedler, Director of Finance and Accounting)
3. Consideration and appropriate action regarding Resolution 5932, authorizing the President and CEO to declare an official intent of reimbursement, through an anticipated tax exempt municipal lease purchase agreement, for funds associated with pre-development activities of an Energy Performance Contract Phase II (EPC) (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)
4. Consideration and appropriate action regarding Resolution 5934, authorizing the award of a contract for Castle Point Exterior Renovations and Site Improvements to JMI Contractors, LLC for an amount not to exceed \$3,321,457.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
5. Consideration and appropriate action regarding Resolution 5935, authorizing the award of a contract for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$3,057,850.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

6. Consideration and appropriate action regarding Resolution 5936, authorizing the expenditure of additional funds for replacement of sewer cast-iron pipe waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for the Victoria Plaza Substantial Rehabilitation Project, to Stoddard Construction Management, Inc. for an amount not to exceed \$2,000,000.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

CHOICE NEIGHBORHOOD

7. 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; Arrie Porter, Consultant)

INDIVIDUAL ITEMS FOR CONSIDERATION

8. Update and discussion regarding the Quarterly Report of Federal Housing Programs (Joel Tabar, Assistant Director of Federal Housing Programs)
9. Update and discussion regarding Security Services (Domingo Ibarra, Director of Security)
10. 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**May 16, 2019****BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee**

RESOLUTION 5937, AUTHORIZING THE PRESIDENT AND CEO TO RENEW OR PLACE INSURANCE POLICIES COVERING PROPERTY, LIABILITY, CYBER LIABILITY, EXCESS/UMBRELLA, DIRECTORS AND OFFICERS, EMPLOYMENT PRACTICES, WORKERS' COMPENSATION, AUTOMOBILE FLEET, FIDUCIARY, FIDELITY, FLOOD, AND BOILER AND MACHINERY FOR THE SAN ANTONIO HOUSING AUTHORITY AND ITS AFFILIATED ENTITIES, FOR FISCAL YEAR 2019-2020, FOR AN ESTIMATED AMOUNT OF \$3,520,000.00

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David Nisivoccia
President and CEO

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Diana Kollodziej Fiedler
Director of Finance and Accounting

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5937, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2019-2020, for an estimated amount of \$3,520,000.00.

FINANCIAL IMPACT:

Insurance costs are funded through the FY 2019-2020 budget as well as any insurance escrow accounts.

SUMMARY:

The protection and preservation of SAHA's housing portfolio plays a leading role in the stability and improvement of the quality of life of the residents that it serves.

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to maintain adequate insurance coverage on all properties. Similarly, lenders and additional interests have these requirements for Beacon and other non-profit properties. This activity is aligned with SAHA's priority to preserve its existing affordable housing assets.

On June 5, 2014, the Board of Commissioners approved awarding a contract to McGriff, Seibels and Williams of Texas (MSW) as SAHA's Broker of Record (BOR). The BOR serves as a consultant for insurance products in the market and presents SAHA the best options for consideration. MSW is currently in its final year of their contract.

Annual efforts include cost and coverage comparisons in the market for SAHA's affordable housing portfolio and operations insurance needs; selections are recommended based on the best cost and fit for SAHA. In addition, policy adjustments occur throughout the fiscal year. The FY 2018-2019 Board approved request was \$3,200,000.00; the projected costs for FY 2019-2020 are estimated at \$3,520,000.00. The policy periods covered will be July 1, 2019,

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

through June 30, 2020. Premium increases are projected based upon early preliminary indications by the incumbent carrier and market conditions projections on operational policies.

The total projected increase requested is \$320,000.00, or ten percent. Cost increases are typically attributable to variable market conditions, claims loss history, policy limits of liability adjustments, filling coverage gaps, and catastrophic events. Most impactful to the increases were SAHA's 2016 hail claims. SAHA staff believes these projected costs are the worst case scenario. Historically, SAHA has been unable to obtain competitive pricing in the open market largely attributable to being classified in a high risk insured industry. The BOR is restricted from securing full indications until May 1, 2019, through June 30, 2019, as per industry standards.

In order to secure the best possible products and pricing, SAHA staff seeks Board authorization to bind policies by or before June 30, 2019. Staff will prepare a follow-up Board agenda item to inform the Board of Commissioners of actual placement and a more relevant cost projection in July 2019.

Approximately ten percent of the \$3,520,000.00 is specifically for policy additions, premium increases, policy adjustments, coverage gaps, or to insure special events as they occur throughout the year.

Renewal Process - Industry standard and best practices:

March 2019	Review/complete renewal applications
April 2019	Gather and submit related data (to BOR) – loss runs, review market trends and pricing, discuss placement, negotiation or alternative strategies with CFO
May 2019	Recommend and request Board of Commissioners (BOC) authorization Seek competitive premium indications in the open market and discuss recommendations with CFO
June 2019	Receive and review quotes on entire portfolio, bind coverage
July 2019	Policies renewed or placed Return to update BOC of placement and more accurate projected costs

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 5937

**San Antonio Housing Authority
Resolution 5937**

RESOLUTION 5937, AUTHORIZING THE PRESIDENT AND CEO TO RENEW OR PLACE INSURANCE POLICIES COVERING PROPERTY, LIABILITY, CYBER LIABILITY, EXCESS/UMBRELLA, DIRECTORS AND OFFICERS, EMPLOYMENT PRACTICES, WORKERS' COMPENSATION, AUTOMOBILE FLEET, FIDUCIARY, FIDELITY, FLOOD, AND BOILER AND MACHINERY FOR THE SAN ANTONIO HOUSING AUTHORITY AND ITS AFFILIATED ENTITIES, FOR FISCAL YEAR 2019-2020, FOR AN ESTIMATED AMOUNT OF \$3,520,000.00

WHEREAS, the Housing Authority of the City of San Antonio, Texas, (SAHA) must maintain adequate insurance for its properties, its real estate assets, and the properties of its affiliates to protect itself, its residents, and its employees; and

WHEREAS, the renewal or placement of insurance is necessary to comply with U.S. Department of Housing and Urban Development (HUD) requirements, lenders and additional interests' requirements, and is necessary to protect SAHA's properties, residents, and staff; and

WHEREAS, SAHA's Broker of Record, McGriff, Seibels and Williams of Texas, Inc., provides SAHA recommendations of the best available products and pricing; and

WHEREAS, staff recommends authorization to proceed with insurance policy renewals or placements in an amount estimated at \$3,520,000.00; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO, or designee, to execute all documents and transactions necessary to renew or place all insurance policies for the San Antonio Housing Authority and its affiliated entities.

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

- 1) Approves Resolution 5937, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2019-2020, for an estimated amount of \$3,520,000.00; and
- 2) Authorizes the President and CEO, or designee, to execute all documents, extensions, and annual premium remuneration necessary to renew or place all insurance policies for the San Antonio Housing Authority and its affiliated entities.

Passed and approved the 6th day of June 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

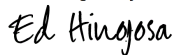
Attested and approved as to form:

David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019****BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee****RESOLUTION 5932, AUTHORIZING THE PRESIDENT AND CEO TO DECLARE AN OFFICIAL INTENT OF REIMBURSEMENT THROUGH AN ANTICIPATED TAX EXEMPT MUNICIPAL LEASE PURCHASE AGREEMENT, FOR FUNDS ASSOCIATED WITH PRE-DEVELOPING ACTIVITIES OF AN ENERGY PERFORMANCE CONTRACT PHASE II (EPC)**

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David Nisivoccia
President and CEO

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Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5932, authorizing the President and CEO to declare an official intent of reimbursement, through an anticipated tax exempt municipal lease purchase agreement, for funds associated with pre-development activities of an Energy Performance Contract Phase II (EPC).

FINANCIAL IMPACT:

The approval and action of the resolution has no additional cost to SAHA. The resolution allows for the reimbursement of EPC pre-development expenses from future project financing.

SUMMARY:

The San Antonio Housing Authority (SAHA) and its Board of Commissioners elected and approved the process to begin the pre-development phase of a U.S. Housing and Urban Development (HUD) approved EPC where SAHA will spend pre-development funds associated with technical assistance services including, but not limited to engineering, legal, consultants, and other services necessary to achieve project financing and HUD approval. Upon financial closing of the EPC transaction, HUD EPC regulations allow SAHA to be reimbursed for expenditures associated with pre-development services. SAHA must declare an Official Intent of Reimbursement to be eligible for reimbursement of such expenses.

In efforts to continue to be a leader in sustainability, as well as, to finance capital improvement projects designed to preserve and extend the useful life expectancy of affordable housing units, SAHA's Board of Commissioners approved pre-development activities of a HUD approved self-managed EPC through resolution 5922 on April 4, 2019. An EPC is a HUD approved program, which allows a Public Housing Authority to finance energy and water conservation measures and capital improvements through future utility cost savings.

SAHA's EPC is estimated to generate about \$16.5 million of utility savings, over a fifteen year term, with a net present value of \$8.3 million in project funds, which will be sourced through an anticipated tax exempt municipal lease purchase agreement.

Prior to financial closing of the EPC, SAHA is estimated to spend an amount not to exceed \$500,000.00 on pre-development activities. In order for SAHA to receive reimbursement for these expenditures from EPC project financing proceeds, SAHA is required to make a Declaration of Official Intent of Reimbursement. This resolution acts as SAHA's Declaration of Official Intent of Reimbursement.

SAN ANTONIO HOUSING AUTHORITY

May 16, 2019

STRATEGIC OBJECTIVE:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 5932

**San Antonio Housing Authority
Resolution 5932**

RESOLUTION 5932, AUTHORIZING THE PRESIDENT AND CEO TO DECLARE AN OFFICIAL INTENT OF REIMBURSEMENT THROUGH AN ANTICIPATED TAX EXEMPT MUNICIPAL LEASE PURCHASE AGREEMENT, FOR FUNDS ASSOCIATED WITH PRE-DEVELOPING ACTIVITIES OF AN ENERGY PERFORMANCE CONTRACT PHASE II (EPC)

WHEREAS, the San Antonio Housing Authority (SAHA) is expected to expend funds for energy studies, technical assistance, legal services, engineering, architectural, pre-construction pricing, and other services related to program design for a self-managed energy performance contract (EPC); and

WHEREAS, SAHA recently partnered with the Housing Authority of the City and County of Denver (DHA) through an intergovernmental agreement for such technical assistance; and

WHEREAS, SAHA intends to contract with additional firms for such technical assistance including, but not limited to, legal services, architectural and engineering firms, facility commissioning firms, general contractors, and other firms that can assist with the development of a self-managed EPC proposal and project design; and

WHEREAS, SAHA intends and reasonably expects that expenditures made for such efforts will be reimbursed through the proceeds of an anticipated tax exempt municipal lease purchase agreement for SAHA's EPC; and

WHEREAS, the estimated amount of the tax exempt municipal lease purchase agreement is \$8.3 million and the estimated amount to be reimbursed is not to exceed \$500,000.00; and

WHEREAS, this resolution acts as a Declaration of Official Intent of Reimbursement; Designation of Qualified Tax Exempt Obligation. This is a Declaration of Official Intent within the meaning of Treasury Regulations Section 1.150-2 for such related expenditures.

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

- 1) Approves Resolution 5932, authorizing the President and CEO to declare an official intent of reimbursement, through an anticipated tax exempt municipal lease purchase agreement, for funds associated with pre-development activities of an Energy Performance Contract Phase II (EPC).
- 2) Pending HUD approval of a Public Housing Authority Energy Performance Contract and with SAHA Counsel's approval of the same, the President and CEO of SAHA is authorized reimbursement of related expenditures with future EPC project financing.

Passed and approved the 6th day of June 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO


SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**


BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5934, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT EXTERIOR RENOVATIONS AND SITE IMPROVEMENTS TO JMI CONTRACTORS, LLC FOR AN AMOUNT NOT TO EXCEED \$3,321,457.00

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David Nisivoccia
President and CEO

DocuSigned by:

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Steven Morando
Director of Procurement
and General Services

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Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5934, authorizing the award of a contract for Castle Point Exterior Renovations and Site Improvements to JMI Contractors, LLC for an amount not to exceed \$3,321,457.00.

FINANCIAL IMPACT:

The cost for the exterior renovations and site improvements at Castle Point Apartments is not expected to exceed an amount of \$3,321,457.00, to include a base bid of \$2,767,881.00, plus a 20% contingency of \$553,576.00 that will only be used, as necessary. This project will be funded with loan proceeds.

SUMMARY:

Castle Point Apartments, a development within the Beacon Communities portfolio, was acquired in 1993, by the San Antonio Housing Authority. This is a multi-family community located in north central San Antonio that is comprised of eighteen residential two-story buildings, one laundry room and a maintenance shop. There are a total of 220 units consisting of 24 efficiency apartments, 136 one-bedroom apartments, 44 two-bedroom medium apartments (871 square feet), and 16 large two-bedroom apartments (989 square feet).

SAHA requires the services of a qualified general contractor to provide exterior renovations and site improvements at the Castle Point Apartments. The scope of work for this project will include repairs and ADA accessibility improvements to the clubhouse/office building, changes to the main sign for the complex (marquee), retaining wall repairs and installation, site drainage improvements, window replacements, exterior renovations to siding and brick facade, complete roof system repair and replacement (i.e., shingles, flashing, decking, gutters, downspouts, and gutter guards, as needed), concrete mechanical pads (air conditioners), site lighting to incorporate solar lighting were possible, new security lighting for all units, replacement of all out-of-compliance hand and safety railings with new code compliant railing systems, repair and installation of perimeter fencing, asphalt repair, and seal and stripe for all paved areas.

On March 15, 2019, SAHA issued an Invitation For Bids (IFB) #1903-910-65-4901 for Castle Point Exterior Renovations and Site Improvements that closed on April 22, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO,

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

Public Purchase and direct solicited to 169 contractors. A total of four bids were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Geofill Material Technologies (SBE, Section 3 Business), JMI Contractors, LLC, and Stoddard Construction Management, Inc. (SBE).

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, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, we are recommending contract award to JMI Contractors, LLC, as this company was the lowest responsive and responsible bidder.

JMI Contractors, LLC 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 a prior award from SAHA for repair and replacement of shingle roofs at Villa de Valencia Apartments. Their client list includes Deer Creek, Greystar Property, Lincoln Properties, Roscoe Properties, Silver Oaks Apartments, Songbird Apartments, and West Avenue Apartments. JMI Contractors has a 30% goal for Section 3 new hires for this project.

