



OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE MEETING

**MAR. 21
2019**



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BOARD OF COMMISSIONERS

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

David Nisivoccia

SAN ANTONIO HOUSING AUTHORITY
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or
****SPECIAL BOARD MEETING**
1011 S. Brazos St., San Antonio, TX 78207
2:00 p.m., Thursday, March 21, 2019

The Board of Commissioners will convene for a Committee, or Special Board meeting, in the Community Room of the Alazan-Apache Court Apartments, located at 1011 S. Brazos St., San Antonio, TX, 78207, 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.

MINUTES

2. Minutes
 - Approval of the November 15, 2018, Operations and Choice Neighborhood Committee Meeting minutes

PRESENTATION

3. Bond Process Review presented by Mr. James P. Plummer, Partner at Bracewell LLP (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
4. Presentation by Local Initiatives Support Corporation (LISC) (Leilah Powell, Executive Director)

CHOICE NEIGHBORHOOD

5. 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, Assistant Director of Choice Neighborhood)

OPERATIONS

6. Hold a Public Hearing and consideration and appropriate action regarding Resolution 5916, authorizing the proposed 2019-2020 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan (Richard Milk, Director of Policy and Planning)

7. Consideration and appropriate action regarding Resolution 5917, authorizing the President and CEO to negotiate and enter into settlements on behalf of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities in certain limited circumstances and within certain parameters as described herein to eliminate unnecessary delay and complications in resolving small, non-employment matters asserted against the San Antonio Housing Authority and/or its related non-profit affiliates and instrumentalities (Timothy E. Alcott, Real Estate and Legal Services Officer)
8. Consideration and appropriate action regarding Resolution 5918, authorizing the President and CEO to enter into a partnership on behalf of the San Antonio Housing Authority to provide air conditioning units for Public Housing residents (Timothy E. Alcott, Real Estate and Legal Services Officer)
9. Consideration and appropriate action regarding Resolution 5915, authorizing the President and CEO of the San Antonio Housing Authority to execute an Interagency Agreement (IAG) with the Housing Authority of the City and County of Denver to pursue a self-managed Energy Performance Contract (EPC) to include up to 2,311 Public Housing units at a total cost not to exceed \$741,960.00, and execution of any and all documents necessary to consummate such transaction (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)
10. Consideration and appropriate action regarding Resolution 5919, authorizing the award of a contract for Fair Avenue Apartments Fire Protection Improvements to Stoddard Construction Management, Inc. for an amount not to exceed \$4,197,500.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
11. Consideration and appropriate action regarding Resolution 5920, authorizing the award of a contract for swimming pool maintenance and repair for various Beacon Communities to Labrum Investments, LLC dba Fiesta Pool Services (WBE); not to exceed an annual cumulative amount of \$15,000.00 for year one, \$20,000.00 for year two and year three, and \$25,000.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
12. Consideration and appropriate action regarding Resolution 5921, authorizing the award of a contract for Remodel of Vacant Units for ConnectHome Computer Lab and Offices at Lincoln Heights Courts to Straight Line Management (AABE, DBE, ESBE, MBE, SBE, WBE, Section 3 Business) for an amount not to exceed \$170,887.86 (Steven Morando, Director of Procurement and General Services and Brandee Perez, Director of Federal Housing Programs)
13. Update and discussion regarding Federal Housing Programs Quarterly Report (Brandee Perez, Director of Federal Housing Programs)
14. Update and discussion regarding Legislative Requests (David Nisivoccia, President and CEO; Michael Reyes, Director of Communications and Public Affairs)
15. *Closed Session
Consultation with Attorney
Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (1)(B)(settlement offer).
 - Discussion of proposed settlement of Fair Housing Complaint, HUD #06-18-1648-8, Linda Wallace vs. San Antonio Housing Facility Corporation et al

Personnel/Consultation with Attorney

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

- President and CEO Performance Evaluation Process

16. 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.

MINUTES
SAN ANTONIO HOUSING AUTHORITY
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE
November 15, 2018

SCHEDULED: 2:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204

COMMISSIONERS PRESENT:

Morris A. Stribling, DPM, Chair
Marie R. McClure, Commissioner
Jessica Weaver, Commissioner

COMMISSIONERS ABSENT:

Thomas F. Adkisson, Commissioner
Charles Clack, Commissioner
Charles R. Munoz, Vice-Chair

COUNSEL: Darin Darby, Escamilla &
Poneck, LLP

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Real Estate and Legal
Services Officer
Diana Kollodziej Fiedler, Director of Finance
and Accounting
Janie Rodriguez, Director of Human Resources
Adrian Lopez, Director of Community
Development Initiatives
Michael Reyes, Director of Communications
and Public Affairs
Lorraine Robles, Director of Development
Services and Neighborhood Revitalization

Steven Morando, Director of Procurement and
General Services
Domingo Ibarra, Director of Security
Hector Martinez, Director of Construction Services
and Sustainability
Brandee Perez, Director of Federal Housing
Programs
Kristi Baird, Director of Beacon Communities
Thomas Roth, Director of Asset Management
Richard Milk, Director of Policy and Planning
Jo Ana Alvarado, Director of Innovative Technology
Aiyana Longoria, Director of Internal Audit
Helen Madison, Acting Director of Internal Audit

Item 1: Meeting called to order

Chair Morris A. Stribling, DPM, called the meeting to order at 2:14 p.m.

CHOICE

Item 2: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided brief updates regarding the construction status of Phase I, Phase II and reported that the final phase of construction had been delayed, due to the rain. Ms. Arrie Porter, Assistant Director of Choice Neighborhood, provided updates regarding Infill and Owner Occupied Rehab. Ms. Porter also reported that the development of the Urban Farm must undergo another series of permitting requirements for the 640 square foot building and is anticipating operations for the Urban Farm to begin spring of 2019.

Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report and reported that staff completed the documentation for the endowment to continue to provide services to SAHA residents.

OPERATIONS

- Item 3:** Resolution 5857, authorizing the selection of Hogan Properties Company, Inc. dba HomeSpring Realty Partners (Hogan) as development partner for 5700 Culebra Road and 4847 Callaghan Road and authorizing the President and CEO, and his designated staff to: further clarify and enhance the developer's proposal; negotiate a development agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and ensure performance of all other matters in connection therewith

Mr. David Nisivoccia, President and CEO, requested Resolution 5857 be pulled from the agenda. This item will be discussed in further detail with SAHA staff before being presented to the Board of Commissioners for consideration and appropriate action.

- Item 4:** Resolution 5858, authorizing the President and CEO to approve and proceed with adjustments totaling \$2,400.00, to the approved self-funded, third-party provider of SAHA employee medical and dental plans plus fully insured vision, short-term disability, long-term disability, life insurance benefit plans and an electronic benefits enrollment platform for calendar year 2019, for a total adjusted cost not to exceed \$5,872,462.00

Ms. Janie Rodriguez, Director of Human Resources, reported that SAHA moved to a self-funded (self-insured) plan to help control the rising costs of health care. Two PPO plans are offered to employees: a standard (lower cost) PPO plan and a richer (higher cost) PPO plan for which the employee bears a larger share of the cost. There are currently 402 employees in the plans; 303 are enrolled in the low PPO plan and 99 are enrolled in the high PPO plan. McGriff, Seibels & Williams of Texas, Inc. (MSW) is the current Benefits Consultant. MSW initiated a Request for Proposals on SAHA's behalf for 2018, for a self-funded medical and dental plan administrator. SAHA staff selected Blue Cross Blue Shield of Texas (BCBS). The BCBS plans are under a rate guarantee for 2019. SAHA annually reviews benefits and funding of the plan. For the long-term stability of the medical plan, recommendations are made for incremental benefit changes to office visit to include behavioral health and MDLive, specialist visits, emergency room, urgent care, and Rx copays. These changes are estimated to save the plan \$62,400.00. There will be no increase to employee contributions or SAHA's funding level.

Ms. Rodriguez further reported that the current short term disability policy has a fourteen day waiting period for injuries or illnesses that do not require hospitalization nor surgery. The reduction to a seven day waiting period will result in an estimated annual increase of \$2,400.00 to the employer premium for short term disability coverage; however, this reduction in the waiting period will provide a significant benefit to employees affected. Also, Blue Cross Blue Shield notified SAHA that the Behavioral Health and MDLive co-pays must match and be aligned to office visit co-pays. This requirement will result in a \$5.00 co-pay increase for outpatient visits to Behavioral Health practitioners and for employees that participate in the virtual MDLive program. These costs are reflected in the approved 2018 - 2019 budget and represent a total decrease of 14.76%, after the adjustments.

- Motion:** Commissioner Weaver moved to approve Resolution 5858. Chair Stribling, DPM, seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Marie R. McClure, Commissioner				X
Jessica Weaver, Commissioner	X			

Item 5: Resolution 5859, authorizing the award of a contract for Blanco basement structural concrete repairs and drainage improvements to Structural Concrete Systems, LLC for an amount not to exceed \$521,167.38

Mr. Hector Martinez, Director of Construction Services and Sustainability, reported that Blanco Apartments is a senior community built in 1971, located in Central San Antonio. This community consists of 100 units housed in a four-story brick structure, which is comprised of sixty efficiencies, thirty-six one-bedroom units, and four two-bedroom units. This community was constructed with a basement level mechanical room equipped with a crawl space beneath the basement. Storm and other ground source waters have steadily infiltrated and accumulated in the crawl space causing concern regarding the effects it has had on the concrete structural support columns. SAHA requires the services of a contractor to evacuate the water, excavate the crawl space under the mechanical room, provide repairs to the concrete columns, and improve the drainage for the affected area.

On September 25, 2018, SAHA issued a "Request For Proposals" (RFP) #1809-909-62-4835 for Blanco Basement Structural Concrete Repairs and Drainage Improvements, which closed on October 17, 2018. A total of two proposals were received in response to the RFP: Geofill Material Technologies (SBE, Section 3 Business), and Structural Concrete Systems, LLC (WBE). SAHA is recommending contract award to Structural Concrete Systems, LLC., because they were the highest rated responsive and responsible proposer.

Mr. Martinez also reported that the cost for the Blanco basement structural concrete repairs and drainage improvements is not expected to exceed an amount of \$521,167.38, to include a base bid in the amount of \$419,491.00, plus unit prices in the amount of \$14,815.15, plus a 20% contingency in the amount of \$86,861.23 that will only be used if necessary. The project will be funded with Capital Fund Project or other MTW funds.

Motion: Commissioner Weaver moved to approve Resolution 5859. Chair Stribling, DPM, seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Marie R. McClure, Commissioner				X
Jessica Weaver, Commissioner	X			

Item 6: Resolution 5860, authorizing the award of a contract for T.L. Shaley Burn Unit Duplex Reconstruction to Bougambillas Construction, LLC (HABE, HUB) for an amount not to exceed \$254,699.99

Mr. Martinez reported that T. L. Shaley is a family development built in 1982, and is located on the Westside of San Antonio near St Mary's University. This community is comprised of thirty-four one-story duplexes with sixty-six units, four of which are ADA compliant. This development consists of ten one-bedroom units, twenty-eight two-bedroom units, twenty-six three-bedroom units, and two four-bedroom units. On March 2, 2017, unit 830/832 at T.L. Shaley Apartments sustained a fire that resulted in a total loss of the duplex. SAHA requires the services of a contractor to provide remodeling, renovation, repair, and maintenance services to restore the units for occupancy. On October 2, 2018, SAHA issued an "Invitation For Bids" (IFB) #1809-909-23-4837 for T.L. Shaley Burn Unit Rebuild, which closed on October 11, 2018. SAHA is recommending contract award to Bougambilias Construction, LLC, because they were the lowest priced responsive and responsible bidder.

Mr. Martinez further reported that the cost for the T.L. Shaley Apartments burn unit duplex reconstruction is not expected to exceed an amount of \$254,699.99, to include a base bid of \$219,750.00, plus unit prices in the amount of \$1,728.25, and a 15% contingency of \$33,221.74 that will only be used, as necessary. This project will be funded with insurance proceeds and MTW funds.

Motion: Commissioner Weaver moved to approve Resolution 5860. Chair Stribling, DPM, seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Marie R. McClure, Commissioner				X
Jessica Weaver, Commissioner	X			

Item 7: Resolution 5861, authorizing the expenditure of additional funds for Roof and HVAC Replacement at Woodhill Apartments to Garland/DBS, Inc., through U.S. Communities Government Purchasing Alliance, in the amount of \$69,139.00

Mr. Martinez reported that the Woodhill Apartments were built in 1977, and is a family community located in northwest San Antonio, within the portfolio of Beacon Communities. The buildings are wood-framed, two-story structures with a brick and siding facade. This community was built in two phases having a total of 532 one, two, and three-bedroom units. As a result of severe hail damage to the roofs at this community, SAHA required the services of a qualified roofing contractor to provide comprehensive roof replacement. This community also has roof-mounted air conditioning units that are to be replaced as part of this contract on an as-needed basis at unit price cost. On May 4, 2017 (Item 5), SAHA received Board approval to award a contract to Garland/DBS, Inc. through the U.S. Communities Government Purchasing Alliance. The Agreement with Garland/DBS was executed on May 19, 2017. SAHA issued a Notice To Proceed for this project with the contractor to commence work beginning May 30, 2017. Due to unforeseen wood rot conditions, this request is for additional funding to complete the project to include items, such as water damaged roof decking and framing.

Mr. Steven Morando, Director of Procurement and General Services, reported that on May 4, 2017 (Item 5), SAHA received Board approval authorizing the award of a contract for Roof and HVAC Replacement at Woodhill Apartments for an amount not to exceed

\$5,070,100.00, to include roof replacement in the amount of \$3,363,626.00, plus damaged decking replacement in the amount of \$61,190.00, and A/C unit replacement in the amount of \$1,645,284.00 that would only be used, if necessary. On January 5, 2018, SAHA issued a no-cost, days-only Change Order #1 for a requested time extension. On March 8, 2018, SAHA issued Change Order #2 in the amount of \$22,885.17 for an Owner requested addition of leaf guards to the new gutters to be installed.

Mr. Martinez informed the Board that this is a request for the expenditure of additional funds to complete the project at Woodhill Apartments in the amount of \$69,139.00. The combined Change Orders, will represent approximately a 1.8% increase to the original contract amount. An insurance claim was filed with our carrier and SAHA received Actual Cash Value (ACV) in the amount of \$2,095,627.47 to help cover replacement costs incurred, due to the hail damage. The source of funds is insurance proceeds and other available reserves.

Motion: Commissioner Weaver moved to approve Resolution 5861. Chair Stribling, DPM, seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Marie R. McClure, Commissioner				X
Jessica Weaver, Commissioner	X			

Item 8: Resolution 5862, authorizing the award of contracts for mowing and ground maintenance services for select Public Housing properties to the following companies: B&T Dependable Services, LLC (AABE, DBE, ESBE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$28,800.00, C&M Quality Landscaping Maintenance for an amount not to exceed \$114,768.00, Champion Lawn Care (WBE, Section 3 Business) for an amount not to exceed \$102,757.82, and R&C Landscape, LLC (ESBE, HABE, MBE, SBE, Section 3 Business) for an amount not to exceed \$37,269.79; all for a period of one year with the option to extend on a prorated month to month basis not to exceed a period of six months

Mr. Morando, and Ms. Brandee Perez, Director of Federal Housing Programs, reported that SAHA requires the services of a contractor to provide mowing and grounds maintenance services to include routine scheduled monthly mowing and, as needed, additional grounds maintenance services to thirteen Public Housing properties, Brazos warehouse, and development properties that include homes under construction, sold, waiting to be sold, or vacant that are owned and managed by SAHA and its Affiliated entities. On October 1, 2018, SAHA issued an "Invitation For Bids" (IFB) #1808-998-36-4822 for Mowing and Ground Maintenance Services for Select Public Housing Properties, which closed on October 19, 2018. SAHA is recommending contract awards to B&T Dependable Services, C&M Quality Landscaping Maintenance, Champion Lawn Care, and R&C Landscape, LLC., because they were the lowest priced responsive and responsible bidders.

Mr. Morando further reported that the cost for mowing and grounds maintenance services for select Public Housing properties is not expected to exceed an annual amount of \$283,595.61. This amount includes \$236,329.67 for routine mowing and

grounds maintenance services and a 20% contingency in the amount of \$47,265.94 for additional unit priced items that will be used on an as needed basis. These services will be funded through the approved operating budgets and/or operating reserves.

Motion: Commissioner Weaver moved to approve Resolution 5862. Chair Stribling, DPM, seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Marie R. McClure, Commissioner				X
Jessica Weaver, Commissioner	X			

Item 9: Update and discussion regarding the Federal Housing Programs Quarterly Report

Ms. Perez reported that the 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. Ms. Perez provided the FHP Quarterly Report for the July 2018 to September 2018 quarter, and reported on the following data: demographics, waitlist totals, termination totals, voucher utilization rates; and Public Housing occupancy rates.

Item 10: Update and discussion regarding the Real Estate Assessment Center Scores

Ms. Perez reported that the Department of Housing and Urban Development (HUD) Real Estate Assessment Center (REAC) issues overall Public Housing Assessment System (PHAS) scores on an annual basis, which are based on the scores of four PHAS indicators: (1) physical condition, (2) financial condition, (3) management operations, and (4) capital funding of SAHA's properties. The "REAC score" is the informal term for the part of the PHAS that assesses the physical condition of a development site, buildings, common areas and interior of dwelling units. The REAC score comprises 40 out of 100 possible points in PHAS. The purpose of REAC inspections is to ensure that SAHA's portfolio is maintained in a decent, safe, and sanitary condition. HUD contracts with independent inspectors, who conduct more than 20,000 inspections throughout the nation. REAC scores are assessed using a range from 0 to 100 points. A score in the 80s exempts that property from obtaining another REAC inspection for two years, while a score in the 90s exempts that property from obtaining another REAC inspection for three years. Ms. Perez provided the average scores across SAHA's portfolio within the past five years.

Ms. Perez also informed the Board that HUD implemented new industry standards for repairs that critically impacted inspections scores for subsequent years. Prior to this change in inspection protocol, HUD REAC inspectors only focused on identifying Uniform Physical Condition Standards (UPCS) deficiencies in Public Housing units; however, the new inspection protocol required all repairs to be made according to "industry standards" as defined by HUD. Effective July 1, 2016, three Maintenance Technician, two Porter and one Maintenance Supervisor positions were eliminated, which also affected staff's ability to maintain units at HUD standards. Since the implementation of this requirement and reduction in staff, REAC scores have steadily decreased. This year's REAC inspections resulted in a reduced average score for all properties. Ms. Perez then provided a breakdown of the scores for each property inspected this year.

Item 18: Adjournment

Chair Stribling, DPM, adjourned the meeting at 3:53 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date

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, Assistant Director of Choice Neighborhood

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

The regularly scheduled HUD monthly call was held on March 12, 2019, from 12:00 p.m. to 1:00 p.m.

Final evidentiary documents from attorney were submitted to HUD February 14, 2019. SAHA is still pending HUD review and approval in order to submit Budget Revision #13 requesting the use of the remainder of the housing funds. Budget Revision #13 was routed for signature March 12, 2019.

FY 2020 Target

Expend all CNI funds by September 2019 - Pending
Establish Endowment by September 2019 - Pending

PEOPLE**Final Year Results****Original Goals:**

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

Employment:

Transformation Plan: 47%
Year 5: 61% +14 pts

Health:

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

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

Education:

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

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

Reading standards have fallen, while math standards have increased. The increase in math can be attributed to the increased rigor in STEM related curriculum. Urban Strategies Incorporated (USI) 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 USI 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

USI case managed families were treated to a Holiday Party at their monthly meeting, Santa made an appearance and all youth and adults were treated to gifts and treats.

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

CHOICE EMPLOYMENT

Objectives/Metrics

Baseline in September 2013

47% of the able-bodied population is employed

FY 2018 Target

68 percent of the able-bodied population will be employed

*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 66 employed residents are also in education or training**
- **9** new training enrollments this quarter
- **3** training completions this quarter
- **4** placed in jobs within three months of completing training or are participating in case management
- **15** 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) Population-66

There are currently 15 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 trainings.

Wheatley Relocated- Referrals from Urban updates

- 2 - South Texas Leadership High School Diploma- Progressing
- YTD-4

High School Diploma Graduates from South Texas Leadership

- YTD 1 graduate for 2018, with High School Diploma

Wheatley Relocated Client Training updates

- 1 - Feb 26, 2019, enrolled in Champion Real Estate School
- 1 - Administrative Assistant class with I-Best - Completion Date - April 2019
- 1 - graduate 2018 - High School Diploma interested in Culinary Arts - enrolled at St. Philips College - 2019
- 2 - enrolled in the High School Diploma Program - Completion Date - April 2019

YTD-29 of the Urban/Choice client referrals for support - 25% are engaged in training

Employment

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

Available Community Coach Positions - 2

- 2 Community Coaches have been hired, are employed and assigned to JPE - Convent
- **Total Hired - 4**

Recruitment

- JPE staff continues to saturate the community with available resources, trainings, community events, and employment linkage via emails, monthly JPE newsletter and home visits
- JPE offers open program enrollment and orientation every Thursday at Springview to promote program participation
- JPE hosts a weekly information presentation focusing on free available trainings at the Eastside Education Center

Events Hosted-Outcome**1st East Meadows Food Distribution Event**

- Held on February 21, 2019
- Food Distribution Stats: number of adults served (249), number of youth served (176) with a grocery value (\$107.00) per head of household (HOH)

Target Population for Food Distribution

- SAHA families served HOH - (91) Community Served - (63)
- Total Head Of Households Served SAHA and Community (154) - value of service total in kind- \$16,478.00
- Community Partners that assisted with food distribution included the following organizations: Healthy Neighbors, Omega Psi Phi, George Gervin, SAHA Components - JPW, JPE, Ross, and East Meadows Resident Services

Designing Success- Job WorkShop

- Held on Feb 21, 2019, at the Digital BiblioTech located at East Meadows from 9:00 a.m. - 1:00 p.m. Sam High Houston School participated as part of their Black History event.
- The workshops consisted of the following courses: Career Branding, Interview Etiquette, Career, Exploration, Effective Communication. Digital Biliotech cards and certificates were issued, while snacks were provided. Attendance included 21 participants.
- A four hour Job Workshop was conducted on February 15, 2019, at East Meadows. The workshop consisted of Career Branding, Interview Etiquette, Leadership, Career Exploration, and Effective Communication.

March Upcoming Events

- JPE Block Party
- East Meadows Food Distribution

FY 2018 Target

138 enrolled and 42 placed in employment

CHOICE RESIDENT TRAINING METRICS (USI)**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 (USI)**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% 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 visit in the last 12 months: 94 or 3%; an increase of 11%

USI 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.

USI families participated in the Healthy Taste of the Eastside. Two USI families participated by creating healthy treats and won second and third place for taste. The event was held at the Wheatley Senior Living facility and residents enjoyed the Mardi Gra themed event.

CHOICE EDUCATION

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) – the Education Liaison has identified 15 children (representing 12 households) that are not participating in early learning programs. Case managers referred 6 of those children

(representing 5 households) to the SAISD Head Start Application Event on February 27, 2019 for the three and four year olds at Tynan Early Childhood Education Center. Also, USI has accessed an amazing resource from the Children's Learning Institute called *Act Early Texas! (AET!)* which provides parents with information about their child's development and allows parents the opportunity to conduct free developmental screenings to young children in Texas. USI has ordered printable materials to distribute to families of zero to five year olds related to tracking child development milestones and growth charts. Lastly, we are working with KLRN (our local PBS affiliate) to assist parents with the Ages & Stages Questionnaire (ASQ) which is a parent-completed child development monitoring system. KLRN will provide parents with toolkits to assist their child at home with developmental milestones.

■ **School-Aged Population (ages 6-18)** – The Education Liaison has identified 36 children (representing 25 households) that are not participating in positive youth development activities. Case managers have referred families to spring break camps in the neighborhood to keep children engaged in learning. Also, USI hosted a discussion with parents of previous summer program participants to talk about plans for the UTSA Roadrunner Reader Camp this summer. UTSA will modify the summer program to meet the needs of parents who have expressed their children could use additional support in math, as well as, reading.

HOUSING

Final Year

Original Goals:

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

Current Achievements:

1. Of the 246 replacement units, 208 have been completed to date.
2. Twelve Facade Improvement grants have been provided to the businesses within the Choice Neighborhood, which have assisted current small businesses, as well as, bring in new small businesses to the area.
3. Wheatley Choice Neighborhood residents have been engaged since the creation of both the Planning and Implementation grant submissions. They are included in all decision making regarding the housing to include the design, amenities, construction, naming and lease-up. They have also been engaged in the neighborhood improvement planning and implementation.
4. Choice Neighborhood was able to secure \$20,000,000 from the City of San Antonio as well as \$43 million in tax credits and private investments for the implementation of the Housing and Neighborhood components. In all, the \$29,750,000 Choice Neighborhood Implementation grant has provided for over \$180,000,000 in investment to this community.

5. Choice Neighborhood has acquired fifteen vacant lots, three of these lots have vacant structures that are in line for demolition, in order to make way for owner occupied single family housing. Choice has also provided sixteen Owner Occupied Rehab grants in the neighborhood. Of the sixteen grants, two homes have been completed and fourteen remain in various stages of construction.
6. The unit mix for all four housing phases provides for families of all income levels to reside at the new development. Each phase offers Public Housing, Section 8 or Public Based Voucher, affordable and market rate units.
7. The new development was designed to be inclusive of the surrounding community. Each building fronts the street with fencing only between the buildings for limited access to the public. A BiblioTech library was created on-site for use by residents of the new development as well as the surrounding community. Finally, the new Phillis Wheatley Park, which is currently in the design phase, is located in the center of both the East Meadows and Wheatley Park Senior Living community to provide a meeting, play and art space for the neighborhood.

Replacement Housing

Objective

Replace all 246 units demolished at Wheatley Courts

Accomplishments

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

The development as a whole is 97 percent occupied.

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

The development as a whole is 97 percent occupied.

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

The development as a whole is 98 percent occupied.

FY 2018 Target

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

FY 2020 Target

Complete final 42 replacement units by December 2019 - pending

To date 208 replacement units have been completed.

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

Objective

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

Accomplishments

Current occupancy is 97 percent.