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities

ATTACHMENTS:

Resolution 5934
Map and Photo
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 5934**

RESOLUTION 5934, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT EXTERIOR RENOVATIONS AND SITE IMPROVEMENTS TO JMI CONTRACTORS, LLC FOR AN AMOUNT NOT TO EXCEED \$3,321,457.00

WHEREAS, On March 15, 2019, SAHA issued an Invitation For Bids (IFB) #1903-910-65-4901 for Castle Point Exterior Renovations and Site Improvements that closed on April 22, 2019; and

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

WHEREAS, JMI Contractors, LLC is being recommended for contract award. This company was the lowest responsive and responsible bidder; and

WHEREAS, the current award recommendation for the Castle Point exterior renovations and site improvements is not expected to exceed an amount of \$3,321,457.00, to include a base bid of \$2,767,881.00, plus a 20% contingency of \$553,576.00 that will only be used, as necessary. This project will be funded with loan proceeds; 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 5934, authorizing the award of a contract for Castle Point Exterior Renovations and Site Improvements to JMI Contractors, LLC for an amount not to exceed \$3,321,457.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

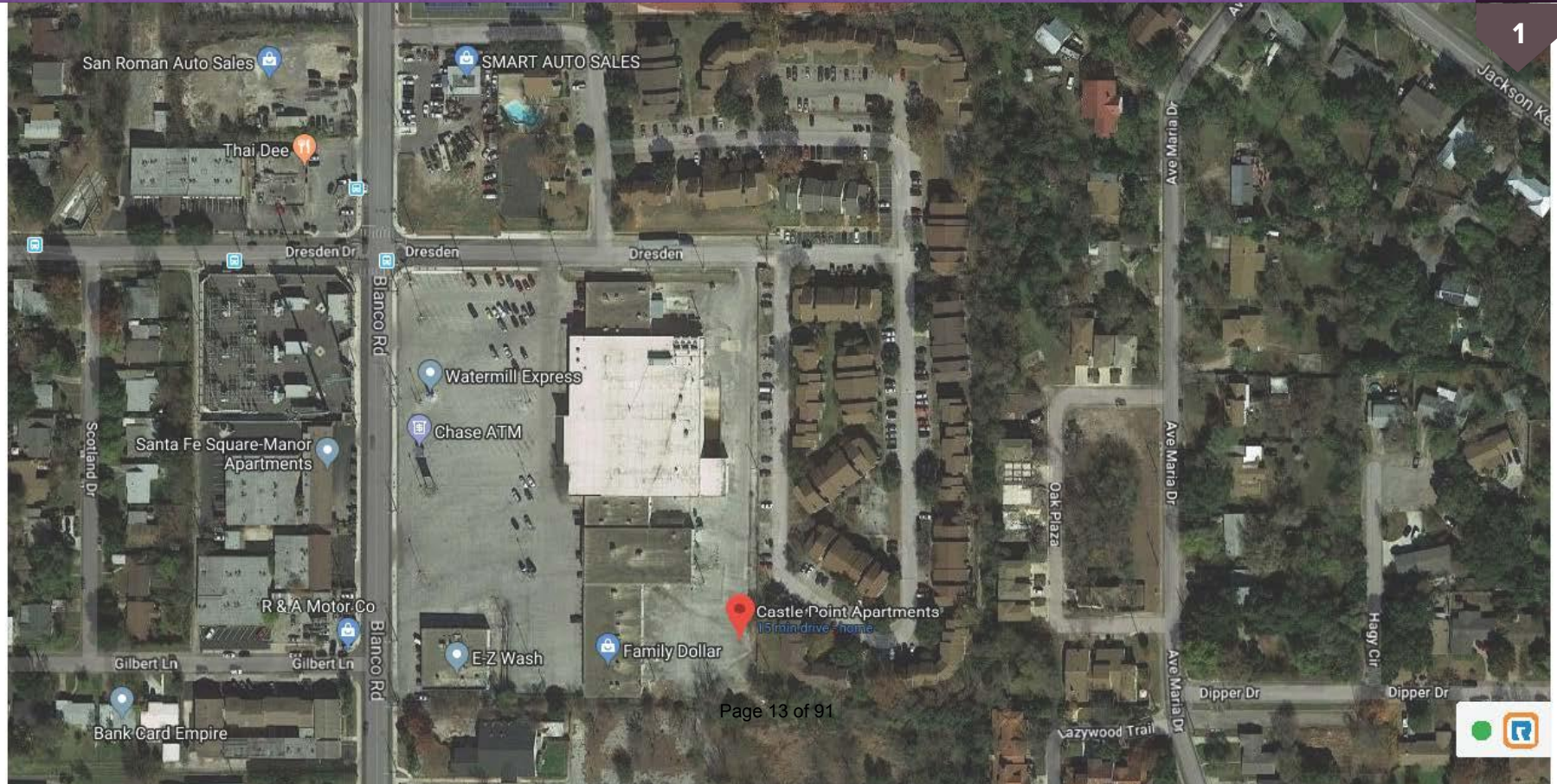
Passed and approved the 6th day of June 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

CASTLE POINT APARTMENTS MAP



CASTLE POINT APARTMENTS

2



Board Tabulation											
Castle Point Exterior Renovations and Site Improvements											
1903-910-65-4901											
Item				JMI Contractors		Geofill Construction		All Pro General Construction		Stoddard Construction Management	
Base Bid #2 Wood Fence				\$2,639,942.00		\$4,990,171.00		\$4,773,169.00		\$6,730,000.00	
Alternate Additional Items				Quantity							
Window Treatments (all newly installed windows)				All Bldgs	\$32,340.00		\$69,580.00		\$38,000.00		\$57,500.00
Patio Door window treatments (all newly installed				All Bldgs	\$4,250.00		\$14,280.00		\$52,000.00		\$11,500.00
Concrete Splash Blocks reference General Notes #6				All Bldgs	\$3,780.00		\$1,450.00		\$12,920.00		\$1,150.00
Gutter Guards reference General Notes #60				All Bldgs	\$10,415.00		\$2,320.00		\$6.50 per foot		\$1,725.00
Rubberized Asphalt (Grace Ice & Water shield)				All Bldgs	\$65,800.00		\$205,670.00		\$51,000.00		\$45,404.00
Synthetic underlayment(Tyvec Protec 120)				All Bldgs	\$11,354.00		\$53,380.00		\$7,000.00		\$10,490.00
Total Alternate Add Items					\$127,939.00		\$346,680.00		\$160,920.00		\$127,769.00
Total with Alternate Additional Items					\$2,767,881.00		\$5,336,851.00		\$4,934,089.00		\$6,857,769.00
Section 3 Preference is the lesser of 3% or \$80,000. Amount is \$80,000 for this bid					\$0.00		\$80,000.00		\$80,000.00		\$0.00
Adjusted Total					\$2,767,881.00		\$5,256,851.00		\$4,854,089.00		\$6,857,769.00
Unit Price Items											
General Items				Qty	Units	Cost	Extension	Cost	Extension	Cost	Extension
5/8" GYP. BD. PTD. (Interior)				120	SQ.FT.	\$4.50	\$540.00	\$3.50	\$420.00	\$7.50	\$900.00
5/8" Water resistant G.W.B (Interior)				60	SQ.FT.	\$4.50	\$270.00	\$3.50	\$210.00	\$10.00	\$600.00
Gyp. BD. Repair PTD. (Interior)				100	SQ.FT.	\$4.50	\$450.00	\$3.50	\$350.00	\$8.00	\$800.00
1/2" Exterior Grade Wall Sheathing				1000	SQ.FT.	\$2.50	\$2,500.00	\$3.00	\$3,000.00	\$4.00	\$4,000.00
Single Exterior LED Pole Light(Photo Cell)				15	EA.	\$1,650.00	\$24,750.00	\$800.00	\$12,000.00	\$1,820.00	\$27,300.00
Double Exterior LED Pole Light(Photo Cell)				15	EA.	\$1,850.00	\$27,750.00	\$1,000.00	\$15,000.00	\$2,410.00	\$36,150.00

Pole Base Footing 9"Lx10.23"Wx24"D	15	EA.	\$615.00	\$9,225.00	\$100.00	\$1,500.00	\$690.00	\$10,350.00	\$1,200.00	\$18,000.00
Provide & Install Air handler PER CODE (GOODMAN Model#: AWUF250516 5kW WMA4)	10	EA.	\$1,200.00	\$12,000.00	\$2,000.00	\$20,000.00	\$5,800.00	\$58,000.00	\$4,000.00	\$40,000.00
Provide and install Condensing Unit PER CODE (GOODMAN Model#: GSX140241)	10	EA.	\$2,800.00	\$28,000.00	\$2,300.00	\$23,000.00	\$6,800.00	\$68,000.00	\$3,500.00	\$35,000.00
R&R 2"x 2" Yellow Pine Framing	75	L.F.	\$3.33	\$249.75	\$3.00	\$225.00	\$5.60	\$420.00	\$7.00	\$525.00
R&R 2"x 4" Yellow Pine Framing	120	L.F.	\$5.41	\$649.20	\$15.00	\$1,800.00	\$6.50	\$780.00	\$8.00	\$960.00
R&R 2"x 6" Yellow Pine Framing	100	L.F.	\$6.25	\$625.00	\$17.00	\$1,700.00	\$7.20	\$720.00	\$9.00	\$900.00
R&R 2"x 8" Yellow Pine Framing	50	L.F.	\$8.50	\$425.00	\$19.00	\$950.00	\$8.80	\$440.00	\$12.00	\$600.00
R&R 2"x 10" Yellow Pine Framing	30	L.F.	\$10.83	\$324.90	\$21.00	\$630.00	\$9.10	\$273.00	\$18.00	\$540.00
R&R 2"x 6" Yellow Pine Rafter	3	L.F.	\$6.00	\$18.00	\$18.00	\$54.00	\$8.10	\$24.30	\$300.00	\$900.00
R&R 2"x 8" Yellow Pine Rafter	3	L.F.	\$8.33	\$24.99	\$20.00	\$60.00	\$9.80	\$29.40	\$350.00	\$1,050.00
R&R 2"x 10" Yellow Pine Joist	3	L.F.	\$10.00	\$30.00	\$24.00	\$72.00	\$11.50	\$34.50	\$400.00	\$1,200.00
R&R 2"x 12" Yellow Pine Joist	3	L.F.	\$15.00	\$45.00	\$25.00	\$75.00	\$13.50	\$40.50	\$450.00	\$1,350.00
R&R 16-1/2" Pre Engineered Wood Truss	4	EA.	\$56.25	\$225.00	\$250.00	\$1,000.00	\$3,890.00	\$15,560.00	\$8,500.00	\$34,000.00
R&R 5/8" Plywood (Decking)	425	SQ.FT	\$2.35	\$998.75	\$2.30	\$977.50	\$7.00	\$2,975.00	\$55.00	\$23,375.00
R&R 1/2" Plywood (Decking)	425	SQ.FT	\$2.12	\$901.00	\$2.30	\$977.50	\$6.50	\$2,762.50	\$45.00	\$19,125.00
R&R 1"x10" Rough Sawn Cedar Trim	50	L.F.	\$8.50	\$425.00	\$10.00	\$500.00	\$15.00	\$750.00	\$12.50	\$625.00
R&R 2"x8" Rough Sawn Cedar Trim (Painted)	25	L.F.	\$9.00	\$225.00	\$20.00	\$500.00	\$25.00	\$625.00	\$14.50	\$362.50
R&R 1"x2" Rough Sawn Cedar Trim (Painted)	25	L.F.	\$5.00	\$125.00	\$5.00	\$125.00	\$22.00	\$550.00	\$10.50	\$262.50
R&R 4"x4" Rough Sawn Cedar post (Painted)	200	L.F.	\$9.00	\$1,800.00	\$12.00	\$2,400.00	\$85.00	\$17,000.00	\$28.00	\$5,600.00
R&R 4"x4" Rough Sawn Cedar post	400	L.F.	\$9.00	\$3,600.00	\$10.00	\$4,000.00	\$65.00	\$26,000.00	\$25.00	\$10,000.00
R&R 4"x12" Rough Sawn Cedar beam (Painted)	200	L.F.	\$35.00	\$7,000.00	\$30.00	\$6,000.00	\$120.00	\$24,000.00	\$19.00	\$3,800.00
R&R 4"x12" Rough Sawn Cedar beam	200	L.F.	\$35.00	\$7,000.00	\$28.00	\$5,600.00	\$80.00	\$16,000.00	\$17.50	\$3,500.00
R&R 2"x4" Treated Lumber	200	L.F.	\$5.28	\$1,056.00	\$10.00	\$2,000.00	\$8.50	\$1,700.00	\$21.00	\$4,200.00
R&R 2"x6" Treated Lumber	100	L.F.	\$6.20	\$620.00	\$12.00	\$1,200.00	\$9.80	\$980.00	\$22.00	\$2,200.00
R&R 2"x8" Treated Lumber	50	L.F.	\$8.42	\$421.00	\$14.00	\$700.00	\$12.00	\$600.00	\$23.00	\$1,150.00
R&R 2"x10" Treated Lumber	10	L.F.	\$10.67	\$106.70	\$16.00	\$160.00	\$20.00	\$200.00	\$25.00	\$250.00

R&R 1"x2" Treated Lumber	50	LF.	\$4.27	\$213.50	\$3.00	\$150.00	\$7.00	\$350.00	\$20.00	\$1,000.00
R&R 1"x4" Treated Lumber	40	LF.	\$3.31	\$132.40	\$5.00	\$200.00	\$8.00	\$320.00	\$21.00	\$840.00
R&R 1"x6" Treated Lumber	60	LF.	\$2.50	\$150.00	\$7.00	\$420.00	\$9.00	\$540.00	\$22.00	\$1,320.00
R&R 1"x8" Treated Lumber	30	LF.	\$14.67	\$440.10	\$9.00	\$270.00	\$10.00	\$300.00	\$23.00	\$690.00
R&R 1"x10" Treated Lumber	10	LF.	\$24.35	\$243.50	\$12.00	\$120.00	\$11.00	\$110.00	\$24.00	\$240.00
R&R 3/4" Plywood	600	SQFT.	\$4.25	\$2,550.00	\$3.25	\$1,950.00	\$15.00	\$9,000.00	\$40.00	\$24,000.00
R&R 5/8" Plywood	600	SQFT.	\$5.25	\$3,150.00	\$3.00	\$1,800.00	\$14.00	\$8,400.00	\$35.00	\$21,000.00
R&R Lightweight concrete 1-1/2" thickness	600	SQFT.	\$13.00	\$7,800.00	\$15.00	\$9,000.00	\$22.00	\$13,200.00	\$70.00	\$42,000.00
R&R #15 felt	290	SQFT.	\$2.00	\$580.00	\$1.00	\$290.00	\$3.00	\$870.00	\$30.00	\$8,700.00
5mm Pre-Cut Rubber Underlayment	290	SQFT.	\$6.00	\$1,740.00	\$2.00	\$580.00	\$5.00	\$1,450.00	\$12.00	\$3,480.00
Continuous Metal Edge Flashing (2nd story Patio)	75	LF.	\$8.00	\$600.00	\$5.00	\$375.00	\$15.00	\$1,125.00	\$20.00	\$1,500.00
R&R 3' width sidewalk repair	200	LF.	\$39.00	\$7,800.00	\$45.00	\$9,000.00	\$18.00	\$3,600.00	\$55.00	\$11,000.00
R&R 4' Width Sidewalk repair	200	LF.	\$42.00	\$8,400.00	\$60.00	\$12,000.00	\$22.00	\$4,400.00	\$35.00	\$7,000.00
R&R 5' Width Sidewalk repair	200	LF.	\$45.00	\$9,000.00	\$75.00	\$15,000.00	\$28.00	\$5,600.00	\$38.00	\$7,600.00
R&R Parking Wheel stops	40	EA.	\$40.00	\$1,600.00	\$50.00	\$2,000.00	\$180.00	\$7,200.00	\$300.00	\$12,000.00
Concrete Curb match existing	90	LF.	\$15.00	\$1,350.00	\$15.00	\$1,350.00	\$38.00	\$3,420.00	\$45.00	\$4,050.00
R&R Asphalt Repair (Demo/Installation)	475	SQFT.	\$12.00	\$5,700.00	\$50.00	\$23,750.00	\$8.50	\$4,037.50	\$9.00	\$4,275.00
Hot Asphalt Crack Sealant Repair (Prep/Installation)	800	LF.	\$4.25	\$3,400.00	\$3.00	\$2,400.00	\$18.00	\$14,400.00	\$18.00	\$14,400.00
Curb Ramp (Demo/Installation)	2	E.A	\$8,750.00	\$17,500.00	\$3,000.00	\$6,000.00	\$4,200.00	\$8,400.00	\$2,200.00	\$4,400.00
Curb Painting	225	LF.	\$5.50	\$1,237.50	\$3.00	\$675.00	\$12.00	\$2,700.00	\$4.00	\$900.00
Asphalt striping 4"	90	SQFT.	\$2.00	\$180.00	\$3.00	\$270.00	\$8.00	\$720.00	\$6.00	\$540.00
No Parking Fire lane Sign & Pole installed	5	EA	\$375.00	\$1,875.00	\$400.00	\$2,000.00	\$750.00	\$3,750.00	\$1,500.00	\$7,500.00
Cementitious Lap Siding 8.25" Smooth	600	LF.	\$3.25	\$1,950.00	\$5.00	\$3,000.00	\$8.00	\$4,800.00	\$9.00	\$5,400.00
Cementitious Trim 3.5" Smooth	100	LF.	\$4.25	\$425.00	\$5.00	\$500.00	\$12.00	\$1,200.00	\$12.00	\$1,200.00
Cementitious Trim 1.65"	200	LF.	\$2.50	\$500.00	\$4.00	\$800.00	\$14.00	\$2,800.00	\$6.50	\$1,300.00
Bedding Seal under Flashing	200	LF.	\$0.50	\$100.00	\$3.00	\$600.00	\$8.00	\$1,600.00	\$3.00	\$600.00
2" Base Flashing	200	LF.	\$3.00	\$600.00	\$2.50	\$500.00	\$9.00	\$1,800.00	\$4.00	\$800.00
Cementitious Fascia 7.25"	300	LF.	\$7.00	\$2,100.00	\$10.00	\$3,000.00	\$29.00	\$8,700.00	\$15.00	\$4,500.00

Cementitious Soffit smooth perforated	300	LF.	\$7.00	\$2,100.00	\$10.00	\$3,000.00	\$45.00	\$13,500.00	\$12.00	\$3,600.00
1/2" x 1/2" Square Pickets- Steel (welded)	1200	LF.	\$9.00	\$10,800.00	\$20.00	\$24,000.00	\$49.00	\$58,800.00	\$65.00	\$78,000.00
1" Square Tube Railing-Steel (welded)	600	LF.	\$12.00	\$7,200.00	\$30.00	\$18,000.00	\$58.00	\$34,800.00	\$67.00	\$40,200.00
1.5" Square Tube Railing -Steel (welded)	800	LF.	\$14.00	\$11,200.00	\$35.00	\$28,000.00	\$35.00	\$28,000.00	\$69.00	\$55,200.00
R&R Stair Landing Guardrail	45	LF.	\$28.00	\$1,260.00	\$50.00	\$2,250.00	\$72.00	\$3,240.00	\$120.00	\$5,400.00
R&R Patio Guardrail	80	LF.	\$28.00	\$2,240.00	\$50.00	\$4,000.00	\$65.00	\$5,200.00	\$120.00	\$9,600.00
R&R Stair Tread and brackets	200	EA.	\$125.00	\$25,000.00	\$150.00	\$30,000.00	\$180.00	\$36,000.00	\$500.00	\$100,000.00
R&R Sections of concrete 4" thickness	60	SQ.FT	\$15.00	\$900.00	\$15.00	\$900.00	\$38.00	\$2,280.00	\$35.00	\$2,100.00
Prep & Painting (Stair Assembly, Railing)	30	SQ.FT	\$8.50	\$255.00	\$10.00	\$300.00	\$65.00	\$1,950.00	\$15.00	\$450.00
Prep & Painting (Site Railing)	200	LF.	\$4.50	\$900.00	\$7.00	\$1,400.00	\$12.00	\$2,400.00	\$15.00	\$3,000.00
Steel Picket Fence Repair (Welding)	90	LF.	\$40.00	\$3,600.00	\$50.00	\$4,500.00	\$70.00	\$6,300.00	\$85.00	\$7,650.00
Install New Stair Tread	60	EA.	\$75.00	\$4,500.00	\$75.00	\$4,500.00	\$190.00	\$11,400.00	\$400.00	\$24,000.00
1st Floor concrete Patio repair	45	EA.	\$600.00	\$27,000.00	\$300.00	\$13,500.00	\$3,280.00	\$147,600.00	\$950.00	\$42,750.00
Landscaping Items										
Shrub removal	10	EA.	\$40.00	\$400.00	\$10.00	\$100.00	\$15.00	\$150.00	\$75.00	\$750.00
Shrub Pruning	20	CY.	\$30.00	\$600.00	\$13.00	\$260.00	\$44.00	\$880.00	\$30.00	\$600.00
Landscape steel edging	175	LF.	\$5.00	\$875.00	\$5.00	\$875.00	\$8.00	\$1,400.00	\$6.00	\$1,050.00
Weed barrier	20	CY.	\$18.00	\$360.00	\$100.00	\$2,000.00	\$27.00	\$540.00	\$10.00	\$200.00
Mulch	20	CY.	\$55.00	\$1,100.00	\$70.00	\$1,400.00	\$80.00	\$1,600.00	\$90.00	\$1,800.00
Supply and install Zeon Zoysia Sod only	1000	SQ.FT	\$0.67	\$670.00	\$2.00	\$2,000.00	\$1.20	\$1,200.00	\$4.00	\$4,000.00
Supply and install Zeon Zoysia Sod, apply weed killer, place top soil, and fertilize	100	SQ.FT	\$1.31	\$131.00	\$2.50	\$250.00	\$2.10	\$210.00	\$16.00	\$1,600.00
Site Grading	100	CY.	\$15.00	\$1,500.00	\$20.00	\$2,000.00	\$22.00	\$2,200.00	\$35.00	\$3,500.00
Tree Pruning	20	CY.	\$100.00	\$2,000.00	\$10.00	\$200.00	\$145.00	\$2,900.00	\$100.00	\$2,000.00
Landscape Maintenance - Establishment Period (per Month)	2	MO.	\$1,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,500.00	\$3,000.00	\$6,500.00	\$13,000.00
Top soil (Landscape Mix)	600	CY.	\$48.00	\$28,800.00	\$60.00	\$36,000.00	\$70.00	\$42,000.00	\$70.00	\$42,000.00
Nolina Foothill (1.25 QT)	3	EA.	\$4.00	\$12.00	\$10.00	\$30.00	\$6.00	\$18.00	\$450.00	\$1,350.00

Aztec Grass (1.25 QT)	30	EA.	\$6.00	\$180.00	\$10.00	\$300.00	\$9.00	\$270.00	\$18.00	\$540.00
Dalea Black (1 gallon)	4	EA.	\$15.00	\$60.00	\$10.00	\$40.00	\$22.00	\$88.00	\$18.00	\$72.00
Rosemary (1 gallon)	4	EA.	\$15.00	\$60.00	\$10.00	\$40.00	\$22.00	\$88.00	\$18.00	\$72.00
Lavender (1 gallon)	4	EA.	\$15.00	\$60.00	\$15.00	\$60.00	\$22.00	\$88.00	\$18.00	\$72.00
Esperanza (1gallon)	4	EA.	\$15.00	\$60.00	\$30.00	\$120.00	\$22.00	\$88.00	\$18.00	\$72.00
Gaillardia Red (1 Flat)	4	EA.	\$32.00	\$128.00	\$40.00	\$160.00	\$47.00	\$188.00	\$65.00	\$260.00
Indian Paint Brush (1 Flat)	4	EA.	\$32.00	\$128.00	\$40.00	\$160.00	\$47.00	\$188.00	\$80.00	\$320.00
Bougainvillea (1 Flat)	4	EA.	\$32.00	\$128.00	\$40.00	\$160.00	\$47.00	\$188.00	\$80.00	\$320.00
Miscellaneous Items										
PowerWash Exterior Walls	6	Building	\$1,250.00	\$7,500.00	\$2,000.00	\$12,000.00	\$4,290.00	\$25,740.00	\$8,500.00	\$51,000.00
Powerwash sidewalk & Stairs	6	Building	\$750.00	\$4,500.00	\$1,000.00	\$6,000.00	\$3,260.00	\$19,560.00	\$1,500.00	\$9,000.00
R&R Thermostat (White Rodgers 24VDigital Heat/Cool thermostat MFG #:1F78-144)	10	EA.	\$225.00	\$2,250.00	\$200.00	\$2,000.00	\$680.00	\$6,800.00	\$285.00	\$2,850.00
R&R Severely Weather Railroad tie 7 x 9 x 8.5 untreated/unfinished	200	LF.	\$35.00	\$7,000.00	\$20.00	\$4,000.00	\$120.00	\$24,000.00	\$20.00	\$4,000.00
R&R brick	200	SQ.FT	\$12.00	\$2,400.00	\$20.00	\$4,000.00	\$36.00	\$7,200.00	\$30.00	\$6,000.00
Blown in cellulose insulation (R13)	200	SQ.FT	\$2.75	\$550.00	\$2.00	\$400.00	\$3.00	\$600.00	\$12.50	\$2,500.00
Batt insulation (R13)	200	SQ.FT	\$3.75	\$750.00	\$1.50	\$300.00	\$3.00	\$600.00	\$11.00	\$2,200.00
Building wrap/water proofing	300	SQ.FT	\$65.00	\$19,500.00	\$1.00	\$300.00	\$6.00	\$1,800.00	\$5.50	\$1,650.00
4"x12" Rough Sawn Cedar Beam (painted)	100	LF.	\$35.00	\$3,500.00	\$30.00	\$3,000.00	\$85.00	\$8,500.00	\$19.00	\$1,900.00
Tuck & Point Brick	100	LF.	\$9.00	\$900.00	\$8.00	\$800.00	\$12.00	\$1,200.00	\$25.00	\$2,500.00
Total Unit Prices				\$398,754.29		\$422,491.00		\$938,110.70		\$1,246,698.00
Project Completion Time - Days			220		528		300		480	

Advertisement List
Solicitation # 1903-910-65-4901
Castle Point Exterior Renovations and Site Improvements

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
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 # 1903-910-65-4901****Castle Point Exterior Renovations and Site Improvements**

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 ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Additional Solicitors - 1903-910-65-4901			
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	

Advertisement List

Solicitation # 1903-910-65-4901

Castle Point Exterior Renovations and Site Improvements

Associations /Vendors	Contact Name	Email	Notes
Hsc Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	
J. L. Bass Enterprise, Llc	Jeff Bass	jlbass47@jlbassconstruction.com	
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	
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
Guido Construction	Andy Servantes Maryanne Guido	andy@guidoco.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	

Advertisement List

Solicitation # 1903-910-65-4901

Castle Point Exterior Renovations and Site Improvements

Associations /Vendors	Contact Name	Email	Notes
RG Williams Const & Rmdng	Robert G. Williams	rgw_77446@yahoo.com	
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
JMI Contractors	Grant Jacobs Logan Sean Scott	grant@jmicontractors.com logan@jmi-contractors.com, sean@jmicontractors.com	
SpawGlass	Justin Calvin	justin.calvin@spawglass.com	
H. Karp Co.	Jason Hennesey	Jason.Hennesey@spawglass.com	
Joeris Construction	Harry Karp	hkarpjr@yahoo.com	
Calidad LLC		acardwell@joeris.com	
Coltcam Construction	Charles	cschuchardt.calidadllc@gmail.com	
Burgess Construction Cnslts	Amelie Tinajero	amelietinajero@yahoo.com	
Rogers-O'Brien Construction	Lane Shelton	lshelton@burgess-inc.com	
Whiting-Turner	John Archer	jarcher@r-o.com	
Stoddard Const	Anthony O'leary	aoleary@r-o.com	
J Carrizal Gen Const	Tyler Quinn	Tyler.Quinn@whiting-turner.com	
REC Industries	Linda Nemec	LN@stoddardcni.com	
Woolsey Construction	Keith Stoddard	ks@stoddardcni.com	
Straight Line Mgmnt	Grace Pina	gpina@jcgenconst.com	
Woolsey Design Build	Randy Hunter	randyhunter@recind.com	
Davila Construction	Elijah	eli@woolseyconstruction.com	
Gibraltar Construction	Sherrika Arch	straightlinem@straightlinem.com	
R.E.C. Industries	Jeanetta Tinsley	jeanetta@straightlinem.com	
Summit Building and Design	Ernesto	ernesto@straightlinem.com	
Al Garza Construction Inc	Glenn Roblin	glenn@woolseyconstruction.com	
Alcatex Inc	Vinnie Gonzales	vinnie@davilaconstruction.com	
Alpha Building Corporation	Abel Perez	abel@davilaconstruction.com	
Alpine Engineering & Cnstrctn	Matt Mitchell	Matt@gibconst.com	
Americana Builders	Warren Williams	warren@recind.com	
Arkitektura Devolpment Inc.		cecilia.ramos@summitbuildinganddesign.com	
Associated Contractors Inc.	Cecilia Ramos	David.acevedo@summitbuildinganddesign.com	
B&O Construction	David Acevedo		
B.I.T Construction Services Inc	Al Garza	gr9151@att.net	
Basecom Inc	Allison B Griffis	allisonb@alcatexdesign.com	
Belfor USA Group, Inc.	Shawn Babb	sbabb@alphabuilding.com	
	Mike Hayes	alpine@alpinecompany.us	
	Katia Sandoval	Americanabuilders@yahoo.com	
	Gerard P Contreras	condg1@yahoo.com	
	Charlie Bishop	charlie.bishop@assoccontractors.com	
	Paul Farnum	paul@bnoconstruction.com	
	Britanie L. Olvera	britanie@bitservicesinc.com	
	Oscar Oaxaca	ooaxaca@basecominc.com	
	Tammy Kleine	tammy.kleine@us.belfor.com	

Advertisement List**Solicitation # 1903-910-65-4901****Castle Point Exterior Renovations and Site Improvements**

Associations /Vendors	Contact Name	Email	Notes
Bocci Engineering, LLC	Lami,Lianne	lianne.lami@bocciengineering.com	
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, LLC	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	FRED ODANGA	contact@cedatex.com	
Cesar Suarez Construction LLC	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	CALIXTO COBOS	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmet Group Inc	Eloina Guerrero	construmetinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, LLC	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
Dragon Construction, LLC	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicario@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, LLC	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, LLC	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.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	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.com	
JAJ Property Services LLC	Summer Jordan	summer.jordan@jajpropertieservices.com	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI 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	

Advertisement List**Solicitation # 1903-910-65-4901****Castle Point Exterior Renovations and Site Improvements**

Associations /Vendors	Contact Name	Email	Notes
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, Llc.	Lanie Hart	bids@meteorededucation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
Potere Construction Llc	Olga Douglas	sdouglas@potereconstruction.com	Not Found
Prestige United Llc	Lewis	INFO@PRESITGEUNITES.COM	Not Found
Primero Industrial Services,	James Narvaez	jnarvaez@primeroindustrialservices.com	
Pro Finish Plus, Llc	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfxlaredo@gmail.com	
Riata Enterprises	Peggy A. Fritz	riata91.fritz@yahoo.com	
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solidbuilt Construction, Llc	Guadalupe Gomez	support@solidbuiltconstruction.net	
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, Llc	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
The Sandoval Group, Llc	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder Llc	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, Llc	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, Llc	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	

Castle Point Exterior Renovations and Site Improvements

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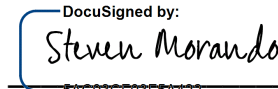
SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

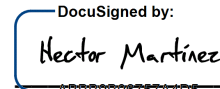
BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

**RESOLUTION 5935, AUTHORIZING THE AWARD OF A CONTRACT FOR VILLA TRANCHESE
 FIRE PROTECTION IMPROVEMENTS TO RANGER BUILDERS, LLC FOR AN AMOUNT NOT TO
 EXCEED \$3,057,850.00**

DocuSigned by:

 5609927D75274BC...
David Nisivoccia
President and CEO

DocuSigned by:

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

DocuSigned by:

 ABBB9B06737A4D5...
Hector Martinez
**Director of Construction
 Services and Sustainability**

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5935, authorizing the award of a contract for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$3,057,850.00.

FINANCIAL IMPACT:

The cost for Villa Tranchese Fire Protection Improvements is not expected to exceed an amount of \$3,057,850.00, to include a base bid of \$2,659,000.00, plus a 15% contingency of \$398,850.00 that will only be used, as necessary. This project will be funded through the Capital Fund Program, as well as, MTW funds.

SUMMARY:

The Villa Tranchese Apartments were built in 1972, and is a Senior/Disabled, nine-story high-rise community located near downtown San Antonio. This community is comprised of 201 units, to include 40 efficiencies, 142 one-bedroom units, and 19 two-bedroom units.

On November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that not later than twelve years (December 31, 2027), after the first effective date of this Ordinance (January 1, 2016), the building owner shall install an automatic sprinkler system in accordance with the adopted standards of the International Fire Code on all floors of the building. This Ordinance applies to high-rise buildings defined as a building with an occupied floor located more than 75 feet (22.86 mm) above the lowest level of the Fire Department Vehicle access.

In order to meet the requirements of the City Ordinance, SAHA requires the services of a contractor to expand and provide a comprehensive fire sprinkler and fire alarm system to include piping and detection devices at Villa Tranchese Apartments.

On February 11, 2019, SAHA issued an Invitation For Bids (IFB) #1901-910-23-4878 for Villa Tranchese Fire Protection Improvements that closed on April 23, 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 148 contractors. A total of four bids were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Ranger Builders, LLC, Stoddard Construction Management (SBE), and Tejas

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

Premier Building Contractor, Inc. (DBE, HABE, MBE, SBE, WBE). All proposals 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 in the solicitation document. Based on the above, we are requesting contract award to Ranger Builders, LLC. This company was the lowest responsive and responsible bidder.

Ranger Builders, LLC was established in 2009, and is headquartered in Saginaw, Texas. They specialize in life safety upgrades and renovations for multiple state and federal entities. Their projects have included new fire sprinkler tied into an existing fire alarm system in an occupied existing building, retrofit fire sprinkler installation of two floors, and retrofit and renovation, to include additional fire sprinkler systems and fire alarm systems in multiple buildings. Ranger Builders, LLC has received no prior awards from SAHA. Their client list includes New Orleans Housing Authority, Omaha Housing Authority, Dallas Community College District, University of Houston, and the University of Texas. This contractor's Section 3 Good Faith Effort Plan includes contributing to a training class at the local college for a Section 3 resident to advance their knowledge and skills.