Project Close-out - The stabilization period has been rescheduled to between November 2018, and will continue to January 2019. Conversion is scheduled by March 2019.

Half-Baths - SAHA DSNR requested that MBS move forward with the RFP on March 7, 2019. An RFP will be issued the week of March 18, 2019.

FY 2018 Target

Project closeout and conversion will occur January 2018

FY 2019 Target

Project closeout and conversion will occur March 2019 - Pending

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 98 percent.

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 15% complete as of February 28th. A total of \$579,585 has been used of the \$4M in HOME Funds. Draw #6/#7 has been funded and Draw #7/#8 is currently under review. Cadence McShane has placed all six out of six concrete pads on Block E, eight out of ten pads on Block F and three out of four pads at Block G. A total of seventeen out of twenty have been placed. Construction meetings are being held with the owner, developer, architect and the contractor every two weeks. The last construction meeting was held on March 12, 2019.

FY 2018 Target

Close on financing by August 2018 - Not Met - closing scheduled for mid September 2018 - Target 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. As of March 12, 2019, MBS continues to work on updating the budget required to complete all outstanding work.

FY 2018 Target

Completion of Phase I 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

The San Antonio Housing Facility Corporation (SAHFC) has been entered into a construction contract with the selected contractor Cadence McShane (CMC) and the pre-construction meeting was held February 25, 2019.

SAHA and MBS have secured \$200,000 in CDBG funds to help fund the final phase of Public Improvements. COSA will now seek City Council approval on March 7, 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 is the selected general contractor that was approved by the SAHA Board of Commissioners on February 7, 2019. The pre-construction meeting occurred on February 22, 2019. Construction of the park should begin in March 2019, with a 120 day construction duration.

FY 2020 Goal

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

NEIGHBORHOOD

Final Year**Original Goals:**

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

Current Achievements:

1. Each new development has green space within each block and a centralized park is currently being designed by the community in honor of Phillis Wheatley and Ira Aldridge.
2. The strategies provided by the Byrne Grant were incorporated into the neighborhood strategies, which helped reduce crime. These strategies, along with the improved lighting, has improved a sense of safety within the neighborhood.
3. Choice Neighborhood is currently working on a structure to house farm equipment and to bring water and electricity to the Urban Farm in preparation for a Spring planting.

4. Choice Neighborhood, in partnership with COSA and VIA, have improved connectivity within the neighborhood through sidewalk and street improvements, as well as, the addition of a bus route that runs from Ft. Sam Houston down to Walters street, all the way to Hwy 90. The addition of this bus route now provides residents a direct ride to St. Phillips College.
5. Choice Neighborhood has acquired fifteen vacant lots. Three of these lots have vacant structures that are in line for demolition in order to make way for owner occupied single family housing. Choice has also provided sixteen Owner Occupied Rehab grants in the neighborhood. Of the sixteen, two homes have been completed and fourteen remain in various stages of construction.
6. Choice Neighborhood has brought new small businesses, as well as, service providers, such as the UHS Robert L.M. Hilliard Clinic to the neighborhood.
7. Choice Neighborhood business facade improvement program has issued all twelve of its grants to small businesses in the neighborhood.
8. Choice Neighborhood created the business facade improvement program to attract new businesses to the area, provide the opportunity for established businesses to improve their businesses and allow for businesses to utilize the grant funds for CPTED measures, such as security cameras and lighting.

Overall Goal: Successfully complete all six CCI strategies

CRITICAL COMMUNITY IMPROVEMENTS (CCI)

Administrative–CCI Plan

Accomplishments

Implementation of all six CCI Strategies.

FY 2018 Target

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

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

FY 2020 Target

Expend all CCI funds by August 2019 - pending

Infill - Vacant Lots

Accomplishments

Terramark LLC was approved by the SAHA Board of Commissioners, as the selected builder on February 7, 2019. They propose having twelve homes completed by Nov. 1, 2019. Residents and partners toured San Antonio properties to see multiple designs.

FY 2019 Target

HUD approval to reallocate CCI Infill dollars to St. Philip's Culinary Institute project by April 2019 - Pending

Begin new construction of twelve homes by May 2019 - Pending

FY 2020 Target

Completion of the first twelve homes by November 2019 - Pending

Owner Occupied Rehab

Accomplishments

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

FY 2018 Target

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

FY 2019 Target

Increase number of Rehab homes to program to 26 by June 2019 - Pending

FY 2020 Target

Expend all CCI funds by September 2019 - Pending

Business Facade Restoration**Accomplishments**

All grants have been awarded. Eleven facade projects have been completed; however, there was a problem with the last grant award. Photos revealed no progress on the project and the business owner went outside of scope of the project after agreeing to a modified scope. HUD is agreeable to working with the business owner, but expenditures will need to be closely scrutinized.

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

FY 2018 Target

Award up to twelve grants for qualifying businesses

FY 2020 Target

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

Urban Farm

R and C Landscaping, has sourced trees and the installation of the irrigation system has begun. R and C has installed main irrigation line for trees. Stakes were placed for tree locations; however, the weather has pushed back the arrival, and planting of trees. The trees will be installed promptly, upon arrival, at which time the contractor will complete irrigation system installation.

The General Contractor (GC) has submitted foundation, electric, and building specs to the City of San Antonio for permitting. Permitting requirements are being completed on the farmhouse.

FY 2017 Target

Develop Urban Farm in the Choice Footprint - in progress

FY 2018 Target

Initiate build-out of Farm - Not Met

FY 2019 Target

Initiate build-out of Farm - Target Met

First planting by April 2019 - Pending

FY 2020 Target

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

Neighborhood Beautification

Accomplishments

The artist continues to complete the fabrication, and mosaic artwork on sculptures for Phillis Wheatley Park. Staff will need to closely coordinate with the General Contractor for concrete pours. This issue was discussed during a pre-construction meeting on February 28, 2019.

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

Pre-construction meeting with the General Contractor (Straight Line Management) was held on February 22, 2019. The start date is March 12, 2019, while the proposed end date is July 10, 2019, for a total of 119 days of construction. A formal Notice to Proceed is currently being processed by the Procurement Department. The art is scheduled to be installed by a third party artist, and includes the memorial wall, lion sculptures and custom benches.

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. Upon completion and grand opening in late Summer of 2019, the park will be transferred to the City of San Antonio and will become a part of the city park system.

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 CNI housing and CCI dollars by September 2019 - Pending

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

Improvements in Target Area III have been initiated.

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.

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5916, AUTHORIZING THE PROPOSED 2019-2020 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), CAPITAL FUND PROGRAM PLAN (CFP), AND THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN



David Nisivoccia
President and CEO

Richard Milk
Director of Policy and Planning**REQUESTED ACTION:**

Hold a Public Hearing and consideration and appropriate action regarding Resolution 5916, authorizing the proposed 2019-2020 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan.

FINANCIAL IMPACT:

Under SAHA's MTW Plan, Public Housing, Housing Choice Voucher Program and Capital Fund resources are all combined into a single fund with full-funding flexibility. All MTW initiatives will continue to be funded from this single fund.

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to annually submit a five-year plan and an annual business plan, commonly referred to as the Agency Plan(s). Due to SAHA's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as SAHA's Agency Plan. The MTW Plan includes: the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), and the Capital Fund Program Plan (CFP). The MTW Plan will also describe SAHA's policies, programs, operations, strategies and flexibilities in meeting the local housing needs and goals.

SAHA is on track to complete the 2019-2020 Agency Plan in time for April submission to HUD.

I. Proposed New MTW Activities**A. FY2020-1: Palo Alto College Homeless Program (PAC-HP)**

1. New program for homeless college students in partnership with Palo Alto College
2. 3 year limit on housing assistance (tenant-based)
3. Students must meet PAC program requirements and will receive on-campus supportive services

B. FY2020-2: St. Phillips College Homeless Program (SPC-HP)

1. New program for homeless college students in partnership with St. Phillips College
2. 3 year limit on housing assistance
3. Tiered rent structure based on GPA

4. Students must meet SPC program requirements and will receive on-campus supportive services
- C. FY2020-3: Modified Family Self Sufficiency
1. Creates administrative streamlining, which includes the following:
 - a) Allows new FSS participants to enroll faster
 - b) Creates consistency between FSS contracting/graduation and policy in the Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy regarding how the Total Tenant Payment is calculated.
- D. FY2020-4: Time-Limited Workforce Housing Pilot Program
1. Creates a new New Workforce Pilot Program for up to 50 households
 2. 5 year limit on housing assistance at new development
 3. Participants are required to be employed by a participating employer
 4. Participants will be supported by an On-site Resident Services Coordinator
 5. Participants will set goals related to:
 - a) Financial/Asset Building
 - b) Employment/Retention/Advancement
 - c) Income
 - d) Education/Training

II. Proposed Amendments to Existing Activities

- A. FY2011-9: Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services
1. Expand 200 to 240 (+40) and add new partner (SARAH)
 2. New waiver request: remove ability to port vouchers to another jurisdiction to ensure families can continue receiving partner services while utilizing the voucher
- B. FY2015-3: Modified Project Based Vouchers (MPBVs)
1. 75 vouchers currently allocated at select SAHA properties
 2. Expand 75 to 185 (+110)
 - a) 30 MPBVs at Beacon Properties (to support THRU Project and Family Homeless Partner)
 - b) 50 MPBVs at Beacon or Partnership Property (to support Workforce Initiative)
 - c) 30 MPBVs at new SAHA development (to support St. Phillips College Local Homeless Program)
 3. New waiver request: reserve the new MPBVs (110) for direct referrals from the partners
- C. FY2019-1: Local Small Area Fair Market Rent (SAFMR) Implementation
1. Phase I implemented in FY2018 - used 2 Tiers for voucher payment standards
 2. New waiver request: no new waiver request; however, Phase II is substantially different than Phase I
 3. Phase II
 - a) expands the number of small areas from two (2) to ten (10),
 - b) eliminates the subsidy cap from Phase I,

- c) sets the payment standard schedule between 82% and 90% of HUD's SAFMRs, and
- d) updates the exception overlay mechanism to include covered geography and a hardship policy

III. Revisions to Housing Choice Voucher (HCV) Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP)

CRIMINAL HISTORY POLICY

- Currently, SAHA will deny assistance to an applicant family if any household member has an arrest within the past five (5) years for drug-related or violent criminal activity that resulted in conviction
- This policy is being updated to a Screening Criteria Grid that establishes the following lookback periods:
 - Within 7 years of conviction and at least 1 year of release
 - Within 5 years of conviction and at least 1 year of release
 - Within 3 years of conviction and at least 1 year of release
- Criminal offenses will be categorized under the above lookback periods based on severity of the offense

WAITLIST UPDATES

- Allows for automatic waitlist maintenance through new system, My Housing. This system will provide electronic notification to applicants to determine continued interest, in addition to SAHA mail notifications. This change applies to new applicants only.

IV. Revisions to Housing Choice Voucher (HCV) Administrative Plan Only

5.2.E VOUCHER TERM AND EXTENSIONS

- Allowable reasons for a second extension limited to reasonable accommodation and if the family is prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement.
- Updated Tolling Policy to clarify that if the Request for Tenancy Approval (RTA) is submitted and then voided, SAHA will allow the family to continue searching for a unit with the number of days left on the voucher search time. That search time will be effective beginning from the date the family informed SAHA that the RTA was voided.
- Example:
 - 2/1 - Family submits RTA with 15 days on the voucher left to search and clock in Elite is stopped
 - 2/6 - Family informs SAHA that RTA should be voided
 - SAHA restarts clock in Elite, effective 2/6, to allow family the 15 days remaining on the voucher to search. A voucher extension can be requested at the end of that term

V. Revisions to Public Housing Admissions and Continued Occupancy Policy (ACOP)

4.3.B SELECTION METHOD

- Differentiates the Natural Disaster Preference from other types of SAHA-related preferences in the Public Housing Application. Previously all were called "Involuntary

Displacement Preferences.” This change will simplify the language so that applicants who recently experienced a natural disaster can more easily access the correct option on the application. This change applies to new applicants only.

8.1.F PAYMENTS UNDER THE LEASE

- Changes how late fees are charged, with an initial late fee of \$30 charged after the 6th business day, and if the account has not been paid by the 15th calendar day, a new additional fee of \$20 will be charged. This change promotes earlier intervention with supportive services, repayment agreements, or other adjustments in order to avoid eviction and encourage more self-sufficient timely rental payments.

10.2.C STANDARDS FOR PETS

- Changes the pet restrictions to allow pets up to 40 pounds (previously limited to 20 pounds) and removes the 12 inch height restriction for pets. This change more realistically and compassionately represents the maximum weight of most pets, while removing an arbitrary height restriction.

VI. Capital Fund Program (CFP): General description of all planned Capital Fund Expenditures during the plan year

Note: Projected funding for capital improvements is based on historical grants and forecasted capital fund appropriations by HUD.

Housing Preservation Plans: The Agency plans to extend the useful life of 50 properties by investing \$63 million over 5 years.