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities

ATTACHMENTS:

Resolution 5935
Map and Photo
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 5935**

RESOLUTION 5935, AUTHORIZING THE AWARD OF A CONTRACT FOR VILLA TRANCHESE FIRE PROTECTION IMPROVEMENTS TO RANGER BUILDERS, LLC FOR AN AMOUNT NOT TO EXCEED \$3,057,850.00

WHEREAS, on February 11, 2019, SAHA issued an Invitation For Bids (IFB) #1901-910-23-4878 for Villa Tranchese Fire Protection Improvements that closed on April 23, 2019; and

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

WHEREAS, Ranger Builders, LLC is being recommended for contract award. This company was the lowest responsive and responsible bidder; and

WHEREAS, the current award recommendation for the Villa Tranchese Fire Protection Improvements is not expected to exceed an amount of \$3,057,850.00, to include a base bid of \$2,659,000.00, plus a 15% contingency of \$398,850.00 that will only be used, as necessary. This will be a Capital Fund project that will also include MTW funds; 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:

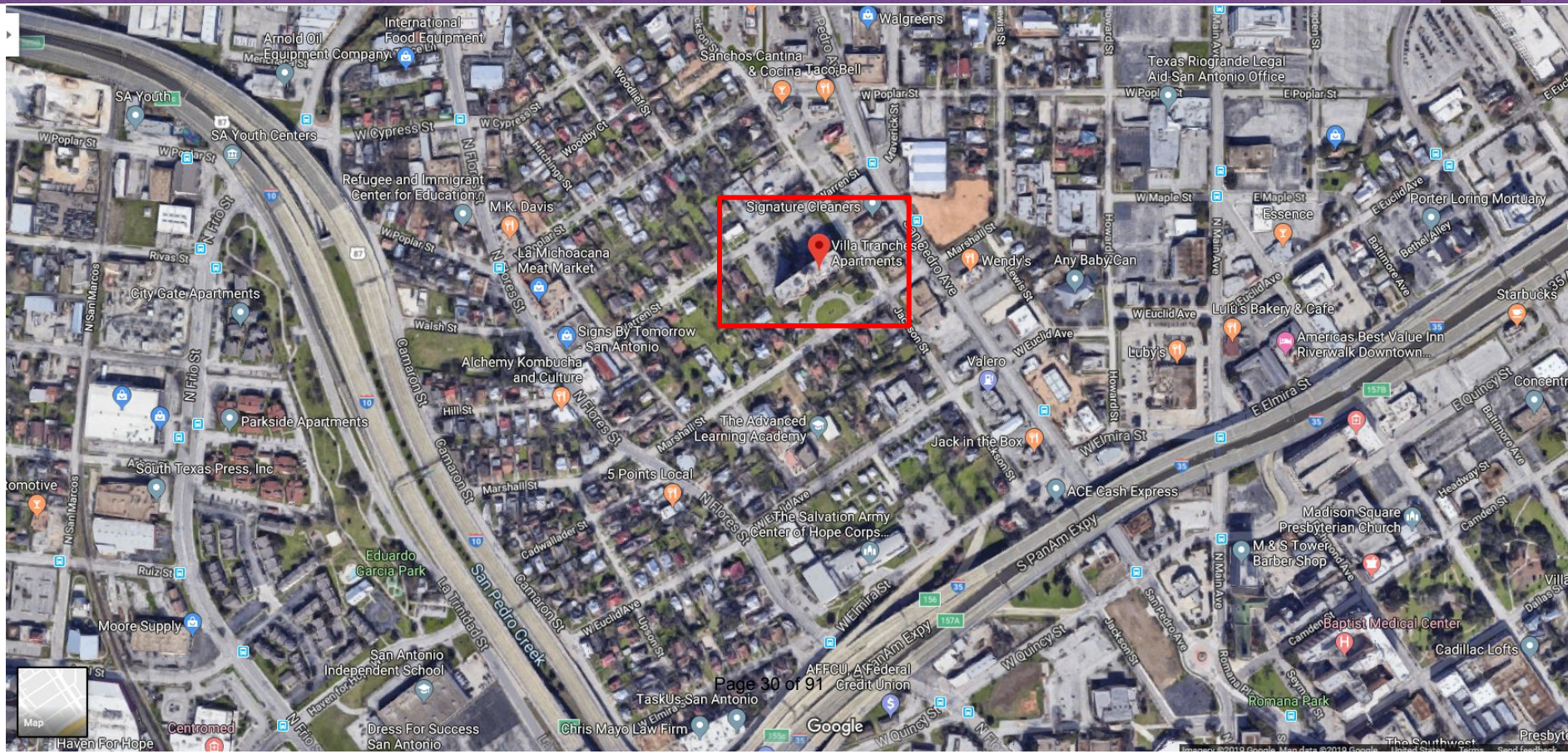
- 1) Approves Resolution 5935, authorizing the award of a contract for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$3,057,850.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 6th day of June 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

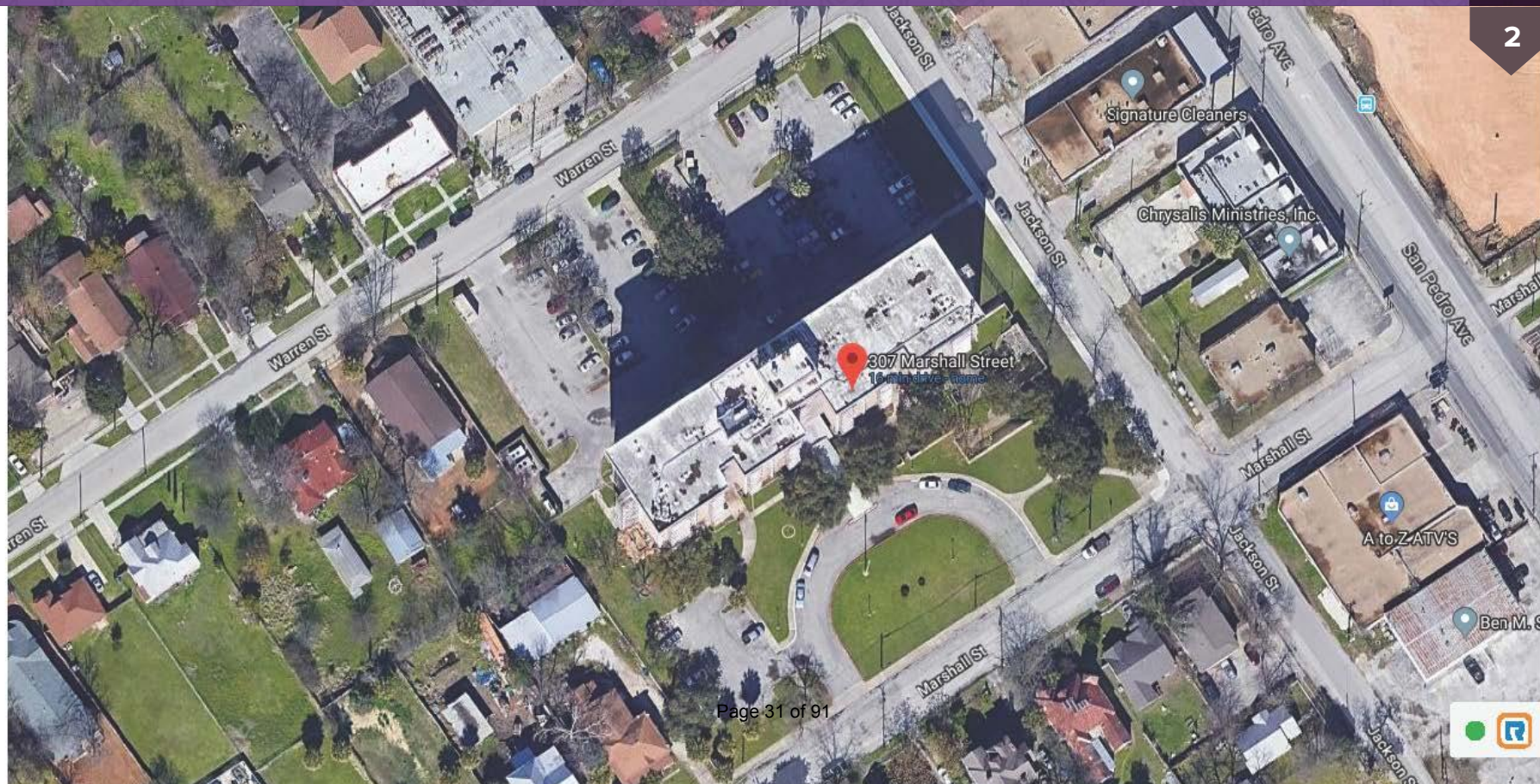
Attested and approved as to form:

David Nisivoccia
President and CEO



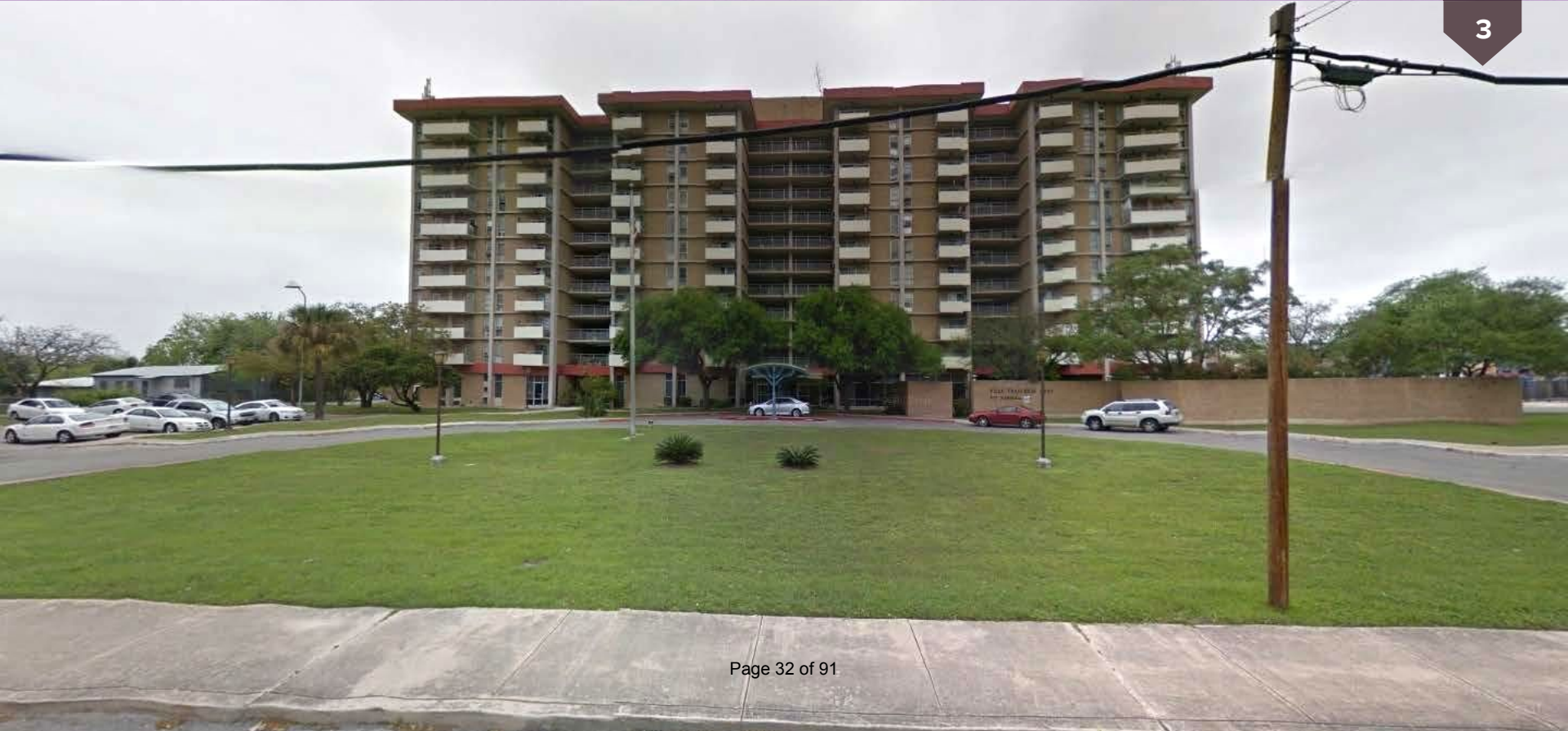
VILLA TRANCHESE APARTMENTS MAP

2



VILLA TRANCHESE APARTMENTS

3



BID TABULATION Villa Tranchese Apartments Fire Protection Improvements 1901-910-23-4878				
Bidder	Cost	Section 3 Preference Amount (2)	Net Bid Amount	Project Completion in Days
Ranger Builders LLC	\$2,659,000.00	\$0.00	\$2,659,000.00	300
Stoddard Construction Management	\$3,000,000.00	\$0.00	\$3,000,000.00	330
Tejas Premier Building Contractor	\$3,350,297.00	\$0.00	\$3,350,297.00	300
All Pro General Construction (1)	\$3,672,792.00	\$79,770.00	\$3,593,022.00	360
(1) Section 3 Business Concern				
(2) Section 3 Preference amount is lesser of 3% of the lowest responsive bid or \$80,000. For this bid the 3% calculates to \$79770.				

Advertisement List
Solicitation # 1901-910-23-4878
Villa Tranchese Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Associations Revised as of 03/9/2018			
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	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 # 1901-910-23-4878
Villa Tranchese Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
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	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		construction@SmartApartmentData.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber	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	
TX Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	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 ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
DISQUALIFIED VENDORS			
Arber, Inc.	ROBERT M. LOZANO	corporate@arberinc.com	
Beckwith Electronic Engineering Co.	THOMAS SCHLUTER	TSCHLUTER@BEEC.COM	

Advertisement List
Solicitation # 1901-910-23-4878
Villa Tranchese Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
No Section 3 Vendors			
Safequip		sales@safequip.com	
Firetrol Protection Systems	210-270-8400	infosan@firetrol.net	
Atlas Fire & Alarm Systems		Raymond@atlasfireandalarm.com	
SOS Fire Protection		ehrharr@signalonesystems.com	
Rainmaker Fire Sprinkler Syst		sales@rainmakerfp.com	
Pinnacle Fire Protection		drodriguez@pinnaclefp.net	
ABC Fire Systems		estimating@abcfiresys.com	
Mutual Sprinklers		Fred.ely@mutualsprinklers.us	
Texas Safe Fire		hal@texassaffire.com	
Charter Fire Protection Syst		cfpinc@swbell.net	
Five Star Fire Systems		fivestarfiresystemsinc@gmail.com	
American Fire Protection		info@americanfireprotectioninc.com	
Northstar Alarm & Supression		info@northstarfire.com	
Cintas Fire Protection		2/11/19 2:23 pm	
1 st Fire Protection	Mario Salinas Joe Lozano	mario@1stfpservices.com joe@1stfpservices.com	
Allied Fire Protection	210-646-6734	2/11/19 2:21 pm	
Kauffman Company		2/11/19 2:19 pm	
Southwest Fire Protection	210-598-7098	mail@swfp.com	
Mission Fire & Safety		MISSIONFS@ATT.NET	
Koetter Fire Protection	210-499-5707	bsmith@koetterfire.com	
ABC Fire Systems	830-625-3473	sales@abcfiresys.com	
Fire Life & Safety	210-637-0436	2/11/19 2:03 pm	
Tyco/Simplex		2/11/19 2:17 pm	
Skelton Fire Alarm	210-590-1328	info@skeltonfirealarm.com	
A1 Fire & Safety	210-342-5518	info@a-1fireandsafety.com	
M. Jacks Fire & Safety		jshelton@mjacks.com langle@mjacks.com	
Big Tex Fire Protection	Mark Lipton Carol Lipton M. Drummond	Mark@BigTexFire.com Carol@BigTexFire.com mdrummond@BigTexFire.com	
Fire Alarm Control Syst		facsync@facssa.com	
City Wide Fire Protection	Michelle	sales@citywidefireprotection.com	
Lone Star Fire & First Aid		info@lonestarfirefa.com	