- Public Housing: \$41 million in capital repairs to extend the useful life at 29 properties.
 - FY2019 - \$21,605,000
 - FY2020 - \$5,782,200
 - FY2021 - \$4,800,000
 - FY2022 - \$1,600,000
 - FY2023 - \$3,450,000
 - FY2024 - \$2,801,000
- Beacon: \$22 million in capital repairs to extend the useful life at 21 properties.
 - FY2019 - \$12,720,000
 - FY2020 - \$8,050,000
 - FY2021 - \$80,000
 - FY2022 - \$1,000,000
 - FY2023 - \$50,000
 - FY2024 - \$30,000

Housing Expansion Plans: The Agency plans to expand the total number of housing units in the coming years by an estimated 1,800 units across 11 projects.

Project	Planned Units
1. Alazan Lofts*	85
2. Artisan at Ruiz	102
3. Majestic Ranch*	288
4. Mira Vista	300
5. Our Lady of Charity Apartments	93
6. Tampico Re-Development	200
7. 100 Labor Street*	215
8. The Oaks at Westlakes	268
9. Westside Reinvestment Initiative (for sale)	87
10. St. John's Square*	250
11. FY2020-2: St. Phillips College Local Homeless Program *	30

*Each project has its own planned financing mechanisms, some include MTW funding

MTW TIMELINE

- February: Draft MTW Plan posted for public comment
- March: Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
- April: Consideration and appropriate action by Board of Commissioners and submission to HUD
- May-June: Address HUD questions
- July 1: Initiate implementation of the MTW Plan

STRATEGIC GOALS:

- Empower and equip families to improve their quality of life and achieve economic stability.
- Preserve and improve existing affordable housing resources and opportunities.
- Strategically expand the supply of affordable housing.
- Transform core operations to be a high performing and financially strong organization.

ATTACHMENTS:

Resolution 5916
Presentation

**San Antonio Housing Authority
Resolution 5916**

RESOLUTION 5916, AUTHORIZING THE PROPOSED 2019-2020 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), CAPITAL FUND PROGRAM PLAN (CFP), AND FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority, a public instrumentality, created pursuant to the laws of the State of Texas (SAHA), must approve the 2019-2020 Moving to Work (MTW) Agency Plan for fiscal year 2019-2020, including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan) and the Capital Fund Program (CFP); and

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority also desires to authorize the submission of the 2019-2020 MTW Agency Plan to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Board further desires to authorize the Chairman and the President and CEO to execute and submit to HUD such certifications and other documents that they deem necessary or advisable in connection with the submission of the MTW Agency Plan.

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

- 1) Approves Resolution 5916, authorizing the proposed 2019-2020 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (ADMIN PLAN), Capital Fund Program Plan (CFP), and five-year Capital Improvement and Development Plan; and
- 2) Authorizes the Chair of the Board of Commissioners and President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2019-2020 MTW Plan to HUD.

Approved the 4th day of April 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO



DRAFT 2020 MTW and Agency Plans

Operations and Choice Neighborhood Committee
March 21, 2019

- Background
- Proposed MTW Activity Changes
- Proposed Significant Admin Plan Changes
- Proposed Significant ACOP Changes
- Proposed Housing Preservation Plans
 - Public Housing
 - Beacon Communities
- Proposed Housing Expansion Plans

MTW PLAN

3

Annual submission of Agency Plans to HUD

- Moving to Work (MTW) Plan
- Public Housing Admissions and Continued Occupancy Plan (ACOP)
- Assisted Housing Programs Administrative Plan
- Capital Fund Program (CFP) Plan

30-day Comment Period

- Started February 15, 2019
- mtw@saha.org
- Mail and in-person:
SAHA / Attn: Policy & Planning
818 S. Flores
San Antonio, TX 78204

MTW Timeline

- **July 2018:** MTW Alliances and SAFMR Committee start monthly meetings to discuss proposed new activities and changes to existing activities
- **February 15, 2019:** Draft MTW Plan posted for public comment
- **February-March 2019:** Public input on recommended activities for all Agency Plans. Meetings will be held at various sites to solicit the input of Public Housing residents and Housing Choice Voucher participants.
- **March 2019:** Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
- **April 2019:** Consideration by Board of Commissioners and Submission to HUD
- **May-June 2019:** Address HUD questions
- **July 2019:** Initiate Implementation of 2019-2020 MTW Plan

EXPANDING HOMELESS INITIATIVES

5

FY2020 Proposed changes support a renewed effort to expand the Agency Initiatives that **increase housing choices** for **at-risk populations**:

- Homeless College Students (FY2020-1/-2)
- Homeless Families (expanding FY2011-9)
- Youth Aging out of Foster Care (expanding FY2015-3)

INCREASING HOUSING CHOICES

6

FY2020 Proposed changes support other efforts to **increase housing choices** for **all voucher participants** and **very-low income working households**:

- Local SAFMR (Phase II of FY2019-1)
- Workforce Housing Pilot (FY2020-4)

INCREASE COST EFFECTIVENESS

7

FY2020 Proposed changes support the Agency's continued efforts to **increase cost effectiveness** through administrative streamlining:

- Family Self-Sufficiency (FSS) Participants (FY2020-3)

PROPOSED AMENDMENTS TO EXISTING ACTIVITIES

8

FY2011-9: Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services

- Expand 200 to 240 (+40) and add new partner (SARAH)
- New waiver request: remove ability to port vouchers to another jurisdiction to ensure families can continue receiving partner services, while utilizing the voucher

FY2015-3: Modified Project Based Vouchers (MPBVs)

- 75 vouchers currently allocated at select SAHA properties
- Expand 75 to 185 (+110)
 - + 30 MPBVs at Beacon Properties (to support THRU Project & Family Homeless Partner)
 - + 50 MPBVs at Beacon or Partnership Property (to support Workforce Pilot Initiative)
 - + 30 MPBVs at new SAHA development (to support St. Phillips College Local Homeless Program)
- New waiver request: reserve the new MPBVs (110) for direct referrals from the partners

PROPOSED AMENDMENTS TO EXISTING ACTIVITIES

9

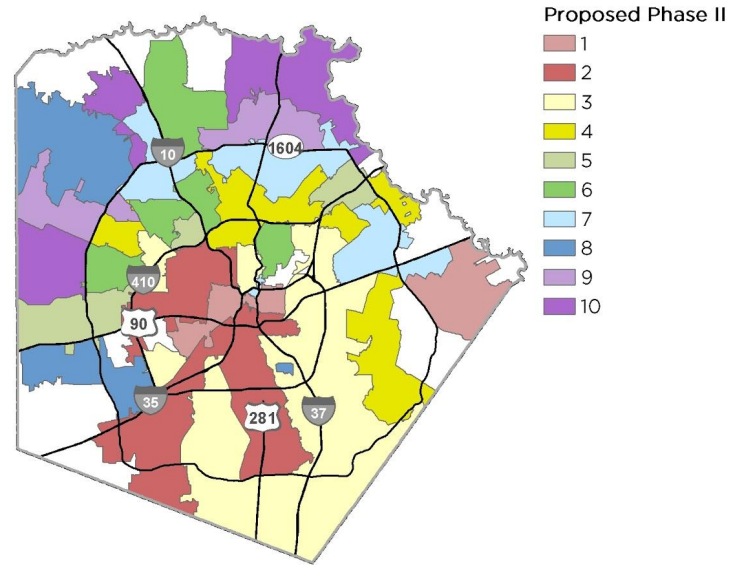
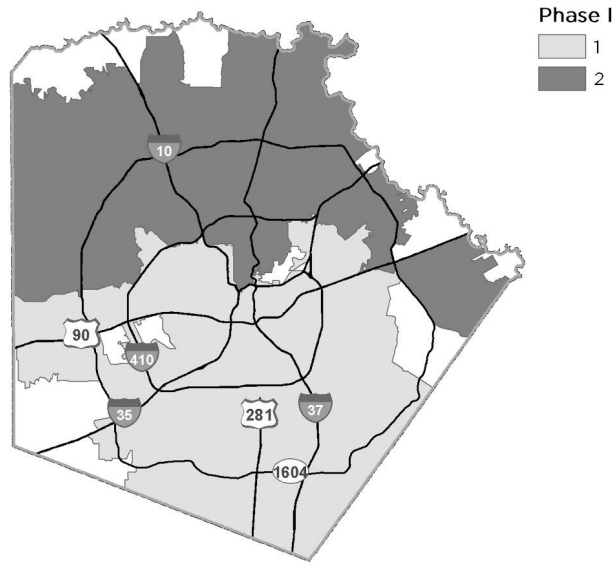
FY2019-1: Local Small Area Fair Market Rent (SAFMR) Implementation

- Phase I implemented in FY2018 - used 2 Tiers for voucher payment standards
- New waiver request: no new waiver request; however, Phase II is substantially different than Phase I
- Phase II
 1. expands the number of small areas from two (2) to ten (10),
 2. eliminates the subsidy cap from Phase I,
 3. sets the payment standard schedule between 82% and 90% of HUD's SAFMRs, and
 4. updates the exception overlay mechanism to include covered geography and a hardship policy

PROPOSED AMENDMENTS TO EXISTING ACTIVITIES

10

FY2019-1: Local Small Area Fair Market Rent (SAFMR) Implementation



PROPOSED NEW ACTIVITIES

11

Housing + Education Progress + Partner Support on-campus

1. FY2020-1: Palo Alto College Homeless Program (PAC-HP)

- New program for homeless college students in partnership with Palo Alto College
- 3 year limit on housing assistance (tenant-based)
- Students must meet PAC program requirements and will receive on-campus supportive services

2. FY2020-2: St. Phillips College Homeless Program (SPC-HP)

- New program for homeless college students in partnership with St. Phillips College
- 3 year limit on housing assistance
- Tiered rent structure based on GPA
- Students must meet SPC program requirements and will receive on-campus supportive services

PROPOSED NEW ACTIVITIES

12

3. FY2020-3: Modified Family Self Sufficiency

Creates administrative streamlining including:

- (1) Allows new FSS participants to enroll faster
- (2) Creates consistency between FSS contracting/graduation and policy in the Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy regarding how the Total Tenant Payment is calculated

PROPOSED NEW ACTIVITIES

13

4. FY2020-4: Time-Limited Workforce Housing Pilot Program

- Creates a new New Workforce Pilot Program for up to 50 households
- 5 year limit on housing assistance at new development
- Participants are required to be employed by a participating employer
- Participants will be supported by an On-site Resident Services Coordinator
- Participants will set goals related to:
 - a. Financial/Asset Building
 - b. Employment/Retention/Advancement
 - c. Income
 - d. Education/Training

MTW ACTIVITIES THAT ARE NOT CHANGING

14

Increase Cost Efficiency and Effectiveness

13-4- HQS Inspection of SAHA-owned non-profits by SAHA inspectors

Allows SAHA inspectors to conduct inspections of Beacon/Partnership units for voucher utilization.

14-6- HCV rent reform: 14-6- Rent Simplification / 15-4- Simplified Utility Allowance Schedule

Allows SAHA to adjust rent calculation by reducing from 30% of adjusted income to 27.5% of monthly gross income and eliminate deductions. In addition, SAHA is allowed to use a simplified utility allowance schedule that is based on voucher utilization data.

19-1- Alternative Recertification Process

Allows SAHA to conduct recertifications on a biennial and triennial schedule, use alternate review procedures (PH only), and alternative income verification methods.

MTW ACTIVITIES THAT ARE NOT CHANGING

15

Housing Choice Activities

11-1e- Preservation and Expansion of Affordable Housing

Allows SAHA to use MTW funds to close funding gaps for new SAHA developments in order to maintain a larger number of affordable units.

14-2- Early Engagement

Allows SAHA to require attendance at an enhanced orientation for incoming residents that provides training to support successful participation in SAHA's assisted housing programs. The program is supported by over 20 partners who provide training and outreach at monthly orientations.

15-2- Elderly Admissions Preference at Select Public Housing Sites

Allows SAHA to address lifestyle conflicts at 3 Public Housing sites by using a 4-to-1 admissions ratio to maintain a ratio of 80% elderly to 20% non-elderly.

BOLD = EXTERNAL PARTNERS

MTW ACTIVITIES THAT ARE NOT CHANGING

16

Promote Self-Sufficiency

13-2- Simplified Earned Income Disregard (S-EID)

Allows SAHA to use an alternative earned income disregard for residents participating in approved self-sufficiency programs as a way to incentivize work. Eliminates traditional EID.

17-1- Time Limited Working Referral Program

Allows SAHA to test a 5 year time limit for new admissions who meet a work requirement and are referred from a partner who has committed to provide workforce support to the family. This pilot is limited to 200 public housing residents. Residents must maintain work activity and engage in the FSS program.

17-2- Restorative Housing Pilot Program

Allows SAHA to test a program with 50 adult probationers referred by the Bexar County Community Supervision and Corrections Department. This pilot program is a 2-year pilot and formed in support of the Eastside Choice Resurgence Collaborative effort. SAHA has entered into a partnership with researchers to evaluate this pilot.

MTW ACTIVITIES THAT ARE NOT CHANGING

17

National Rent Study

15-1- MDRC / HUD Rent Study

SAHA was selected to participate in a study commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy. MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the study on behalf of HUD. The study includes alternative rent calculation and recertification schedules at four (4) PHAs.

BOLD = EXTERNAL PARTNERS

CRIMINAL HISTORY POLICY

- Currently, SAHA will deny assistance to an applicant family, if any household member has an arrest within the past five (5) years for drug-related or violent criminal activity that resulted in conviction.
- This policy is being updated to a Screening Criteria Grid that establishes the following lookback periods:
 - Within 7 years of conviction and at least 1 year of release
 - Within 5 years of conviction and at least 1 year of release
 - Within 3 years of conviction and at least 1 year of release
- Criminal offenses will be categorized under the above lookback periods based on severity of the offense.

PROPOSED ADMIN PLAN / ACOP CHANGES

19

WAITLIST UPDATES

- Allows for automatic waitlist maintenance through new system, My Housing. This system will provide electronic notification to applicants to determine continued interest, in addition to SAHA mail notifications. This change applies to new applicants only.

PROPOSED ADMIN PLAN CHANGES

20

5.2.E VOUCHER TERM AND EXTENSIONS

- Allowable reasons for a second extension limited to reasonable accommodation and if the family is prevented from finding a unit, due to disability accessibility requirements or large size bedroom unit requirement.

PROPOSED ADMIN PLAN CHANGES

21

5.2.E VOUCHER TERM AND EXTENSIONS

- Updated Tolling Policy to clarify that if the Request for Tenancy Approval (RTA) is submitted and then voided, SAHA will allow the family to continue searching for a unit with the number of days left on the voucher search time. That search time will be effective beginning from the date the family informed SAHA that the RTA was voided.
- **Example:**
 - a. 2/1 - Family submits RTA with 15 days on the voucher left to search and clock in Elite is stopped.
 - b. 2/6 - Family informs SAHA that RTA should be voided.
 - c. SAHA restarts clock in Elite, effective 2/6, to allow family the 15 days remaining on the voucher to search. A voucher extension can be requested at the end of that term.

PROPOSED ACOP CHANGES

22

4.3.B SELECTION METHOD

- Differentiates the Natural Disaster Preference from other types of SAHA-related preferences in the Public Housing Application. Previously, all were called “Involuntary Displacement Preferences.” This change will simplify the language so that applicants who recently experienced a natural disaster can more easily access the correct option on the application. This change applies to new applicants only.

8.1.F PAYMENTS UNDER THE LEASE

- Changes how late fees are charged, with an initial late fee of \$30 charged after the 6th business day, and if the account has not been paid by the 15th calendar day, a new additional fee of \$20 will be charged. This change promotes earlier intervention with supportive services, repayment agreements, or other adjustments in order to avoid eviction and encourage more self-sufficient timely rental payments.

PROPOSED ACOP CHANGES

23

10.2.C STANDARDS FOR PETS

- Changes the pet restrictions to allow pets up to 40 pounds (previously limited to 20 pounds) and removes the 12 inch height restriction for pets. This change more realistically and compassionately represents the maximum weight of most pets, while removing an arbitrary height restriction.

HOUSING PRESERVATION PLANS

24

The Agency plans to extend the useful life of 50 properties by **investing \$63 million over 5 years.**

Public Housing: **\$41 million** in capital repairs to extend the useful life at **29 properties.**

- FY2019 - \$21,605,000
- FY2020 - \$5,782,200
- FY2021 - \$4,800,000
- FY2022 - \$1,600,000
- FY2023 - \$3,450,000
- FY2024 - \$2,801,000

Note: Projected funding for capital improvements is based on historical grants and forecasted capital fund appropriations by HUD.

Beacon: **\$22 million** in capital repairs to extend the useful life at **21 properties.**

- FY2019 - \$12,720,000
- FY2020 - \$8,050,000
- FY2021 - \$80,000
- FY2022 - \$1,000,000
- FY2023 - \$50,000
- FY2024 - \$30,000

Note: Preservation activities are not funded by MTW.

HOUSING EXPANSION PLANS

25

The Agency plans to **expand** the total number of housing units in the coming years by an **estimated 1,800 units across 11 projects***.

Project	Planned Units
1. Alazan Lofts*	85
2. Artisan at Ruiz	102
3. Majestic Ranch*	288
4. Mira Vista	300
5. Our Lady of Charity Apartments	93
6. Tampico Re-Development	200
7. 100 Labor Street*	215
8. The Oaks at Westlakes	268
9. Westside Reinvestment Initiative (for sale)	87
10. St. John's Square*	250
11. FY2020-2: St. Phillips College Local Homeless Program*	30

*Each project has its own planned financing mechanisms, some include MTW funding

FEEDBACK

26

<http://www.saha.org/index.php/about-saha/moving-to-work-mtw@saha.org>

Mail and in-person:
SAHA / Attn: Policy & Planning
818 S. Flores
San Antonio, TX 78204

QUESTIONS?

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5917, AUTHORIZING THE PRESIDENT AND CEO TO NEGOTIATE AND ENTER INTO SETTLEMENTS ON BEHALF OF THE SAN ANTONIO HOUSING AUTHORITY AND ITS RELATED NON-PROFIT AFFILIATES AND INSTRUMENTALITIES IN CERTAIN LIMITED CIRCUMSTANCES AND WITHIN CERTAIN PARAMETERS AS DESCRIBED HEREIN TO ELIMINATE UNNECESSARY DELAY AND COMPLICATIONS IN RESOLVING SMALL, NON-EMPLOYMENT MATTERS ASSERTED AGAINST THE SAN ANTONIO HOUSING AUTHORITY AND/OR ITS RELATED NON-PROFIT AFFILIATES AND INSTRUMENTALITIES



David Nisivoccia
President and CEO



Timothy E. Alcott
Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5917, authorizing the President and CEO to negotiate and enter into settlements on behalf of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities in certain limited circumstances and within certain parameters as described herein to eliminate unnecessary delay and complications in resolving small, non-employment matters asserted against the San Antonio Housing Authority and/or its related non-profit affiliates and instrumentalities.

FINANCIAL IMPACT:

There is no additional cost or financial impact to the San Antonio Housing Authority or its related non-profit affiliates and instrumentalities, as this procedure will merely streamline approvals required for settlements that would require Board approval. Additionally, in certain circumstances, the increased speed to resolve small, non-employment matters may reduce additional attorney time and expense in handling the matter pending delays associated with seeking Board approvals.

SUMMARY:

This request would authorize the President and CEO to negotiate and enter into settlements on behalf of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities involving non-employment matters, where third parties assert claims or pursue litigation of any kind that the President and CEO can resolve for no more than \$10,000.00 per matter, regardless of the number of claims, lawsuits, etc., involved in the matter and regardless of the number of third parties bringing such claims, lawsuits, etc. The President and CEO will ensure that the Board of Commissioners is informed at least monthly of all settlements the President and CEO has concluded for that time period. These settlements will also be included in the Litigation Update presented to the Board of Commissioners on a quarterly basis.

Occasionally, a third party may bring a non-employment claim or lawsuit of some kind against the San Antonio Housing Authority and/or one or more of its or its related non-profit affiliates and instrumentalities. Sometimes such a claim may be small in size or the claim can be resolved rather quickly and at a low cost (i.e., for no more than \$10,000.00). When a small settlement is possible; however, the President and CEO must obtain formal approval from the Board of Commissioners as only the Board can approve settlements of any kind. Approving this resolution will simplify and streamline the approval process for such small non-employment settlements. This resolution, however, does not seek authority for employment claims or for large claims of any kind over than \$10,000.00, as the Board should retain such authority for purposes of maintaining adequate oversight over the nature of employment claims and large claims of any kind over \$10,000.00.

STRATEGIC GOAL:

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

ATTACHMENT:

Resolution 5917

**San Antonio Housing Authority
Resolution 5917**

RESOLUTION 5917, AUTHORIZING THE PRESIDENT AND CEO TO NEGOTIATE AND ENTER INTO SETTLEMENTS ON BEHALF OF THE SAN ANTONIO HOUSING AUTHORITY AND ITS RELATED NON-PROFIT AFFILIATES AND INSTRUMENTALITIES IN CERTAIN LIMITED CIRCUMSTANCES AND WITHIN CERTAIN PARAMETERS AS DESCRIBED HEREIN TO ELIMINATE UNNECESSARY DELAY AND COMPLICATIONS IN RESOLVING SMALL, NON-EMPLOYMENT MATTERS ASSERTED AGAINST THE SAN ANTONIO HOUSING AUTHORITY AND/OR ITS RELATED NON-PROFIT AFFILIATES AND INSTRUMENTALITIES

WHEREAS, third parties may bring non-employment claims or lawsuits of some kind against the San Antonio Housing Authority and/or any of its or its related non-profit affiliates and instrumentalities; and

WHEREAS, such non-employment claims may be for amounts up to \$10,000.00 or can be easily and promptly resolved for up to \$10,000.00, if the President and CEO is empowered to negotiate and settle such small non-employment claims; and

WHEREAS, only the Board of Commissioners is authorized to approve settlements of such claims, and obtaining such approvals can introduce delays that may complicate securing such settlements at a low cost; and

WHEREAS, the Board of Commissioners finds that authorizing the President and CEO to settle such claims is in the interest of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities; and

WHEREAS, the increased speed to resolve small, non-employment matters may reduce additional attorney time and expense in handling the matter pending delays associated with seeking Board approvals; and

WHEREAS, there is no additional cost or financial impact to the San Antonio Housing Authority or its related non-profit affiliates and instrumentalities, as this procedure will merely streamline approvals required for settlements that would require Board approval.

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

- 1) Approves Resolution 5917, authorizing the President and CEO to negotiate and enter into settlements on behalf of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities involving non-employment matters where third parties assert claims or pursue litigation of any kind that the President and CEO can resolve for no more than \$10,000.00 per matter regardless of the number of claims, lawsuits, etc. involved in the matter and regardless of the number of third parties bringing such claims, lawsuits, etc.

- 2) The President and CEO will ensure that the Board of Commissioners is informed at least monthly of all settlements the President and CEO has concluded for that time period. These settlements will also be included in the Litigation Update presented to the Board of Commissioners on a quarterly basis.
- 3) The President and CEO will ensure that the Board of Commissioners will continue to approve all employment settlements and all settlements of more than \$10,000.00 involving claims of any kind.

Passed and approved the 4th day of April, 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5918, AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A PARTNERSHIP ON BEHALF OF THE SAN ANTONIO HOUSING AUTHORITY TO PROVIDE AIR CONDITIONING UNITS FOR PUBLIC HOUSING RESIDENTS



David Nisivoccia
President and CEO



Timothy E. Alcott
Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5918, authorizing the President and CEO to enter into a partnership on behalf of the San Antonio Housing Authority to provide air conditioning units for Public Housing residents.

FINANCIAL IMPACT:

The cost to the San Antonio Housing Authority is not expected to exceed \$500,000.00 and will be paid with non federal funds.

SUMMARY:

This request would authorize the President and CEO to enter into a partnership on behalf of the San Antonio Housing Authority with the City of San Antonio and other entities to provide air conditioning units at up to 22 Public Housing communities that currently do not have air conditioning units. The total number of air conditioning units to be purchased and installed is approximately 2,800.

Lack of air conditioning in the summer puts vulnerable populations (children, elderly, and disabled persons) at risk of heat related illnesses. The purchase and installation of the air conditioning units will provide an additional health and safety feature to these Public Housing units.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 5918

**San Antonio Housing Authority
Resolution 5918**

RESOLUTION 5918, AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A PARTNERSHIP ON BEHALF OF THE SAN ANTONIO HOUSING AUTHORITY TO PROVIDE AIR CONDITIONING UNITS FOR PUBLIC HOUSING RESIDENTS

WHEREAS, the San Antonio Housing Authority desires to enter into a partnership with the City of San Antonio and other entities to provide air conditioning units to certain Public Housing communities; and

WHEREAS, the number of Public Housing communities is up to 22 and the total number of air conditioning units is estimated at 2,800; and

WHEREAS, the cost to the San Antonio Housing Authority will not exceed \$500,000.00 and will be paid using non federal funds; and

WHEREAS, the lack of air conditioning in the summer puts vulnerable populations (children, elderly, and disabled persons) at risk of heat related illnesses; and

WHEREAS, the purchase and installation of the air conditioning units will provide an additional health and safety feature to these Public Housing units.

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

Approves Resolution 5918, authorizing the President and CEO to enter into a partnership on behalf of the San Antonio Housing Authority to provide air conditioning units for Public Housing residents.

Passed and approved the 4th day of April, 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

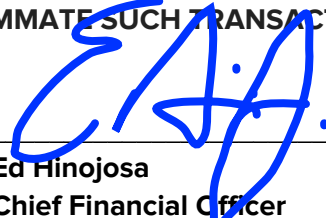
Attested and approved as to form:

David Nisivoccia
President and CEO

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5915, AUTHORIZING THE PRESIDENT AND CEO OF THE SAN ANTONIO HOUSING AUTHORITY TO EXECUTE AN INTERAGENCY AGREEMENT (IAG) WITH THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER TO PURSUE A SELF-MANAGED ENERGY PERFORMANCE CONTRACT (EPC) TO INCLUDE UP TO 2,311 PUBLIC HOUSING UNITS AT A TOTAL COST NOT TO EXCEED \$741,960.00 AND EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH TRANSACTION



David Nisivoccia
President and CEO

Ed Hinojosa
Chief Financial Officer**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5915, authorizing the President and CEO of the San Antonio Housing Authority to execute an Interagency Agreement (IAG) with the Housing Authority of the City and County of Denver to pursue a self-managed Energy Performance Contract (EPC) to include up to 2,311 Public Housing units at a total cost not to exceed \$741,960.00, and execution of any and all documents necessary to consummate such transaction.