Advertisement List
Solicitation # 1901-910-23-4878
Villa Tranchese Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Consolidated Fire Protection		Sales@FireProtectionKC.com	
Western States Fire Protectn.	James McClure	james.mcclure@wsfp.us	
Charter Fire Protection		office@charterfire.net cfpinc@swbell.net	
Ace Fire Equipment	210-233-7000	2/11/19 2:00 pm	
Metro Fire Equipment	210-622-3091	Does not do sprinklers	
ATex Fire & Safety		mike@atexfire.com	
Pro-Tec Fire Protection		amartinprotecfire@satx.rr.com	
Precision Life Safety		contact@precisionlifesafety.com	
Alliance Safety & Fire Prot.		seth@alliancefire.net	
AAA Fire & Safety	210-732-9754	2/11/19 1:55 pm	
Impact Fire Services	210-853-2199	2/11/19 1:30 pm	
Longhorn Fire & Safety	210-665-7233	admin@longhornfireandsafety.com	
American Fire Systems		WEB SITE CONTACT OPTION	
AFEX Fire Suppression Syst		info@afexsystems.com	
HG Fire Systems		contact@hgfire.com	
Century Fire Protection	770-945-2330	2/11/19 1:53 pm	
Texas Sprinkler		frontdesk@texassprinkler.com	
Ace Fire Equipment	Cameron Rash	cameron.rash@acefireequipment.com	
Blue Star Fire Protection	Richard Mendez	web site 12/3/2018 12:28	
Brimstone Fire Safety		Sales@Brimstone-Fire.com	
Protection Development Inc.	Samuel Goldwater	sogoldwater@PDIFire.com	
Topaz Fire Protection	George Wright	george@topazfire.com	
Veri-Fire	Skylar Gerrod	skylar.gerrond@veri-fire.com	
3 C Electric, Llc	Wacey Hoyle	hoyle3celectric@yahoo.com	
A & A Electric Company	Lee Acevedo Jr	gina@aaelectricbmt.com	
A-1 Fire & Security Equipment	Daniel Moore	daniel.moore@a1firesec.com	
A-Alarm Fire & Security Syst	Cathy Restivo	cathy.restivo@a1firesec.com	
AAA Fire & Safety Equipment	DAVID HEMMASI	aaafire@outlook.com	
Action Fire Alarm, Llc	Melissa Moore	mmoore@actionfirepros.com	
Adcomp Systems Inc.	Mansur Plumber	mansur@adcompsystems.com	
Advanced Security Contrtrs	VIRGINIA ROBINSON	virginia@ascsecure.com	
American Fire Protection Grp	John Regan	John.Regan@afpgusa.us	
Amigo Services, Inc.	Sylvia A. Villanueva	sylvia@amigoservices.us	
Bobtack Llc	Robert Tackaberry	bobbyt@bobtack.com	
Century Fire Systems, Llc	J. ALVARADO	cfselptx@swbell.net	
CLS Fire Protection Llc	Shenille Skopik	sengelhart@clstechnology.net	
Communication Concepts	Jeff Mauldin	info@coconcepts.com	
Elite Entrances	Dan Rybaski	drybaski@eliteentrances.com	
Ener-Tel Services I, Llc	Brenda Gill	brenda.gill@ener-tel.com	
Fire King, Llc	VIRGIL KING	VIRGIL.KING@FIREKINGLLC.COM	
Fire Protection Service, Inc.	Gene Weidemeyer	sales@fps-usa.com	
GP Fire Protection, Llc	Mary E Cavazos	gpmecc@sbcglobal.net	
International Systems Of Am	David Stokes	dstokes@isa-net.com	

Advertisement List
Solicitation # 1901-910-23-4878
Villa Tranchese Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Kinetics Motorwerks Llc	Joe Langarote	info@kineticswerks.com	
Koetter Fire Protection Of	Jason Ferguson	jferguson@koetterfireprotection.com	
Life Safety Services, Llc	Craig Rutledge	craig@lifesafetyservices.com	
MGA Fire & Safety	Marissa Guerra	marissa.mgafs@gmail.com	
Principal Fire Alarm Services	Juan Escobedo II	principalfirealarm806@yahoo.com	
Siemens Industry, Inc.	Mary Corn	mary.corn@siemens.com	
SimplexGrinnell Lp	Vince Baker	donald.1.baker@jci.com	
Strike Pro Tech Inc	Carolyn Gray	crgstrikeprotech@outlook.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
Vanguard Fire Systems, L.P.	Cynthia Richter	cindy@vgfire.com	
A-1 Fire & Security Equipment	Daniel Moore	daniel.moore@a1firesec.com	
A-1 Security & Fire Equipment	BETTY RESTIVO	elaine@a1fire.net	
A-Alarm Fire & Security Syst	Cathy Restivo	cathy.restivo@a1firesec.com	
AAA Fire & Safety Equipment	DAVID HEMMASI	aaafire@outlook.com	
Action Fire Alarm, Llc	Melissa Moore	mmoore@actionfirepros.com	
Advanced Security Contract	VIRGINIA ROBINSON	virginia@ascsecure.com	
Alcatex Inc	Allison Boen Griffis	allisonb@alcatexdesign.com	
American Fire Protection Grp	John Regan	John.Regan@afpgusa.us	
American Fire Protection Grp	Kelly Curtis	kelly.curtis@afpgusa.us	
APS Fireco Houston Llc	Johnny Buentello	johnny.buentello@apsfireco.com	
Century Fire Systems, Llc	J. Alvarado	cfselfptx@swbell.net	
Electripro Inc.	Sean Nordberg	sean@itdtexas.com	
Ericson Fire Protection Llc	Carolyn Ann Gann	c700gann@aol.com	
Evco Partners, L.P. D/B/A	Donna Hanson	office@burgooncompany.com	
Fire & Access Control Syst	Daniel Moore	daniel.moore@a1firesec.com	
Fire And Life Safety America	James Conniff	JMConniff@FLSAmerica.com	
Fire Protection Service, Inc.	Gene Weidemeyer	sales@fps-usa.com	
Firetrol Protection Systems	Andy Torres	atorres@firetrol.net	
GP Fire Protection, Llc	Mary E Cavazos	gpmec@sbcglobal.net	
Johnson Controls Inc	William Halbert	william.c.halbert@jci.com	
	Larry Levorio	jlevorio@jci.com	
Matrix Special Systems	Victor Jimenez	vjmatrix@sbcglobal.net	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mid South Fire Solutions,	Pam Clymer	pcllymer@midsouthfire.com	
Safety Supply Inc	Kenneth H Wacaser	bids@safetysupplyinc.com	
San Saba Fire Safety Equip	David Cox	klmcox@centex.net	
Telgian Corporation	Melinda Williams	mwilliams@telgian.com	
Thomas Automatic Fire Prot	Doug Thomas	dougthomasfp@yahoo.com	
Traditions Fire Consulting Llc	Emily Kalina	traditionsfire@gmail.com	
Vanguard Fire Systems,	Cynthia Richter	cindy@vgfire.com	
Geofill	Jan	jpuente.geofill@outlook.com	
Stoddard Const Mgmnt	Keith	ks@stoddardcmi.com	
	Linda	LN@stoddardcmi.com	
SpawGlass	Jason	Jason.Hennesey@spawglass.com	
Tejas Premier	Andrew	andrew@tejaspremierbc.com	


Advertisement List
Solicitation # 1901-910-23-4878
Villa Tranchese Fire Protection Improvements


Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
MLP		mlp@att.net	
All Pro Gen Const		rs@apgc.biz	
Vela Const		Joe.Vela@velagroupinc.com	
Robinson Gen Cont		krobinson@robinsongc.com	
Whiting-Turner		Tyler.Quinn@whiting-turner.com	
Blackmon Mooring		broller@bmsmanagement.com tmontano@bmsmanagement.com	
R.E.C. Ind.		randyhunter@recind.com	
JMI Contractors		logan@jmicontractors.com	
		tfleming@r-o.com	
Allbrite Construction		charles.poole@allbriteconstruction.com	
Joeris Construction		acardwell@joeris.com	
Farr Builders		daniel@farrbuildersllc.com	
Alpha Building		MDurish@alphabuilding.com	
Jordan Foster		Irocchio@jordanfosterconstruction.com Glopez@jordanfosterconstruction.com	
Woolsey Construction		glenn@woolseyconstruction.com	
Summit Building & Design		cecilia.ramos@summitbuildinganddesign.com David.acevedo@summitbuildinganddesign.com	
F.A. Nunnelly		blaine@fanunnelly.com	
Calidad LLC		cschuchardt.calidadllc@gmail.com	
Burgess		lshelton@burgess-inc.com	
Frost & Keeling		jcaness@frostandkeeling.com	
Davila Construction		vinnie@davilaconstruction.com	
Casteel/Sun Automatic Fire Sprinkler	Web Site	2/11/19 1:35 pm	
Cardel Systems	Web Site	2/11/19 1:24 pm	
Capitol Sprinkler	2/11/19 1:40 pm	Bill.Treece@capitolsprinkler.com Greg.Stoner@capitolsprinkler.com	Washington DC Area
Young Brothers	Russell Young	RYoung@YBFP1.com	
Genesis Fire Protection	2/11/19 1:45 pm	service@genesisfire.com	Not Found
P & W Fire Safety	No Sprinklers	nledwig@pwfiresafety.com	No Sprinklers
Prime Time Fire Protection	Web Site	2/11/19 1:50 pm	
ABC Fire Systems	Web Site	2/11/19 1:26 pm	
Automatic Fire Protection	Steve Roeder	sroeder@automaticfireprotection.com	
A & C Fire Equipment	Nikki Littlefield	acfireequipmentco@gmail.com	
Star Fire Texas		bids@starfiretx.com	
		bids@safetysupplyinc.com	
Rogers-O'Brien Construction	John Archer Anthony O'Leary	jarcher@r-o.com aoleary@r-o.com	
Protegis Fire & Safety		marketing@protegis.com	


SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5936, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR REPLACEMENT OF SEWER CAST-IRON WASTE AND VENT PIPING THROUGHOUT, BATHROOM WALL-TILE SUBSTRATE REPAIRS THROUGHOUT, FIRE MARSHALL REQUIRED AND OTHER UNFORESEEN CHANGES FOR THE VICTORIA PLAZA SUBSTANTIAL REHABILITATION PROJECT, TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$2,000,000.00

DocuSigned by:

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David Nisivoccia
President and CEO

DocuSigned by:

5AC93CF03F5A422...
Steven Morando
Director of Procurement
and General Services

DocuSigned by:

ABBB9B06757A4D5...
Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5936, authorizing the expenditure of additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for the Victoria Plaza Substantial Rehabilitation Project, to Stoddard Construction Management, Inc. for an amount not to exceed \$2,000,000.00.

FINANCIAL IMPACT:

The cost for the additional services is not expected to exceed an amount of \$2,000,000.00 and will be funded by excess, unanticipated Capital Fund Grant proceeds, and MTW funds.

SUMMARY:

Victoria Plaza Apartments is a Senior/Disabled development built in 1959, and is located in downtown San Antonio, near HemisView Plaza. This development is a nine-story, high-rise brick building, comprised of 185 units: 16 efficiency units, 152 one-bedroom units, 16 two-bedroom units, and 1 three-bedroom unit.

In an effort to preserve this physical asset and provide capital improvements to the apartment community, on October 4, 2018 (Item 8), SAHA received Board approval to award a contract to Stoddard Construction Management, Inc. for Victoria Plaza Apartments Substantial Rehabilitation. This renovation project is currently in progress, which includes the following scope of work: 1) expansion of existing fire sprinkler and fire alarm systems to provide comprehensive coverage throughout the building, 2) expansion of an existing two-pipe domestic hot water system to a four-pipe heating and cooling HVAC system, 3) exterior guardrail modifications for code compliance, 4) replacement of existing electrical switchgear and equipment, 5) apartment windows replacement, 6) floor tile asbestos abatement and replacement, 7) wall re-finishes, 8) water and lighting fixture replacement, 9) first floor common area and office space renovations including a clinic space, and a community gathering room with meeting space, library and theater.

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

The cost for these improvements was not expected to exceed an amount of \$17,547,318.00 to include a base bid of \$16,547,318.00, plus a 6% contingency of \$1,000,000.00 that would only be used, as necessary.

The following Change Orders have been issued to this Agreement:

Change Order #1:

Abate and dispose of approximately 12,400 linear feet of asbestos-contaminated thermal pipe wrap and mastic. Upon survey of the building by environmental engineer of record, asbestos contamination was detected at various areas of thermal pipe in the insulation and mastic layers. However, due to the concealed condition of the pipe in an existing chase, the engineer was unable to quantify until demolition occurred. Amount requested: \$289,418.00.

Change Order #2:

Credit for removal of abatement scope for the following: 510 square feet of moisture barrier in the building crawl space; 3,400 square feet crawlspace fiber-cement panels; 270 square feet of transite board from mosaic deco wall, and credit for removal of window replacement at 1st floor and Level 2-9 elevator lobbies; lead-based paint abatement from exterior railing to prepare for new paint coating; demolition of additional bathroom ceilings to install new exhaust fans, ductwork and piping; install 125 linear feet of C900 pipe and riser assembly from building to remote FDC locations as per COSA Fire Marshal; install finishes as specified on Supplemental 1st Floor Finish Schedule; provide and install ADA compliant cabinets for two additional units; credit for removal of stair pressurization system and exterior mounted steel duct cage not required, as per COSA Fire Marshal. Amount requested results in a credit of (\$14,930.94).

Change Order #3:

Material and labor to install new hollow metal apartment entry doors, due to unavailability of specified entry door. Cost includes door hardware and door shoe to account for inconsistent door heights. Amount requested is \$29,820.45.

Change Order #4:

Material and labor to install additional wood blocking, waterproofing and adhesive in order to properly replace windows, as per architect's supplemental window installation detail, and COR #33: Labor for demolition of existing cast-iron sewer piping throughout. Existing windows at Victoria Plaza are single-pane, with leaky steel frames. Replacing these windows with standard low-e, double-pane windows with a good fit and a tight seal is required. Given the proposed design, new window units are anticipated to reduce overall utility consumption in excess of \$20,000.00 annually. New window installation shall meet or exceed HUD Minimum Property Standards, as well as State and Local Codes. The new windows must also comply with the design wind load, air, water and structural test performance requirements detailed in the specification. New windows shall preserve existing operable elements in a way that can be easily operated by Senior/Disabled clients. Amount requested is \$696,698.64.

SAN ANTONIO HOUSING AUTHORITY

May 16, 2019

Total of all change orders requested represents an approximate 6% increase to the original base contract value.

As the project is near completion of the demolition and abatement phases, the internal components of the building have been fully exposed and assessed. Due to the age and unforeseen conditions of the existing cast-iron sewer waste and vent piping, lack of viable sub-surface material to waterproof and fasten new windows, and poor condition of ceramic tile substrate at bathrooms that must be repaired in order to receive new tile assembly, we are requesting additional funding representing an approximate increase of 10% to the original contract amount in the amount of \$2 million, in order to properly replace and/or correct the above referenced items, prior to build-back so that finish-out may commence.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities

ATTACHMENTS:

Resolution 5936

Map and Photos

**San Antonio Housing Authority
Resolution 5936**

RESOLUTION 5936, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR REPLACEMENT OF SEWER CAST-IRON WASTE AND VENT PIPING THROUGHOUT, BATHROOM WALL-TILE SUBSTRATE REPAIRS THROUGHOUT, FIRE MARSHALL REQUIRED AND OTHER UNFORESEEN CHANGES FOR THE VICTORIA PLAZA SUBSTANTIAL REHABILITATION PROJECT, TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$2,000,000.00

WHEREAS, On October 4, 2018 (Item 8) SAHA received Board approval to award a contract to Stoddard Construction Management, Inc. for Victoria Plaza Apartments Substantial Rehabilitation. The cost for these improvements were not expected to exceed an amount of \$17,547,318.00 to include a base bid of \$16,547,318.00, plus a 6% contingency of \$1,000,000.00 that would only be used, as necessary; and

WHEREAS, the project is nearing completion of the demolition and abatement phases with the internal components of the building being fully exposed and assessed. The existing cast-iron sewer waste and vent piping needs to be replaced and bathroom ceramic tile substrates need to be properly replaced and/or corrected prior to commencing build-back and finish-out for these aspects of the project. In addition, there may be other fire marshall required and unforeseen changes for the project; and

WHEREAS, the cost for the additional services is not expected to exceed an amount of \$2,000,000.00 and will be funded by excess, unanticipated Capital Fund Grant proceeds and MTW funds; 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 5936, authorizing the expenditure of additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for the Victoria Plaza Substantial Rehabilitation Project, to Stoddard Construction Management, Inc. for an amount not to exceed \$2,000,000.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 6th day of June 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

VICTORIA PLAZA APARTMENTS MAP

1



VICTORIA PLAZA APARTMENTS

2



VICTORIA PLAZA APARTMENTS

3




VICTORIA PLAZA APARTMENTS

4



San Antonio Housing Authority**May 16, 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; Arrie Porter, Consultant

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.