FINANCIAL IMPACT:

The proposal will require an initial outlay of funds of \$741,960.00. One third will be payable upon execution of the agreement, and the remaining two thirds will payable upon receipt of HUD approval of the EPC and execution of all closing documents. The costs will be reimbursed from the loan proceeds, which will be secured upon HUD approval of the project. The projected excess energy cost savings over the fifteen year period is \$4,182,000.00. These savings can be invested in capital repairs/replacements that otherwise would have been funded through HUD's annual Capital Fund Program Grant (CFP).

In properties that are individually metered for utilities, SAHA residents will benefit from the reduced utility bills, due to the energy conservation measures implemented under the EPC project.

SUMMARY:

The project is estimated to take eighteen to twenty months to complete. During this time period, Asset Management will provide oversight of the project, with assistance from Assisted Housing Programs Property Management, Construction Services and Sustainability, and Communications and Public Affairs. Meetings will be held at all thirty-four sites to provide residents with an overview of the project and timeline. Minimal disruption is anticipated and no residents will be displaced during the project.

Asset Management will provide periodic updates on the project, because there will be additional Board resolutions required as the project progresses.

STRATEGIC OBJECTIVE:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5915

EPC II List of Properties

EPC Phase II Presentation

**San Antonio Housing Authority
Resolution 5915**

RESOLUTION 5915, AUTHORIZING THE PRESIDENT AND CEO OF THE SAN ANTONIO HOUSING AUTHORITY TO EXECUTE AN INTERAGENCY AGREEMENT (IAG) WITH THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER TO PURSUE A SELF-MANAGED ENERGY PERFORMANCE CONTRACT (EPC) TO INCLUDE UP TO 2,311 PUBLIC HOUSING UNITS AT A TOTAL COST NOT TO EXCEED \$741,960.00 AND EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH TRANSACTION

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

WHEREAS, Energy Conservation Measures (ECM) may focus on lowering consumption of water and electricity through installation of efficient lighting, but not limited to these measures, and these efforts may also result in lower utility costs for its residents and operating costs for SAHA; and

WHEREAS, SAHA previously entered into a similar arrangement with the Housing Authority of the City and County of Denver for 2,180 units of Public Housing units, which has resulted in cost savings which have exceeded the original project estimates; and

WHEREAS, staff recommends executing a new Interagency Agreement in order to expand energy conservation measures and proceed with a second self managed Energy Performance Contract (EPC) for the purpose of reducing energy consumption and capturing the savings for up to 2,311 units at a total cost not to exceed \$741,960.00.

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

Approves Resolution 5915 authorizing the President and CEO of the San Antonio Housing Authority to execute an Interagency Agreement (IAG) with the Housing Authority of the City and County of Denver to pursue a self-managed Energy Performance Contract (EPC) to include up to 2,311 Public Housing units at a total cost not to exceed \$741,960.00 and execution of any and all documents necessary to consummate such transaction.

Passed and approved the 4th day of April 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

EPC Phase II Unit Mix

SAHA has provided Group14 with direction around both which public housing units to include in the EPC Phase II feasibility analysis, and for how long these units should be included in the EPC. All public housing units that are part of tax credit developments, or may be candidates for tax credit redevelopment, RAD, or voluntary conversion have been excluded.

Table 1 (below) lists the new sites which would be included in the EPC Phase II

Site	Units
Blanco	100
Cheryl West	82
Christ the King	48
Col Cisneros	55
Cross Creek	66
Escondida	20
Frank Hornsby	59
HB Gonzalez	51
Highview	68
Jewett Circle	75
LC Rutledge	66
Lewis Chatham	119
Lila Cockrell	70
Linda Lou	10
Madonna	60
Matt Garcia	55
Morris C. Beldon	35
Midway Apartments	20
Mirasol	174
Mission Park	100
Pin Oaks I	50
Pin Oaks II	22
Raymundo Rangel	26
Riverside	74
Sahara Ramsey	16
South San	30
Spring View	148
Sun Park Lane	65
Tarry Towne	98
TL Shaley	66
Villa Veramendi	166
Westway	152
William Sinkin	50
Williams Burg	15
Phase II New Unit Count	2,311

Public Housing Energy Performance Contract (EPC) **Self Managed – Phase 2**



What is Energy Performance Contracting?



HUD program established in the 1980's to incentive utility conservation



Allows PHAs to benefit financially from energy and water savings



PHA uses a loan to fund capital improvements, loan is paid back with HUD EPC subsidy.



Eligible capital improvements include lights, HVAC, windows, roofs, water fixtures, etc.



Extra savings flow to PHA operating budget.



Maximum term of 20 years allowed

Energy Conservation Measures (“ECMs”)

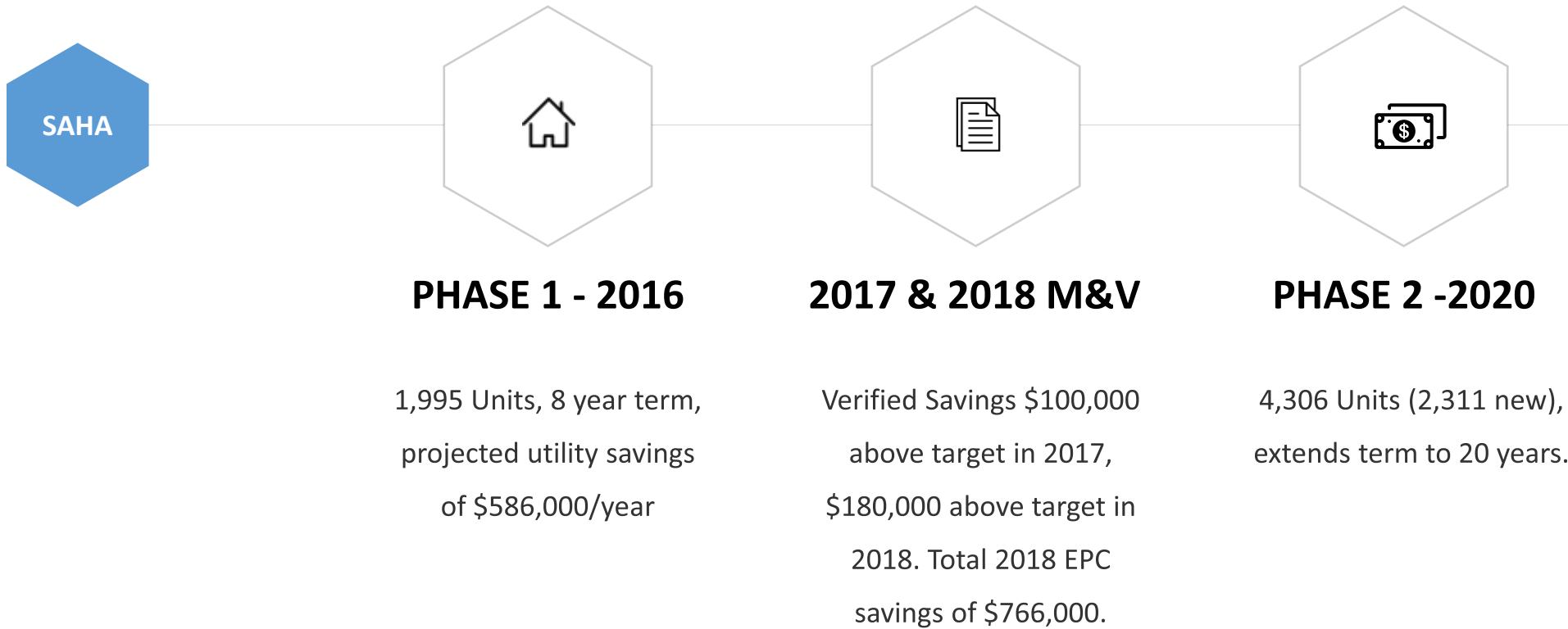


High Return
(Savings > Cost)

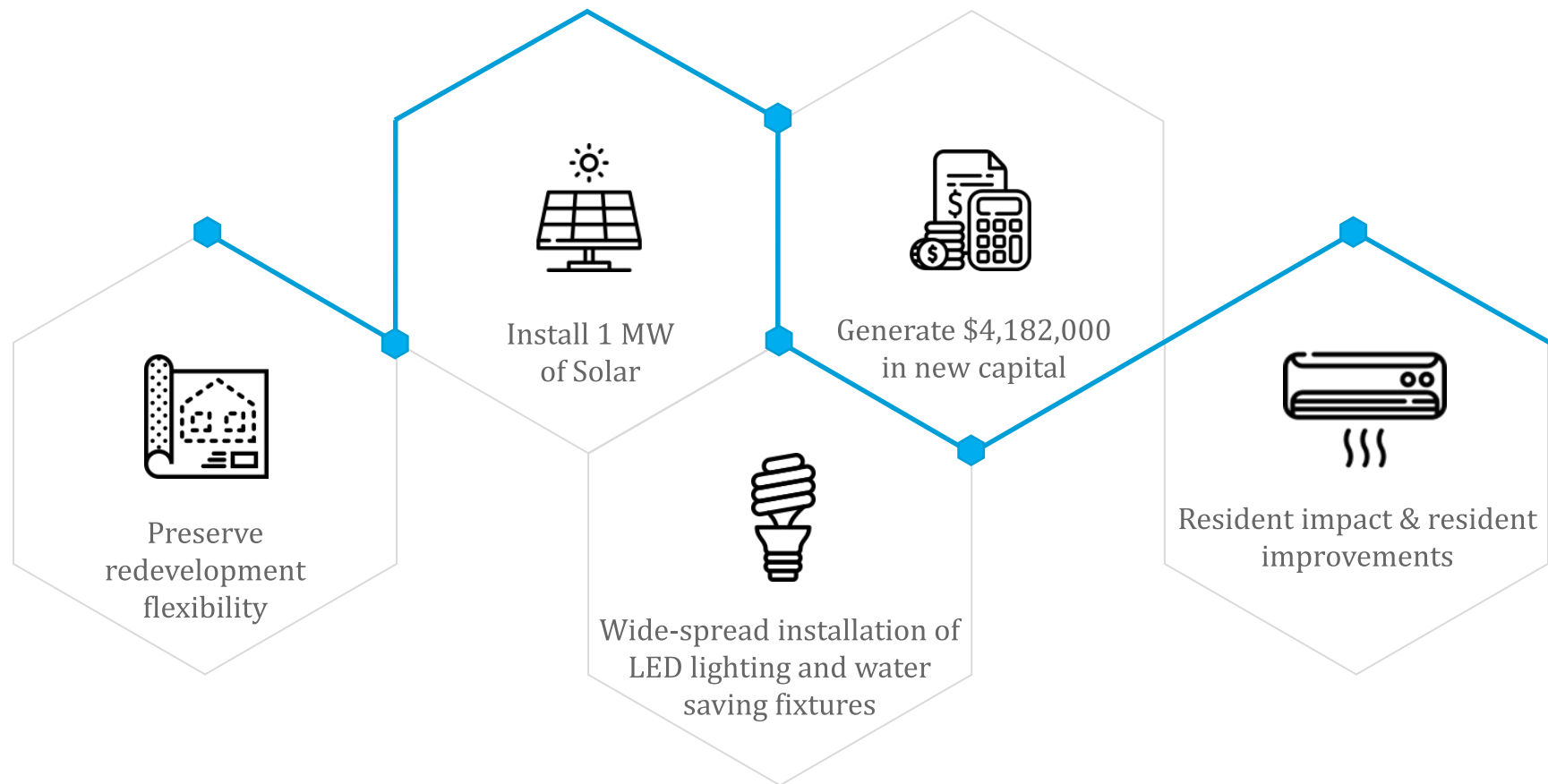


High Value
(Cost > Savings)

SAHA's EPC History: Track Record of Success



EPC Phase 2 - Goals & Objectives



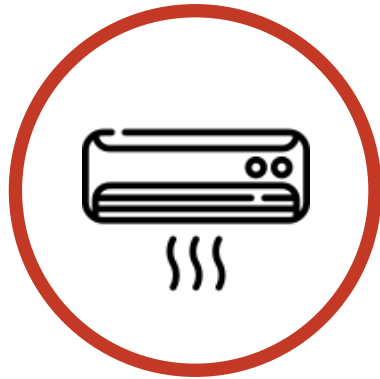
EPC Phase 2- Estimated Total Development Cost / Sources & Uses

Sources	Amount
Bank of America Financing <i>(or other lender)</i>	\$8,292,000
Total Sources	\$8,292,000
Uses	Amount
Estimated Cost for LED Lights, Water Fixtures, and Solar	\$2,748,000
Estimated Soft Costs (Project Development, General Contractor, Legal, Commissioning, Closing Costs)	\$1,362,000
\$ Available for Capital Fund Projects (or Excess Savings*)	\$4,182,000
Total Uses	\$8,292,000
Over/Under	\$0

EPC Phase 2 – Estimated Proforma / Cash Flow Analysis

Revenue (2021 through 2035)	Amount
HUD Operating Subsidy	\$16,566,000
Total Revenue	\$16,566,000
Expenses (2021 through 2035)	Amount
Debt Service Payments	\$15,592,000
Measurement and Verification	\$974,000
Total Expenses	\$16,566,000
Excess Savings	?