CHOICE NEIGHBORHOOD GRANT ADMINISTRATION
<p>The regularly scheduled HUD monthly call was held on May 14, 2019, from 12:00 p.m. to 1:00 p.m.</p> <p>The Critical Path and Budget was submitted to HUD Washington on February 6, 2019, for approval. HUD provided informal approval of most items in the revised plan on May 3, 2019. A formal approval letter will be received the week of May 8, 2019.</p> <p>Choice dollars remaining in the grant that have not been obligated are \$200,000. SAHA will submit one more suggestion to utilize the last of the grant funds, which would be to assist with the cost of the half bathrooms in the townhouses at East Meadows I.</p> <p>FY 2020 Target Expend all CNI funds by September 2019 - Pending Establish Endowment by September 2019 - Pending</p>
PEOPLE
<p>Final Year Results Original Goals:</p> <ol style="list-style-type: none"> 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. <p>Employment: Transformation Plan: 47%</p>

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 Target68% 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 - 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
- Job Placement Coordinator - 22 New Employee vendors

Available Community Coach Positions

- Posting for Community Coach - 3 vacancies

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 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.
- East Meadows Survey has been completed - Results Pending (Target - Family Development and Elderly).

Events Hosted - Outcome**4th East Meadows Food Distribution Event - April 20, 2019**

- Food Distribution Stats: number of HOH SAHA Families (136)
- Total Value of groceries per family - \$97.35
- Total Grocery Value In-kind Amount - \$13,240
- Community Partners that assisted with food distribution include the following organizations: Gervin, JPE, and East Meadows Resident Services.
- Jobs Plus East hosted a table at St. Philip's College yearly Culture Fest with over 35 Community Partners on April 25, 2019.

May Upcoming Events

- Monthly East Meadows Food Distribution
- Movie Night May 9, 2019 - JPE/ Dual Gen Claude Black Center
- Jobs Plus East Job Related Services Classes - Date and Venue Pending - May

FY 2019 Target

240 Enrolled 58 Employed

SEID Quarterly Value- \$22,020

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 3rd - 12th 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
Unlicensed care by friend, relative, or church	6

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 96 percent occupied.

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

The development as a whole is 94 percent occupied.

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

The development as a whole is 93.75 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)

San Antonio Housing Authority

May 16, 2019

Objective

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

Accomplishments

Current occupancy is 94 percent. PH units are in leasing process; however, residents have not yet moved into units.

Project Close-out - 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 SAHA MTW Loan. The \$200k was reduced from the release of retainage that was paid to SLS Contractors as agreed to in CO#20. The draw was received on May 1, 2019, and SAHA DSNR Department is currently reviewing the information.

Half-Baths - MBS had a total of five general contractors and one subcontractor attend the walk-thru on April 26, 2019, for the East Meadows Phase I half baths.

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 92 percent, but will be fully leased by the end of the month.

Project Close-out - Construction loan was paid off January 22, 2019, and there is no permanent debt. 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 23.22% complete as of March 31, 2019, Draw #9/#10 is currently being reviewed by DSNR. A total of \$801,597.00 has been used of the \$4M in HOME Funds. Draw #8/#9 for February 2019, has been funded. Cadence McShane has placed 19 out of 20 foundation pads. Currently, framing, roofing, siding, loading drywall material in some buildings and pavement grading is ongoing at Block E, F and G. Construction meetings are being held with the owner, developer, architect and the contractor every two weeks. Next Construction Meeting will be held on May 7, 2018, to primarily discuss Draw#10/#11 for April 2019.

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 and 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. On April 9, 2019, MBS meet with SAHA and presented a final budget along with scope of work and vendor proposals. In mid April 2019, SAHA reached out to HUD requiring approval to use CNI funds for this remaining work. In late April 2019, HUD provided approval to use CNI Funds for the removal of the utility poles. SAHA has released MBS to move forward with vendors to perform the work.

FY 2018 Target

Completion of Phase I and 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 Construction started the construction phase on April 22, 2019. A Revised construction schedule will be submitted by MBS by the week of May 3, 2019.

FY 2018 Target

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

FY 2019 Target

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 began construction on March 18, 2019, with an anticipated completion date of July 15, 2019. To date, the park is 20% construction complete.

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. The Phillis Wheatley Park is under construction, and is scheduled to be completed by Aug. 31, 2019. After completion, the park will be conveyed to the City of San Antonio, who will operate and maintain it into perpetuity.
2. Terramark Urban homes is scheduled to begin construction of single family Infill Homes this month. Appraisals, and surveys are in the final stages of completion, in preparation for conveyance to Terramark.
3. Merced Housing Owner Occupied Rehab - We are awaiting approval from HUD of proposed strategy for remaining dollars, which would allow for completion of projects that were more than budgeted amount.
4. Three businesses have submitted additional scopes of work for facade projects. HUD has approved two of the projects. SAHA is awaiting HUD's decision on the third.
5. SAHA is in the process of acquiring tools and supplies for the farm, and await HUD's approval for the installation of fencing, signage, and other equipment. We anticipate a ground-breaking ceremony in June.
6. The artist has submitted pictures of the sculptures, and mosaics, as he works toward completion of his pieces for the Phillis Wheatley Park. He continues to work with the construction team to ensure his concrete foundations are ready, when the art is ready for installation.

Overall Goal: Successfully complete remaining five CCI strategies

CRITICAL COMMUNITY IMPROVEMENTS (CCI)

Administrative—CCI Plan

FY 2018 Target

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

FY 2020 Target

Expend all CCI funds by August 2019 - pending

Infill - Vacant Lots

Accomplishments

Terramark LLC commits to having twelve homes completed by Nov. 1, 2019. Contract currently pending final signatures. Construction is scheduled to begin in May.

Demolition completed on lots 1533 Hays, 1555 Hays. The lots located at 1718 Burnet and 1071 Poinsettia are pending demolition of structures.

FY 2019 Target

Obtain HUD approval of revised plan to utilize remaining Infill funds - HUD approval was received to utilize remaining Infill dollars for the enhancement of the Park and the Urban Farm.

FY 2020 Target

Completion of the first twelve homes by November 2019 - Pending

Owner Occupied Rehab

Accomplishments

Merced Housing Texas has twenty applications in various stages of the Owner Occupied Rehab (O.O.R) process. We are awaiting approval from HUD of proposed strategy for remaining dollars, which would allow completion of projects, that were more than the budgeted amount.

FY 2018 Target

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

FY 2019 Target

Complete additional projects that were above budgeted amount. Pending HUD approval.

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. HUD has approved moving forward with two projects. We are waiting on approval from HUD, for the remaining project, 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

San Antonio Housing Authority**May 16, 2019**

License agreement has been executed with Compost Queens. Staff is working to complete the license agreement with Eco-Centro. A quick quote is out for grubbing/tilling to prep the farm for planting. We are working with procurement to purchase fencing, signage, and additional tools/equipment, pending HUD approval.

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 June 2019 - Pending, Groundbreaking - 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

The art will be installed by a third party, artist, and includes the memorial wall, lion sculptures and custom benches. Anticipated completion date is July 15, 2019. On April 22, 2019, the City of San Antonio issued a letter of intent for the property's acquisition to include maintenance in perpetuity. Once the City Council accepts the property from SAHA, a closing will be scheduled and the deed will be transferred.

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 a 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. The City provided the letter, which was forwarded to HUD. SAHA is currently waiting for approval.

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

May 16, 2019

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented By: Joel Tabar, Assistant Director of Federal Housing Programs

RE: Update and Discussion of Federal Housing Programs Quarterly Report

SUMMARY

San Antonio Housing Authority's (SAHA's) Federal Housing Programs (FHP) Department measures various performance measures of its two programs, the Housing Choice Voucher (HCV) Program and the Public Housing (PH) Program. The FHP Quarterly Report for the **January 2019 to March 2019 quarter**, provided below, consists of the following data:

- Demographics;
- Waitlist totals;
- Termination totals;
- Voucher utilization rates; and
- Public housing occupancy rates.

The U.S. Department of Housing and Urban Development (HUD) requires public housing authorities administering the Housing Choice Voucher and Public Housing Programs to report several measures of program performance and financial information. Staff has completed data collection and analysis for both programs in the attached report, and will continue to provide updates as requested to the Operations and Choice Neighborhood Committee.

Table 1 provides an overall waitlist report of the Housing Choice Voucher program. The table includes waitlist maintenance outcomes, demographics of applicants and reasons applicants were removed from the waitlist.

Table 1. Housing Choice Voucher Waitlist Report (January - March 2019)

	Jan. - Mar.
Number of Applicants on Waitlist	11,143
<i>Elderly</i>	817
<i>Disabled</i>	633
<i>Elderly/Disabled</i>	130
<i>Family</i>	9,563
Number of Applicants Selected	3,752
<i>Housing Choice Voucher</i>	3,462
<i>Moderate-Rehabilitation and Property Based Voucher</i>	290
Success Rate of Lease Up	25%

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

<i>Housing Choice Voucher</i>	27.2%
<i>Moderate-Rehabilitation and Property Based Voucher</i>	0.7%
Average Wait Time	3 to 5 yrs
CHRs Denied	10
CHRs Approved	554
Maintenance Update	
<i>Letters Mailed</i>	2,937
<i>Returned by Post Office</i>	787 (26.8%)
<i>No Response</i>	894 (30.4%)
<i>Responses</i>	1,256 (42.8%)
Number of Clients Removed from Waitlist	1,955
Reasons for removal: Overincome, No Response, No Show, Debt Owed, CHR Denial, Applicant Requested to be Removed, Letter Returned by Post Office	

Table 2 provides an overall waitlist report of the Public Housing program. The table includes demographics of applicants and reasons applicants were removed from the waitlist.

Table 2. Public Housing Waitlist Report (January - March 2019)

	Jan. - Mar.
Number of Applicants on Waitlist	24,226
<i>Elderly</i>	1,259
<i>Disabled</i>	4,348
<i>Elderly/Disabled</i>	1,181
<i>Family</i>	17,438
Number of Applicants Selected	1,985
<i>Elderly/Disabled</i>	536
<i>Family</i>	1,449
Success Rate of Lease Up	9.1%
Average Wait Time Elderly/Disabled	6 mos. to 2 yrs
Average Wait Time Family	2 to 6 yrs
Number of Clients Removed from Waitlist	1,102
Reasons for removal: No Response, Letter Returned by Post Office, CHR denials, Applicant requested removal, Property Denials	

Tables 3 and 4 provide demographics for the Housing Choice Voucher and Public Housing programs, breaking down the numbers for income levels, percentage of program participants and number of program participants who are primarily Spanish speaking.

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019****Table 3. Housing Choice Voucher Demographics (January - March 2019)**

AMI (Area Median Income)	Jan. - Mar.	Percentage
Extremely Low 30%	11,129	84.3%
Very Low 50%	1,760	12.8%
Low 80%	397	2.8%
Over	22	0.2%
Total	13,308	100.00%
Percentage of Population		
Elderly/Disabled		13.9%
Elderly		3.8%
Disabled		49.1%
Non Elderly/Non Disabled		43.2%
Number of Spanish-Speaking Clients	196	1.43%

Table 4. Public Housing Demographics (January - March 2019)

AMI (Area Median Income)	Jan. - Mar.	Percentage
Extremely Low 30%	4,901	87.5%
Very Low 50%	584	9.9%
Low 80%	141	2.3%
Over	12	0.2%
Total	5,638	100.00%
Percentage of Population		
Elderly/Disabled		17.1%
Elderly		7.2%
Disabled		26.5%
Non Elderly/Non Disabled		49.2%
Number of Spanish-Speaking Clients	574	10.32%

Table 5 provides combined demographics for the Assisted Housing Programs (Housing Choice Voucher and Special Programs) and Public Housing Program.

Table 5. Federal Housing Programs Demographics (January - March 2019)

AMI (Area Median Income)	Jan. - Mar.	Percentage
Extremely Low 30%	16,030	85.6%
Very Low 50%	2,344	11.7%
Low 80%	538	2.5%
Over	34	0.2%

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

Total	18,946	100.00%
Percentage of Population		
Elderly/Disabled		17.2%
Elderly		5.3%
Disabled		32.9%
Non Elderly/Non Disabled		44.5%
Number of Spanish-Speaking Clients	770	4.1%

Table 6 provides the average gross income for the Assisted Housing Programs and the Public Housing Program, breaking down the numbers by property.

Table 6. Gross Annual Income in Assisted Housing Programs and Public Housing Program by Property (January - March 2019)

	Average Gross Income
Assisted Housing Programs	\$12,377
Alazan / Guadalupe	\$11,182
Alhambra	\$10,983
Blanco	\$10,481
Cassiano	\$9,965
Charles Andrews	\$12,832
Cheryl West	\$13,183
Christ The King	\$10,445
Cisneros	\$9,881
College Park	\$10,258
Converse Ranch I	\$14,513
Converse Ranch II	\$15,925
Cross Creek	\$8,483
East Meadows	\$8,742
Escondida	\$10,401
Fair Avenue	\$10,574
Francis Furey	\$12,143
Frank Hornsby	\$11,054
Gardens at San Juan	\$8,891
Glen Park	\$12,907
HB Gonzalez	\$10,617
Hemisview	\$10,425
Highview	\$9,539
Jewett Circle	\$9,863

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

Kenwood Manor	\$12,142
Kenwood North	\$11,709
LC Rutledge	\$10,156
Le Chalet	\$11,071
Lewis Chatham	\$10,156
Lila Cockrell	\$10,504
Lincoln Heights	\$12,724
Linda Lou	\$9,750
Madonna	\$10,666
Marie Mcguire	\$11,165
Matt Garcia	\$10,783
Midcrown	\$11,063
Midway	\$9,786
Mirasol Homes	\$11,136
Mission Park	\$12,912
Morris Beldon	\$12,312
Olive Park	\$15,464
OP Schnabel	\$11,153
Park Square	\$10,443
Parkview	\$10,443
Pin Oak I	\$10,010
Pin Oak II	\$9,883
Raymundo Rangel	\$9,916
Refugio	\$10,330
Riverside	\$12,389
Sahara Ramsey	\$9,924
San Juan Square I	\$9,725
San Juan Square II	\$11,002
San Pedro Arms	\$10,096
Scattered Sites	\$14,879
South San	\$10,692
Springview	\$13,231
Sun Park Lane	\$11,412
Tarry Towne	\$11,534
The Park at Sutton Oaks	\$9,592
TL Shaley	\$9,958
Villa Hermosa	\$10,293
Villa Tranchese	\$10,522

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

Villa Veramendi	\$16,027
Village East	\$14,314
WC White	\$12,162
Westway	\$12,931
Wheatley Senior Park	\$11,738
William Sinkin	\$11,498
Williamsburg	\$10,523
FHP Average Gross Income per Property	\$11,253

Table 7 provides the Housing Choice Voucher utilization rates of HUD funding under ACC (Annual Contributions Contract) subsidy funds and under MTW (Moving to Work) program funds. The "MTW Baseline" refers to the number of vouchers SAHA must utilize to maintain the agency's Moving to Work classification.

Table 7. Housing Choice Voucher Utilization (January - March 2019)

HCV - ACC	Jan.	Feb.	Mar.	Average
Unit Month Leased (UML)	12,401	12,477	12,523	12,467
Unit Month Available per ACC	13,046	13,046	13,046	13,046
Percentage of Utilization	95.1%	95.6%	96.0%	95.6%
HCV - MTW				
Unit Month Leased (UML)	12,401	12,477	12,523	12,467
MTW Baseline	12,146	12,146	12,146	12,146
Percentage of Utilization	102.1%	102.7%	103.1%	102.6%

Table 8 provides occupancy rates of all Public Housing units, including general occupancy developments and elderly/disabled developments. Federal ACC operating subsidy amounts slightly increased during the quarter and increased at the end of the quarter.