EPC Phase 2 - Air Conditioning



The EPC may be able to fund AC installation at Senior Properties



The EPC can pay for capital fund measures, freeing up capital fund budget for AC installation



EPC savings can be used to off-set increased AC utility costs borne by SAHA

The installation of AC will not negatively impact the EPC

EPC Phase 2 – Timeline & Milestones

EPC Project Design and Development Timeline	Apr-19	May-19	May-20	Jun-20	Jun-21	2021	2035
Presentation to SAHA Board							
Execution of Phase II Contract with DHA							
EPC Development, Submission, & Approval							
EPC Construction							
EPC Performance Period (Loan Term)							

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5919, AUTHORIZING THE AWARD OF A CONTRACT FOR FAIR AVENUE APARTMENTS FIRE PROTECTION IMPROVEMENTS TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$4,197,500.00



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5919, authorizing the award of a contract for Fair Avenue Apartments Fire Protection Improvements to Stoddard Construction Management, Inc. for an amount not to exceed \$4,197,500.00.

FINANCIAL IMPACT:

The current award recommendation for Fair Avenue Apartments Fire Protection Improvements is not expected to exceed an amount of \$4,197,500.00, to include a base bid of \$3,650,000.00, plus a 15% contingency of \$547,500.00 that will only be used, as necessary. This project will be funded with Capital Fund Program, MTW, and any available reserves.

SUMMARY:

Fair Avenue Apartments, built in 1971, is a Senior/Disabled, eleven-story high-rise community located on the South Side of San Antonio. This community is comprised of 216 units, to include 130 efficiencies, 85 one-bedroom units, and 1 three-bedroom unit. Eleven of the units at this development are Americans with Disabilities Act accessible.

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 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 Fair Avenue Apartments.

On December 5, 2018, SAHA issued an Invitation For Bids (IFB) #1807-910-23-4821 for Fair Avenue Apartments Fire Protection Improvements that closed on February 18, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 125 contractors. A total of three bids were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Davila Construction, Inc. (DBE, HABE, MBE, SBE), and

Stoddard Construction Management, Inc. All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, the extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, we are recommending contract award to Stoddard Construction Management, Inc., they are the lowest responsive and responsible bidder.

Stoddard Construction Management, Inc. was established in 1972, and is headquartered in Bulverde, Texas. Their services include general construction, construction management, historic renovation, design build, and construction consulting. Their projects of the same size and complexity have included education facilities, historical courthouses, processing plants, arenas, high rise buildings, multi-level parking, shopping centers, and laboratories. The manager and superintendent assigned to SAHA's Victoria Plaza project have extensive experience with multi-family housing projects ranging from small renovations to sizeable new construction of apartment buildings, as well as, ground up and design build out.

This company has received a prior award from SAHA for Victoria Plaza Modernization. Their Texas projects include, but are not limited, to the City of San Angelo City Hall and Public Library, exterior stone restoration and interior restoration; Bee County Courthouse, exterior and interior restoration; Wharton County Courthouse, exterior and interior restoration; Texas General Land Office Building, exterior and interior restoration; Texas State University, new auditorium; Alameda Theater, facade restoration; Milam Building, exterior masonry and ornamental stone; New Braunfels High School, exterior restoration and interior upgrades; Seligman House, restoration and adaptive re-use; St. Paul's Square, total restoration of seven buildings; Magoffin Home, exterior restoration; St. Peter's Catholic Church, exterior restoration and addition; and Staacke Stevens, restoration.

Stoddard Construction Management's Section 3 Program Utilization Plan includes hiring Section 3 individuals in the following categories: four craft workers skilled and three laborers unskilled. Additionally, they will offer the following for Section 3 individuals interested in learning more about the construction industry: training on the operation of construction equipment, plan reading class, construction computer software training, host an OSHA ten hour class for five participants, and work directly with their staff to learn a trade i.e., layout work, and finishing the inside of a building.

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 and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5919

Map and Property Photos

Bid Tabulation

**San Antonio Housing Authority
Resolution 5919**

RESOLUTION 5919, AUTHORIZING THE AWARD OF A CONTRACT FOR FAIR AVENUE APARTMENTS FIRE PROTECTION IMPROVEMENTS TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$4,197,500.00

WHEREAS, 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; and

WHEREAS, on December 5, 2018, SAHA issued an Invitation For Bids (IFB) #1807-910-23-4821 for Fair Avenue Apartments Fire Protection Improvements that closed on February 18, 2019; and

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

WHEREAS, we are recommending contract award to Stoddard Construction Management, Inc. as they are the lowest responsive and responsible bidder; and

WHEREAS, the current award recommendation for Fair Avenue Apartments Fire Protection Improvements is not expected to exceed an amount of \$4,197,500.00, to include a base bid of \$3,650,000.00, plus a 15% contingency of \$547,500.00 that will only be used as necessary. This project will be funded with Capital Fund Program, MTW, and any available reserves; and

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

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

- 1) Approves Resolution 5919, authorizing the award of a contract for Fair Avenue Apartments Fire Protection Improvements to Stoddard Construction Management, Inc. for an amount not to exceed \$4,197,500.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 4th day of April 2019.

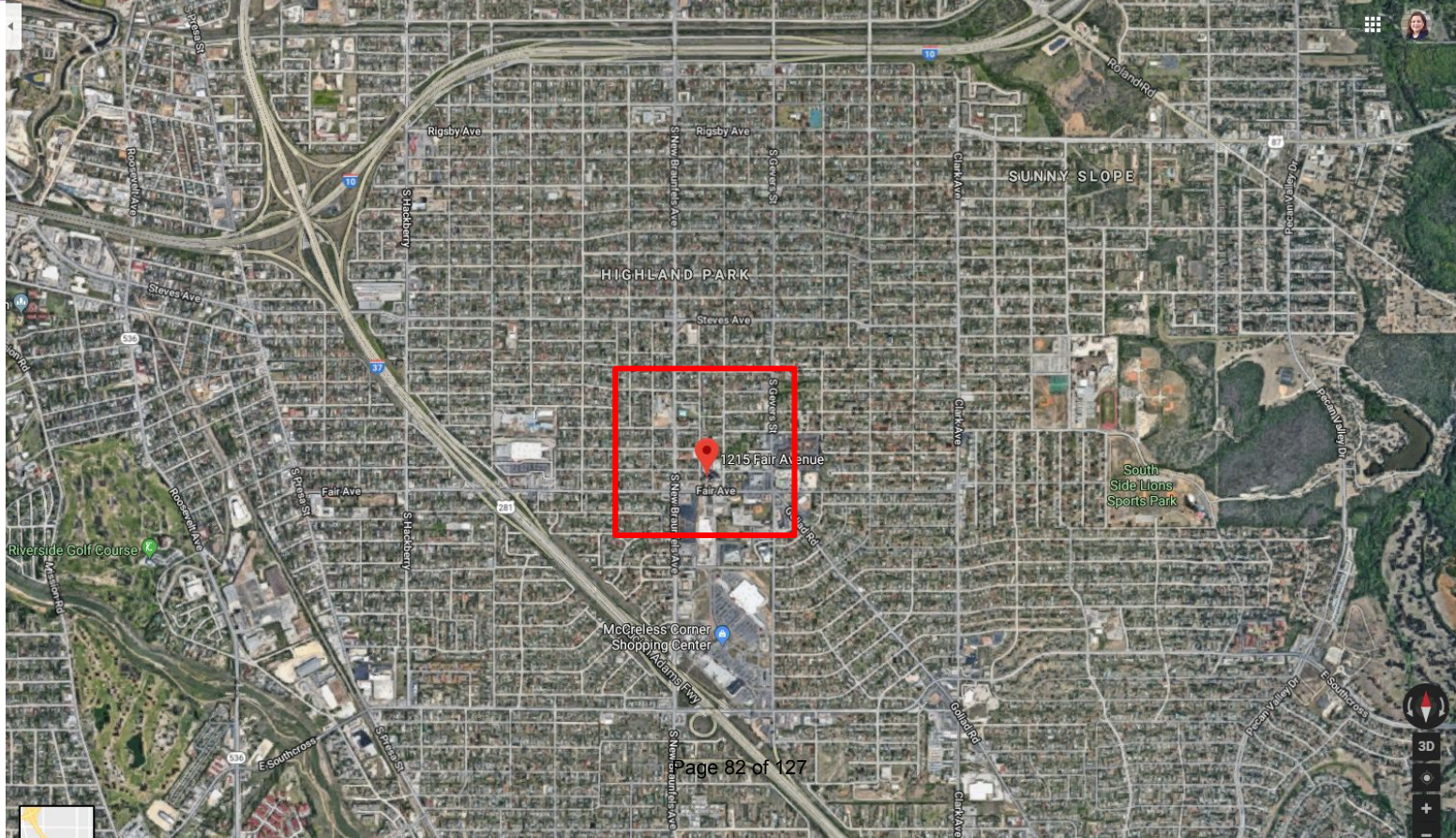
Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

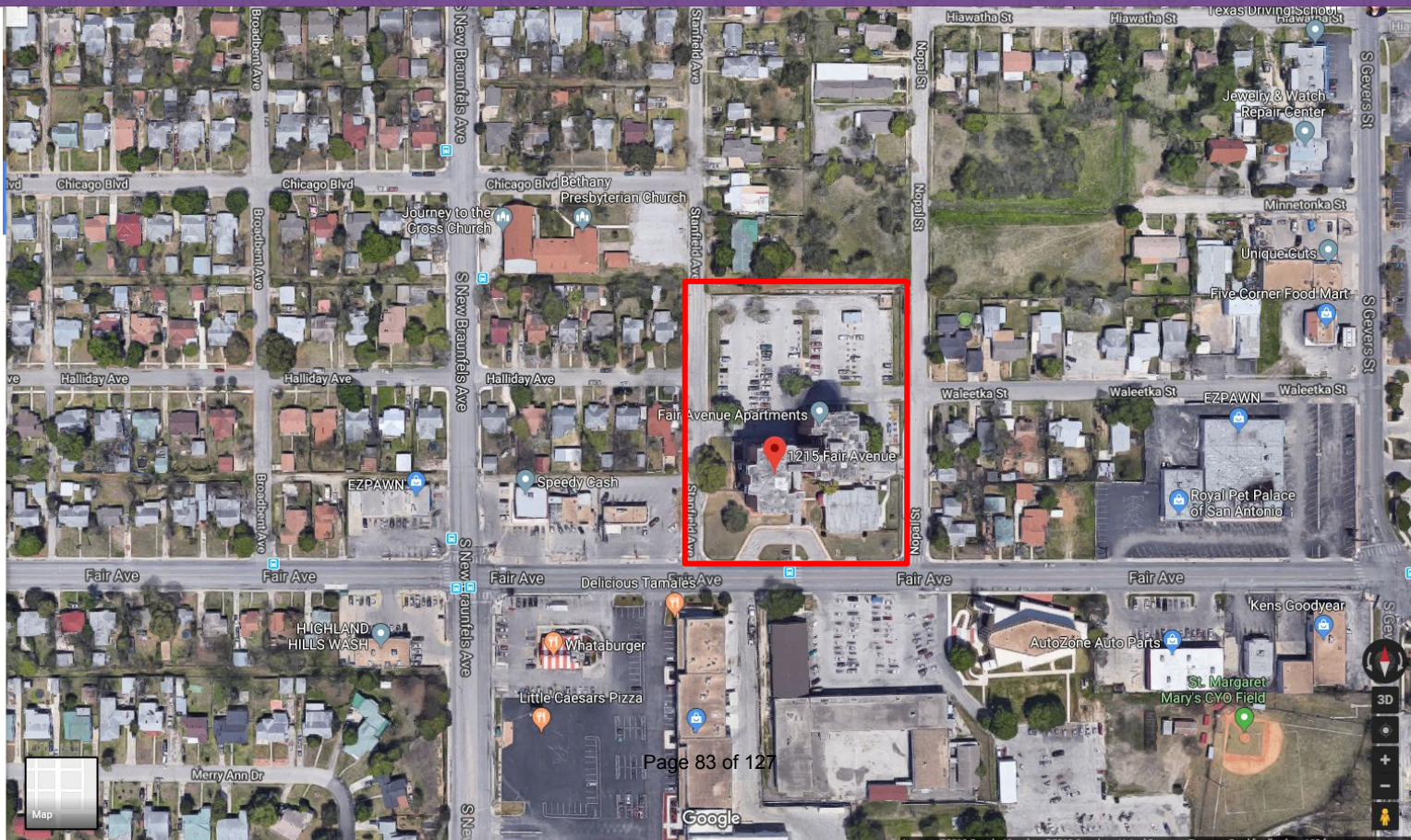
AERIAL MAP - FAIR AVENUE APARTMENTS

1



AERIAL VIEW - FAIR AVENUE APARTMENTS

2



FAIR AVENUE APARTMENTS

3



BID TABULATION - As Read				
Fair Avenue Apartments Fire Protection Improvements				
1807-910-23-4821				
Bidder - Base Bid	Cost	W/Sect. 3	Delivery in Days	
All Pro General Construction (1)	\$4,920,500.00	\$4,840,500.00	365	
Davila Construction, Inc.	\$5,570,816.00	\$5,570,816.00	600	
Stoddard Construction Management	\$3,650,000.00	\$3,650,000.00	240	
(1) Claiming Section 3 Preference which is the lower of 3% or \$80,000				