Table 8. Public Housing Occupancy (January - March 2019)

	Jan.	Feb.	Mar.	Average
Occupied Units	5,644	5,652	5,624	5,640
HUD Approved Offline Unit	220	225	233	226
Total Occupied	5,864	5,877	5,857	5,866
ACC Subsidy	6,137	6,137	6,137	6,137
Percentage of Occupancy	95.6%	95.8%	95.4%	95.6%
Vacancies	273	260	280	271

Table 9 provides vacancy rates of all Public Housing units by property, including the number of units at each property.

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019****Table 9. Public Housing Vacancy by Property (January - March 2019)**

	# of Units	Average
Alazan / Guadalupe	741	53
Alhambra	14	1
Blanco	100	4
Cassiano	499	32
Charles Andrews	52	2
Cheryl West	82	4
Christ The King	48	1
Cisneros	55	1
College Park	78	1
Converse Ranch I	25	1
Converse Ranch II	21	0
Cross Creek	66	2
East Meadows	71	1
Escondida	20	0
Fair Avenue	216	5
Francis Furey	66	1
Frank Hornsby	59	1
Gardens at San Juan	63	1
Glen Park	26	1
HB Gonzalez	51	2
Hemisview	49	1
Highview	68	3
Jewett Circle	75	0
Kenwood Manor	9	0
Kenwood North	53	1
LC Rutledge	66	1
Le Chalet	34	1
Lewis Chatham	119	2
Lila Cockrell	70	3
Lincoln Heights	338	27
Linda Lou	10	2
Madonna	60	0
Marie McGuire	63	1
Matt Garcia	55	3
Midcrown	39	1

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

Midway	20	0
Mirasol Homes	174	3
Mission Park	100	4
Morris Beldon	35	1
Olive Park	26	2
OP Schnabel	70	2
Park Square	26	2
Parkview	153	4
Pin Oak I	50	0
Pin Oak II	22	1
Raymundo Rangel	26	0
Refugio	50	2
Riverside	74	4
Sahara Ramsey	16	0
San Juan Square I	46	1
San Juan Square II	48	2
San Pedro Arms	16	0
Scattered Sites	163	1
SF/PL/VF	48	20
South San	30	0
Springview	182	16
Sun Park Lane	65	3
Tarry Towne	98	0
The Park at Sutton Oaks	49	6
TL Shaley	66	3
Victoria Plaza	185	0
Villa Hermosa	66	2
Villa Tranchese	201	6
Villa Veramendi	166	6
Village East	24	2
WC White	75	1
Westway	152	7
Wheatley Senior Park	40	1
William Sinkin	50	4
Williamsburg	50	4
Total Vacancies	6137	271

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

Table 10 and Table 11 provide the breakdown of termination numbers for the Housing Choice Voucher and Public Housing programs, including demographics and the most common reasons for termination.

Table 10. Housing Choice Voucher Termination Report (January - March 2019)

Jan. - Mar.		
Total Terminated	375	100.00%
<i>Elderly</i>	6	1.6%
<i>Disabled</i>	117	31.2%
<i>Non Elderly/Non Disabled</i>	187	49.9%
<i>Elderly / Disabled</i>	65	17.3%
Of all clients terminated, these attended Early Engagement	29	7.7%
Average Tenure	6.5 years	
Top 3 Reasons for Termination (EEP Attended):	<i>End of Participation (EOP)*</i>	12 41.4%
	<i>Vacating Without Notice</i>	7 24.1%
	<i>Voucher/Lease Expired</i>	3 10.3%
Top 3 Reasons for Termination (Non-EEP Attended):	<i>End of Participation (EOP)*</i>	74 21.4%
	<i>Voucher/Lease Expired</i>	61 17.6%
	<i>Vacating Without Notice</i>	57 16.5%

*Non-Punitive Terminations

Table 11. Public Housing Termination Report (January - March 2019)

Jan. - Mar.		
Total Terminated	259	100.00%
<i>Elderly</i>	16	6.2%
<i>Disabled</i>	61	23.6%
<i>Non Elderly/Non Disabled</i>	140	54.1%
<i>Elderly/Disabled</i>	42	16.2%
Eviction through Court System	39	15.1%
Of all clients terminated, these attended Early Engagement	93	35.9%
Average Tenure	7.3 years	
Top 3 Reasons for Termination (EEP Attended):	<i>Moved to Section 8</i>	37 39.8%
	<i>Abandon/Vacate Without Notice</i>	10 10.8%
	<i>Eviction - Nonpayment of Rent</i>	9 9.7%
Top 3 Reasons for Termination (Non-EEP Attended):	<i>Abandon/Vacate Without Notice</i>	32 19.3%

SAN ANTONIO HOUSING AUTHORITY**May 16, 2019**

<i>Deceased</i>	22	13.3%
<i>Moved in with Family</i>	18	10.8%

Table 12 provides combined termination numbers for the Assisted Housing Programs (Housing Choice Voucher and Special Programs) and Public Housing Program.

Table 12. Federal Housing Programs Termination Report (January - March 2019)

		Jan. - Mar.
Total Terminated	634	100.00%
<i>Elderly</i>	22	3.5%
<i>Disabled</i>	178	28.1%
<i>Non Elderly/Non Disabled</i>	327	51.6%
<i>Elderly/Disabled</i>	107	16.9%
Of all clients terminated, these attended Early Engagement	122	

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

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

ATTACHMENT:


FY 2018-2019 FHP Quarterly Report as of March 31, 2018

SAN ANTONIO HOUSING AUTHORITY

May 16, 2019

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented by: Domingo Ibarra, Director of Security

RE: Update and discussion regarding San Antonio Housing Authority Security Services

SUMMARY:

The Security Department is responsible for administering and coordinating a holistic security strategy for the protection of persons and property. The implementation of proactive initiatives are designed to maximize public safety. This is accomplished with collaboration between residents, staff, Law Enforcement and Private Security (LEAPS). This strategy recognizes that LEAPS is more effective, when working with residents and staff to plan proactive initiatives in a meaningful way. Social data streams are continuously harvested, evaluated and analyzed. These data trends are correlated into the FBI Uniform Crime Report format (UCR Part 1 and 2 crimes), to gauge metrics between crime on housing developments and the San Antonio Police Department reporting district for each property.

This sophisticated system of security performance metrics is drilled down to identify the precise location of where the Calls for Service (CFS) originate. This empirical information is correlated with anecdotal information received from Resident Councils, management or staff, and is shared in a Security Week and Evaluation Report (SWEAR) to identify the top 10 properties where incidents occur. A process improvement strategy, with cost efficiency measures, allows Security to redirect security assets to targeted locations and synchronize police and security presence to reduce crime.

This work is largely focused on fulfilling SAHA's strategic goal No. 2: Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration and strong customer service. To accomplish this, the Security Department underwent a complete restructure. This was accomplished in four general categories: reorganization, risk assessment and mitigation strategies, evidence-based initiatives with proactive strategies and institutionalized partnerships.

Objective: Establish a track record of integrity

- Situational and efficiency analysis (FY 16-17)
- Risk Assessment and mitigation strategies (FY 17-18)
- Evidence-based initiatives and proactive strategies (FY 18-19)
- Institutionalized partnerships (FY 19-20)

SAN ANTONIO HOUSING AUTHORITY

May 16, 2019

Action Item	Target	Progress	Status
Situational and Efficiency Analysis (FY 16-17)	Core process Business continuity Institutional knowledge	Structured Daily Activity Reports Security Weekly Evaluation And Review Report Electronic portal to receive SAPD reports	Completed
Risk Assessment and Mitigation (FY 17-18)	Crime Analysis Baseline metrics with UCR Part 1 and 2	Social Data Report to auto-populate alerts UCR Taxonomy Private Security	Completed
Evidence-based Initiatives and Proactive Strategies FY (18-19)	Geographic Information System (GIS)	Map and track detailed data Online Dashboard Initiate	Ongoing
Institutionalized Partnerships (FY 19-20)	Law Enforcement and Private Security (LEAPS) Fleet SWEAR Pooling Resources in Defense of our Environment (PRIDE) Crime Rate Fusion Liaison Officer (FLO) program Social Data Report (two-step match) for each portfolio	Police officers at larger communities Marked vehicles Guards at Senior and Disabled communities SAFFE Officers Target top 10 properties Criminal intelligence bulletins	Ongoing

SAN ANTONIO HOUSING AUTHORITY

May 16, 2019

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

Invest in our greatest resource - our employees - and establish a track record for integrity, accountability, collaboration and strong customer service.

ATTACHMENTS:

Security Restructure Presentation

Crime Statistics



Security Services

Operations and Choice Neighborhood Committee

Domingo Ibarra

May 16, 2019

SECURITY RESTRUCTURE

EFFICIENCY and GAP ANALYSIS

2

PLATFORM FOR CHANGE

Law Enforcement Officers (LEO's)

- ❖ Hired as SAHA Employees, not contract labor
- ❖ Officers held SAHA Position Identification (PID)
- ❖ Multiple vacancies - Lengthy hiring process
- ❖ Random Patrols - Random Results

No Private Security Guards

- Cost Reduction issues



TRANSITIONAL OBJECTIVES

3

→ Proactive Initiatives

- ◆ Evidence-based to synchronize police and security
- ◆ Long-Term Problem-Solving
- ◆ Operation Cooperation - SAFTE Officers
- ◆ Safety Socials with Resident Councils

→ Business Continuity and Institutional Knowledge

- ◆ Security Weekly Evaluation and Review (SWEAR)
- ◆ Records Management - Internet-based Platform

→ Multivariate Data Streams and Data Cycles

- ◆ SAPD Night Incident Division Log
- ◆ Social Data Dashboard
- ◆ Bexar County Sheriff's Office - Arrest Reports
- ◆ Resident Councils and Management



REVISED DATA SHARING AGREEMENT

4

- **Revise SAPD Memorandum of Understanding**
 - ◆ Citywide Calls for Police Service
 - ◆ Arrest Data
 - ◆ Address and Electronic Mapping of Incident
 - ◆ SAPD Night Incident Division Logs (NCID)
- **Uniform Crime Report Taxonomy**
 - ◆ Part 1 Crime
 - ◆ Records Management - Internet-based
- **Social Data Dashboard Revised**
 - ◆ Social Data Dashboard (version 4)



ITERATION DATES

5

→ General Logistics

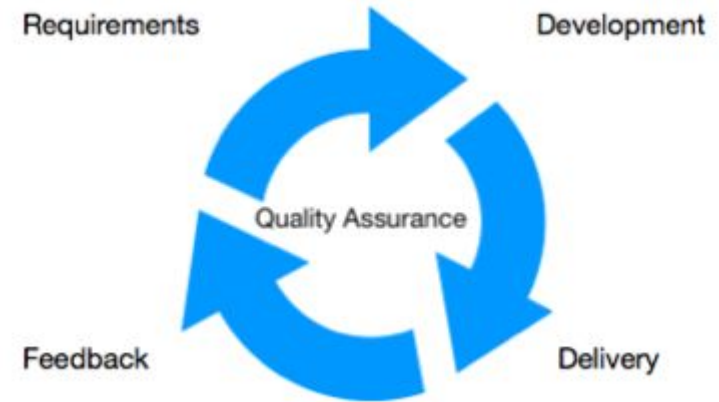
- ◆ Met with Finance and Procurement - 09/13/18
 - Invoice Process
- ◆ Cancel LEO Insurance
- ◆ SAHA Vendor IDs Issued

→ Final Board Approval

- ◆ Resolution 5842 - 10/04/18

→ Transition

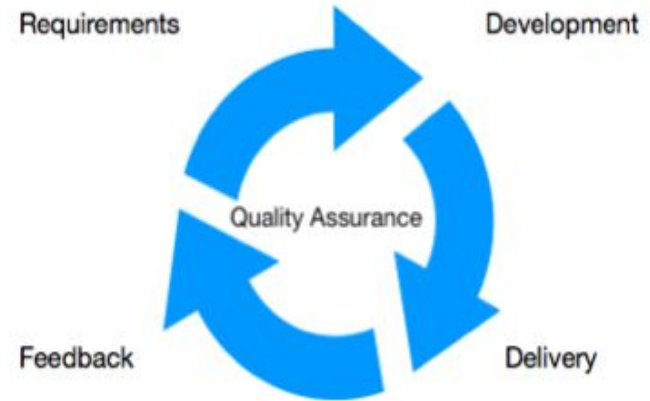
- ◆ Blue Armor (LEAPS) - 11/05/18



EVIDENCE-BASED DECISIONS

6

- **Management and Security Meetings**
 - ◆ Evaluate Crime Statistics
 - Notify Blue Armor of patrol schedules
 - ◆ Systematic review of Social Data
- **Resident Councils and Management**
 - ◆ Regularly meet to discuss patterns
- **Crime Prevention Initiatives**
 - ◆ Safety Socials - Residents and Management
 - ◆ Engage Blue Armor and SAPD assets
 - ◆ Problem-Solving Action Plans - Empirical Evidence



INCREASE COST EFFECTIVENESS

EFFICIENT USE OF RESOURCES

7

LAW ENFORCEMENT AND PRIVATE SECURITY (LEAPS)

Law Enforcement Officers (LEO's)

- ❖ Hired as contract labor
- ❖ Vacancies filled immediately
- ❖ Daily Activity Reports - Online via Tablets
- ❖ Operation Cooperation - SAFFE Substations
- ❖ Computer Aided Dispatch (CAD) - Trending Alerts

Blue Armor Security

- ❖ Cost-effective blended approach to public safety
- ❖ Clustered Patrols



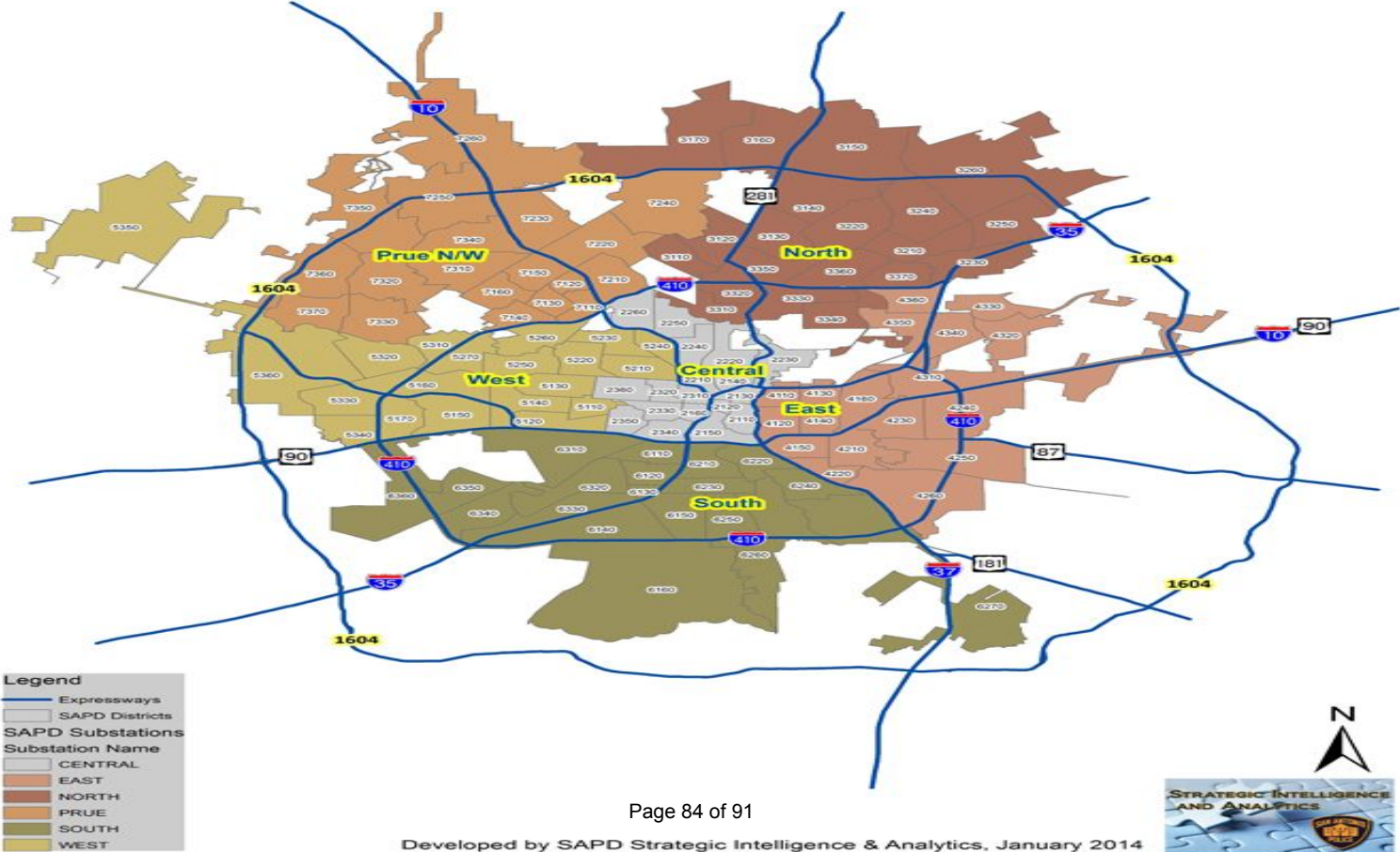
BLUE ARMOR SECURITY FLEET

Detect and Deter

8



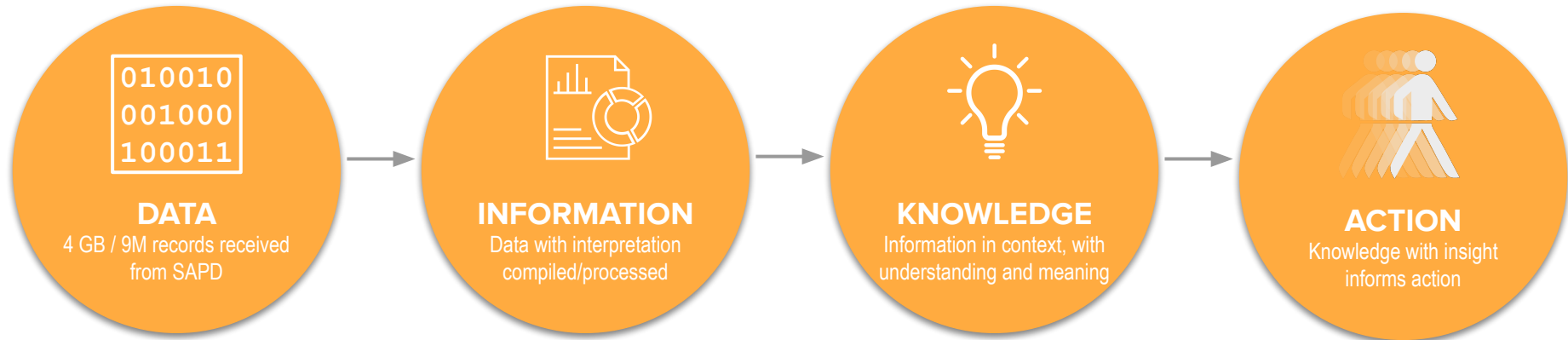
San Antonio Police Department Substation and District Maps
4 January 2014



Social Data Reporting (SDR) Program

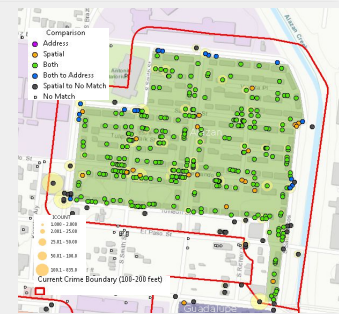
Establishing a new reporting program

Turning partner data into insights and actions



Lessons learned

Property characteristics and neighborhood conditions are not only relevant to understanding crime in SAHA communities, they also impact what analyses and reporting methods are appropriate. Some SAHA properties may be adjacent to locations with higher volumes of activity (i.e., bars, hospitals, shopping centers). Initial matching methods were grouping this activity with activity on property - making it difficult to understand differences among property activity, neighborhood activity, and city-wide activity. To address this issue, the agency implemented new methods in 2018 that allows for better information and understanding of on-property activity within the neighborhood context.



LOOKING AHEAD

Continue the maturation of the reporting program via strategic use of predictive analytics and GIS technologies



- ✓ SAPD-SAHA Memorandum of Agreement (MOA) (3 versions since 2013) - Achieve maximum coordination and cooperation in combining resources to improve the quality of life of our citizens by reducing criminal activity within CoSA
- ❑ Finalize internal policies, standards, strategy and training

**Data
Governance**

- ❑ Annual Report
 - Comprehensive agency-wide analysis of trends
 - Comparisons to neighborhood and city-wide activity
 - Context and interpretation

**Policy,
Strategy**

- ❑ Property Profiles
 - Property level analysis of trends
 - Built-in alerts based on expected activity and actual activity
 - Map-centric

**Resource
Allocation
Property
Specific
Strategy**

- ❑ Operations dashboard 4.0
 - Dynamic data for proactive and timely response to emerging issues
 - Built-in alerts based on expected activity and actual activity
 - Map-centric

Response

QUESTIONS?

HISTORICAL ANNUAL COMPARISON | 2017-2018
All Incidents | Uniform Crime Reporting (UCR) Part I Only¹

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SDR Contact: Safety & Security Department | SDR Technical Support: Policy & Planning Department

ANNUAL COMPARISON

Incidents by Calendar Year

Select Property	All		
	2017	2018	2017 to 2018
	All	All	Change
Violent Crimes	518	526	+8▲
Agg Assault	27	32	+5▲
All Family Violence	282	309	+27▲
All Sexual Assault	9	19	+10▲
Assault	146	128	-18▼
Capital / Murder	2	2	0 ▲▼
Deadly Conduct	35	20	-15▼
Robbery All Types	17	16	-1▼
Property Crimes	547	469	-78▼
Arson	6	1	-5▼
Burglary Building	41	33	-8▼
Burglary Habitation	161	109	-52▼
Burglary Vehicle	74	73	-1▼
Larceny / Theft	229	208	-21▼
Vehicle Theft	36	45	+9▲
Police Proactive	381	379	-2▼
Drug Arrest	119	116	-3▼
Graffiti	4	3	-1▼
Panhandling	0	0	0 ▲▼
Prostitution	12	6	-6▼
Vandalism	231	246	+15▲
Weapon Violation	15	8	-7▼
Other²	274	276	+2▲
Grand Total³	1720	1650	-70▼

¹ UCR Part 1 classification crosswalk provided by SAPD

² Other crimes: As per SAPD's standard reporting, these records do not fall under a priority crime group or category and are reported as "other". Examples include: Credit Card Abuse, Criminal Trespassing, Stalking, Public Intoxication

³ Excluded: Some records are excluded from SAHA's incident reporting. Examples include: Information Reports, Wanted Persons, Runways, Missing Persons

ANNUAL COMPARISON - UCR Part 1 only

Incidents by Calendar Year [UCR Part 1 Only]

Selected Property	All		
	2017	2018	2017 to 2018
	UCR part 1 only	UCR part 1 only	Change
Violent Crimes	107	105	-2▼
Agg Assault	27	32	+5▲
All Family Violence	24	26	+2▲
All Sexual Assault	2	9	+7▲
Assault	0	0	0 ▲▼
Capital / Murder	2	2	0 ▲▼
Deadly Conduct	35	20	-15▼
Robbery All Types	17	16	-1▼
Property Crimes	547	469	-78▼
Arson	6	1	-5▼
Burglary Building	41	33	-8▼
Burglary Habitation	161	109	-52▼
Burglary Vehicle	74	73	-1▼
Larceny / Theft	229	208	-21▼
Vehicle Theft	36	45	+9▲
Police Proactive	--	--	--
Drug Arrest	--	--	--
Graffiti	--	--	--
Panhandling	--	--	--
Prostitution	--	--	--
Vandalism	--	--	--
Weapon Violation	--	--	--
Other²	--	--	--
Grand Total³	654	574	-80▼

HISTORICAL ANNUAL COMPARISON | 2017-2018
All Incidents | Uniform Crime Reporting (UCR) Part I Only¹

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SDR Contact: Safety & Security Department | SDR Technical Support: Policy & Planning Department

ANNUAL COMPARISON

Incidents by Calendar Year

Select Property	Fair Ave	2017	2018	2017 to 2018
	All	All		Change
Violent Crimes		6	3	-3▼
Agg Assault		0	0	0 ◀▶
All Family Violence		3	2	-1▼
All Sexual Assault		0	0	0 ◀▶
Assault		3	1	-2▼
Capital / Murder		0	0	0 ◀▶
Deadly Conduct		0	0	0 ◀▶
Robbery All Types		0	0	0 ◀▶
Property Crimes		9	10	+1▲
Arson		0	0	0 ◀▶
Burglary Building		2	0	-2▼
Burglary Habitation		0	0	0 ◀▶
Burglary Vehicle		0	2	+2▲
Larceny / Theft		7	5	-2▼
Vehicle Theft		0	3	+3▲
Police Proactive		4	4	0 ◀▶
Drug Arrest		0	1	+1▲
Graffiti		0	0	0 ◀▶
Panhandling		0	0	0 ◀▶
Prostitution		0	0	0 ◀▶
Vandalism		4	3	-1▼
Weapon Violation		0	0	0 ◀▶
Other²		6	2	-4▼
Grand Total³		25	19	-6▼

ANNUAL COMPARISON - UCR Part 1 only

Incidents by Calendar Year [UCR Part 1 Only]

Selected Property	Fair Ave	2017	2018	2017 to 2018
	UCR part 1 only	UCR part 1 only		Change
Violent Crimes		0	0	0 ◀▶
Agg Assault		0	0	0 ◀▶
All Family Violence		0	0	0 ◀▶
All Sexual Assault		0	0	0 ◀▶
Assault		0	0	0 ◀▶
Capital / Murder		0	0	0 ◀▶
Deadly Conduct		0	0	0 ◀▶
Robbery All Types		0	0	0 ◀▶
Property Crimes		9	10	+1▲
Arson		0	0	0 ◀▶
Burglary Building		2	0	-2▼
Burglary Habitation		0	0	0 ◀▶
Burglary Vehicle		0	2	+2▲
Larceny / Theft		7	5	-2▼
Vehicle Theft		0	3	+3▲
Police Proactive		--	--	--
Drug Arrest		--	--	--
Graffiti		--	--	--
Panhandling		--	--	--
Prostitution		--	--	--
Vandalism		--	--	--
Weapon Violation		--	--	--
Other²		--	--	--
Grand Total³		9	10	+1▲

¹ UCR Part 1 classification crosswalk provided by SAPD

² Other crimes: As per SAPD's standard reporting, these records do not fall under a priority crime group or category and are reported as "other". Examples include: Credit Card Abuse, Criminal Trespassing, Stalking, Public Intoxication

³ Excluded: Some records are excluded from SAHA's incident reporting. Examples include: Information Reports, Wanted Persons, Runways, Missing Persons

HISTORICAL ANNUAL COMPARISON | 2017-2018
All Incidents | Uniform Crime Reporting (UCR) Part I Only¹

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SDR Contact: Safety & Security Department | SDR Technical Support: Policy & Planning Department

ANNUAL COMPARISON

Incidents by Calendar Year

Select Property	Lewis Chatham		
	2017	2018	2017 to 2018
	All	All	Change
Violent Crimes	6	3	-3▼
Agg Assault	0	0	0 ▲▶
All Family Violence	1	1	0 ▲▶
All Sexual Assault	0	0	0 ▲▶
Assault	4	1	-3▼
Capital / Murder	0	0	0 ▲▶
Deadly Conduct	0	0	0 ▲▶
Robbery All Types	1	1	0 ▲▶
Property Crimes	7	14	+7▲
Arson	0	0	0 ▲▶
Burglary Building	1	0	-1▼
Burglary Habitation	2	1	-1▼
Burglary Vehicle	0	2	+2▲
Larceny / Theft	4	9	+5▲
Vehicle Theft	0	2	+2▲
Police Proactive	0	4	+4▲
Drug Arrest	0	0	0 ▲▶
Graffiti	0	0	0 ▲▶
Panhandling	0	0	0 ▲▶
Prostitution	0	0	0 ▲▶
Vandalism	0	4	+4▲
Weapon Violation	0	0	0 ▲▶
Other²	3	4	+1▲
Grand Total³	16	25	+9▲

ANNUAL COMPARISON - UCR Part 1 only

Incidents by Calendar Year [UCR Part 1 Only]

Selected Property	Lewis Chatham		
	2017	2018	2017 to 2018
	UCR part 1 only	UCR part 1 only	Change
Violent Crimes	1	1	0 ▲▶
Agg Assault	0	0	0 ▲▶
All Family Violence	0	0	0 ▲▶
All Sexual Assault	0	0	0 ▲▶
Assault	0	0	0 ▲▶
Capital / Murder	0	0	0 ▲▶
Deadly Conduct	0	0	0 ▲▶
Robbery All Types	1	1	0 ▲▶
Property Crimes	7	14	+7▲
Arson	0	0	0 ▲▶
Burglary Building	1	0	-1▼
Burglary Habitation	2	1	-1▼
Burglary Vehicle	0	2	+2▲
Larceny / Theft	4	9	+5▲
Vehicle Theft	0	2	+2▲
Police Proactive	--	--	--
Drug Arrest	--	--	--
Graffiti	--	--	--
Panhandling	--	--	--
Prostitution	--	--	--
Vandalism	--	--	--
Weapon Violation	--	--	--
Other²	--	--	--
Grand Total³	8	15	+7▲

¹ UCR Part 1 classification crosswalk provided by SAPD
² Other crimes: As per SAPD's standard reporting, these records do not fall under a priority crime group or category and are reported as "other". Examples include: Credit Card Abuse, Criminal Trespassing, Stalking, Public Intoxication
³ Excluded: Some records are excluded from SAHA's incident reporting. Examples include: Information Reports, Wanted Persons, Runways, Missing Persons

HISTORICAL ANNUAL COMPARISON | 2017-2018
All Incidents | Uniform Crime Reporting (UCR) Part I Only¹

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ANNUAL COMPARISON

Incidents by Calendar Year

Select Property Marie McGuire

	2017	2018	2017 to 2018
	All	All	Change
Violent Crimes	4	3	-1▼
Agg Assault	0	0	0 ▲▶
All Family Violence	0	0	0 ▲▶
All Sexual Assault	2	0	-2▼
Assault	2	3	+1▲
Capital / Murder	0	0	0 ▲▶
Deadly Conduct	0	0	0 ▲▶
Robbery All Types	0	0	0 ▲▶
Property Crimes	8	7	-1▼
Arson	0	0	0 ▲▶
Burglary Building	0	3	+3▲
Burglary Habitation	3	1	-2▼
Burglary Vehicle	2	0	-2▼
Larceny / Theft	3	3	0 ▲▶
Vehicle Theft	0	0	0 ▲▶
Police Proactive	6	3	-3▼
Drug Arrest	1	1	0 ▲▶
Graffiti	1	0	-1▼
Panhandling	0	0	0 ▲▶
Prostitution	0	0	0 ▲▶
Vandalism	4	2	-2▼
Weapon Violation	0	0	0 ▲▶
Other²	0	1	+1▲
Grand Total³	18	14	-4▼

ANNUAL COMPARISON - UCR Part 1 only

Incidents by Calendar Year [UCR Part 1 Only]

Selected Property Marie McGuire

	2017	2018	2017 to 2018
	UCR part 1 only	UCR part 1 only	Change
Violent Crimes	0	0	0 ▲▶
Agg Assault	0	0	0 ▲▶
All Family Violence	0	0	0 ▲▶
All Sexual Assault	0	0	0 ▲▶
Assault	0	0	0 ▲▶
Capital / Murder	0	0	0 ▲▶
Deadly Conduct	0	0	0 ▲▶
Robbery All Types	0	0	0 ▲▶
Property Crimes	8	7	-1▼
Arson	0	0	0 ▲▶
Burglary Building	0	3	+3▲
Burglary Habitation	3	1	-2▼
Burglary Vehicle	2	0	-2▼
Larceny / Theft	3	3	0 ▲▶
Vehicle Theft	0	0	0 ▲▶
Police Proactive	--	--	--
Drug Arrest	--	--	--
Graffiti	--	--	--
Panhandling	--	--	--
Prostitution	--	--	--
Vandalism	--	--	--
Weapon Violation	--	--	--
Other²	--	--	--
Grand Total³	8	7	-1▼

¹ UCR Part 1 classification crosswalk provided by SAPD

² Other crimes: As per SAPD's standard reporting, these records do not fall under a priority crime group or category and are reported as "other". Examples include: Credit Card Abuse, Criminal Trespassing, Stalking, Public Intoxication

³ Excluded: Some records are excluded from SAHA's incident reporting. Examples include: Information Reports, Wanted Persons, Runways, Missing Persons