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue 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	Tommy Wallace	wallacet@zhi.com 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	
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 # 1807-910-23-4821
Fair Avenue 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	Ramiro Cavazos	ramiroc@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	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
ADDITIONAL VENDORS			
Arber, Inc.	ROBERT M. LOZANO	corporate@arberinc.com	
Beckwith Electronic Engineering Co.	THOMAS SCHLUTER	TSCHLUTER@BEEC.COM	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
No Section 3 Vendors			
Safequip		sales@safequip.com	
Impact Fire Services		mpool@impactfiresvcs.com	Not Found
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		WEB SITE CONTACT OPTION	12/3/1/ 1:03
1 st Fire Protection	Mario Salinas Joe Lozano	mario@1stfpervices.com joe@1stfpervices.com	
Allied Fire Protection	210-646-6734	Web Site Contact Option	12/3/18 1:01
Kauffman Company		WEB SITE CONTACT OPTION	
Southwest Fire Protection	210-598-7098	mail@swfp.com	
Automatic Fire Protection	210-653-2121	WEB SITE CONTACT OPTION	12/3/18 12:53
Mission Fire & Safety		MISSIONSFS@ATT.NET MISSIONFS@ATT.NET	Not Found
Koetter Fire Protection	210-499-5707	bsmith@koetterfire.com	
ABC Fire Systems	830-625-3473	sales@abcfiresys.com	
Fire Life & Safety	210-637-0436	WEB SITE CONTACT OPTION	12/3/18 12:43
Tyco/Simplex		WEB SITE CONTACT OPTION	12/3/18 12:50
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	
Ferguson		WEB SITE CONTACT OPTION	12/3/18 12:33
Fire Alarm Control Syst		facinc@facssa.com	
Sun Automatic Fire Sprinkler	210-695-1101	WEB SITE CONTACT OPTION	12/3/18 12:30
City Wide Fire Protection	Michelle	sales@citywidefireprotection.com	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Lone Star Fire & First Aid		info@lonestarfirefa.com	
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	WEB SITE CONTACT OPTION	12/3/2018 12:25
Metro Fire Equipment	210-622-3091		
ATex Fire & Safety		mike@atexfire.com	
Core & Main		houstonfab@coreandmain.com	No Bid Supplier
Pro-Tec Fire Protection		amartinprotecfire@satx.rr.com	
Precision Life Safety		contact@precisionlifesafety.com	
Alliance Safety & Fire Prot.		seth@alliancefire.net	
MCS	830-326-6111		
AAA Fire & Safety	210-732-9754		
Impact Fire Services	210-853-2199		
Longhorn Fire & Safety	210-665-7233	admin@longhornfireandsafety.com	
American Fire Systems		WEB SITE CONTACT OPTION	12/3/2018 12:16
AFEX Fire Suppression Syst		info@afexsystems.com	
HG Fire Systems		contact@hgfire.com	
Pro-Fire & Sprinkler		WEB SITE CONTACT OPTION	Unable to connect
Century Fire Protection	770-945-2330		
Texas Sprinkler		frontdesk@texassprinkler.com	
Ace Fire Equipment	Cameron Rash	cameron.rash@acefireequipment.com	
Blue Star Fire Protection	Richard Mendez	richard@bluestarfireprotection.com web site 12/3/2018 12:28	Not Found
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	Matt Barido Skylar Gerrod	matt.barido@veri-fire.com skylar.gerrond@veri-fire.com	No Longer there
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	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
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	gpmec@sbcglobal.net	
International Systems Of Am	David Stokes	dstokes@isa-net.com	
Johnson Controls Fire Protect	Annette Thompson	annette.thompson@jci.com	Not Found
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	cfselptx@swbell.net	
Electripro Inc.	Sean Nordberg	sean@itdtexas.com	
Eric'son 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	KEVIN BRYANT Andy Torres	kbryant@firetrol.net atorres@firetrol.net	No Longer Empl
GP Fire Protection, Llc	Mary E Cavazos	gpmec@sbcglobal.net	
Johnson Controls Fire Protect	Annette Thompson	annette.thompson@jci.com	Not Found
Johnson Controls Inc	William Halbert	william.c.halbert@jci.com	
Koetter Fire Protection Of	Jason Ferguson	jferguson@koetterfireprotection.com	
Matrix Special Systems	Victor Jimenez	vjmatrix@sbcglobal.net	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mid South Fire Solutions,	Pam Clymer	pclymer@midouthfire.com	No Bid
Safety Supply Inc	Kenneth H Wacaser	bids@safetysupplyinc.com	
San Saba Fire Safety Equip	David Cox	klmcox@centex.net	
Simplexgrinnell Lp	Vince Baker	donald.1.baker@jci.com	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

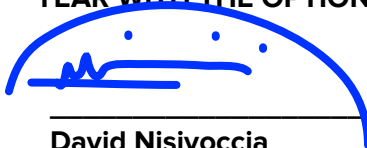
Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Telgian Corporation	Melinda Williams	mwilliams@telgian.com	
Thomas Automatic Fire Prot	Doug Thomas	doughthomasfp@yahoo.com	
Traditions Fire Consulting Llc	Emily Kalina	traditionsfire@gmail.com	
Vanguard Fire Systems,	Cynthia Richter	cindy@vgfire.com	
Added 1/17/2019		Added 1/17/2019	
Geofill		jpuente.geofill@outlook.com	
		ks@stoddardcmi.com	
Stoddard Const Mgmnt		LN@stoddardcmi.com	
SpawGlass		Jason.Hennesey@spawglass.com	
Tejas Premier		andrew@tejaspremierbc.com	
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	
		broller@bmsmanagement.com	
Blackmon Mooring		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	
		lrocchio@jordanfosterconstruction.com	
Jordan Foster		Glopez@jordanfosterconstruction.com	
Woolsey Construction		glenn@woolseyconstruction.com	
Zachary		zachry@zachryconstructioncorp.com	
		cecilia.ramos@summitbuildinganddesi gn.com	
Summit Building & Design		David.acevedo@summitbuildingandde sign.com	
F.A. Nunnelly		blaine@fanunnelly.com	
Calidad LLC		cschuchardt.calidadllc@gmail.com	
Burgess		lshelton@burgess-inc.com	
Frost & Keeling		jcanness@frostandkeeling.com	
Davila Construction		vinnie@davilaconstruction.com	
Casteel/Sun Automatic Fire Sprinkler	Web Site	1/24/2019 11:55 am	
Cardel Systems	Web Site	1/24/2019 11:57 am	
ESI Fire & protection	Web Site	1/24/2019 12:01 pm	
Capital Sprinkler	Web Site	1/24/2019 12:05 pm	
Young Brothers	Russell Young	RYoung@YBFP1.com	
Genesis Fire Protection	Web Site	1/24/2019 13:32 pm	
P & W Fire Safety	Web Site	1/24/2019 12:36 pm	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Prime Time Fire Protection	Web Site	1/24/2019 12:38 pm	
ABC Fire Systems	Web Site	1/24/2019 12:42 pm	

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5920, AUTHORIZING THE AWARD OF A CONTRACT FOR SWIMMING POOL MAINTENANCE AND REPAIR FOR VARIOUS BEACON COMMUNITIES TO LABRUM INVESTMENTS, LLC DBA FIESTA POOL SERVICES (WBE); NOT TO EXCEED AN ANNUAL CUMULATIVE AMOUNT OF \$15,000.00 FOR YEAR ONE, \$20,000.00 FOR YEAR TWO AND YEAR THREE, AND \$25,000.00 FOR YEAR FOUR AND YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Kristi Bard
Director of Beacon
Communities

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5920, authorizing the award of a contract for swimming pool maintenance and repair for various Beacon Communities to Labrum Investments, LLC dba Fiesta Pool Services (WBE); not to exceed an annual cumulative amount of \$15,000.00 for year one, \$20,000.00 for year two and year three, and \$25,000.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for swimming pool maintenance and repair services for various Beacon Communities is not expected to exceed an annual cumulative amount of \$15,000.00 for year one, \$20,000.00 for year two and year three, and \$25,000.00 for year four and year five and will be funded by the approved operating budgets and/or available reserves.

SUMMARY:

SAHA requires the services of a vendor to provide swimming pool maintenance and repair services for various developments within Beacon Communities. Services will include, but are not limited to, inspection, preventative maintenance, repairs, testing, and modernization/upgrades required to meet City/Health Department codes. Beacon currently has seven properties within its portfolio that has swimming pools. There will be an additional twelve properties with swimming pools that will be transitioning from contract management and/or the partnership portfolio to Beacon Communities over the next several years.

On February 11, 2019, SAHA issued an Invitation For Bids (IFB) #1812-931-65-4866 for Swimming Pool Maintenance and Repair for Various Beacon Communities that closed on March 1, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to twenty-one vendors. A total of two bids were received in response to this solicitation: Interpool, Inc. (SBE) and Labrum Investments, LLC dba Fiesta Pool Service (WBE). Both bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, the extent to which the goods or services meet SAHA's needs, total long term

cost, and any relevant criteria contained within the solicitation document. Based on the above, Labrum Investments, LLC dba Fiesta Pool Services is being recommended for contract award. They are the lowest responsive and responsible bidder.

Labrum Investments, LLC dba Fiesta Pool Services was established in 2013, and is headquartered in San Antonio, Texas. This company self-certifies as a WBE. They provide services to commercial and residential customers to include the following services: full service weekly/bi-weekly cleaning, complete pool renovations, deck resurfacing, pool replastering, tile repair and tile cleaning, deck pressure washing, brick and rock coping replacements, outdoor patios, hardscaping, custom concrete, and quartzscapes-stonescapes-jewelscapes. Labrum Investments, LLC dba Fiesta Pool services has received no prior awards from SAHA. Their client list includes Davidson Properties, Baptist Health Hospitals and Therapy Centers San Antonio, La Quinta Hotels San Antonio, Pentair Pool Products, Hayward Pool Products, and Cody Pools, Inc. Their Section 3 Good Faith Effort Plan includes hiring two laborers in the unskilled category. They will also provide a general knowledge class for individuals interested in the pool industry and training to individuals who are interested in becoming certified pool technicians.

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, 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 and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities

ATTACHMENTS:

Resolution 5920

Bid Tabulation

**San Antonio Housing Authority
Resolution 5920**

RESOLUTION 5920, AUTHORIZING THE AWARD OF A CONTRACT FOR SWIMMING POOL MAINTENANCE AND REPAIR FOR VARIOUS BEACON COMMUNITIES TO LABRUM INVESTMENTS, LLC DBA FIESTA POOL SERVICES (WBE); NOT TO EXCEED AN ANNUAL CUMULATIVE AMOUNT OF \$15,000.00 FOR YEAR ONE, \$20,000.00 FOR YEAR TWO AND YEAR THREE, AND \$25,000.00 FOR YEAR FOUR AND YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on February 11, 2019, SAHA issued an Invitation For Bids (IFB) #1812-931-65-4866 for Swimming Pool Maintenance and Repair for Various Beacon Communities that closed on March 1, 2019; and

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

WHEREAS, Labrum Investments, LLC dba Fiesta Pool Services is being recommended for contract award. They are the lowest responsive and responsible bidder; and

WHEREAS, the current award recommendation for swimming pool maintenance and repair services for various Beacon Communities is not expected to exceed an annual cumulative amount of \$15,000.00 for year one, \$20,000.00 for year two and year three, and \$25,000.00 for year four and year five and will be funded by the approved operating budgets and/or available reserves; and

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

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

- 1) Approves Resolution 5920, authorizing the award of a contract for swimming pool maintenance and repair for various Beacon Communities to Labrum Investments, LLC dba Fiesta Pool Services (WBE); not to exceed an annual cumulative amount of \$15,000.00 for year one, \$20,000.00 for year two and year three, and \$25,000.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 4th day of April 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Swimming Pool Maintenance and Repair for Various Beacon Communities
1812-931-65-4866

	Labrum Investments LLC, dba Fiesta Pool Services	Interpool Inc.
LABOR- Section 1		
Item Description	Hourly Rate	Hourly Rate
Maintenance / Repair Labor rate per hour for Regular Hours, 8:00 a.m. - 5:00 p.m., CST Monday – Friday	\$85.00	\$85.00
Plumber Labor rate per hour for Regular Hours, 8:00 a.m. - 5:00 p.m., CST Monday - Friday	\$135.00	\$125.00
Electrician Labor rate per hour for Regular Hours, 8:00 a.m. - 5:00 p.m., CST Monday - Friday	\$135.00	\$125.00
Repair Labor rate per hour for Non-Regular Hours 5:01 p.m.- 7:59 a.m. Monday - Friday, all day Saturday and Sunday, and SAHA Holidays.	\$95.00	\$135.00
Plumber Labor rate per hour for Non-Regular Hours 5:01 p.m.- 7:59 a.m. Monday - Friday, all day Saturday and Sunday, and SAHA Holidays.	\$150.00	\$195.00
Electrician Labor rate per hour for Non-Regular Hours 5:01 p.m.- 7:59 a.m. Monday - Friday, all day Saturday and Sunday, and SAHA Holidays.	\$150.00	\$195.00

Repair Parts and Materials- Section 2		
Item Description	Markup (%)	Markup (%)
All Repair Associated Components Cost plus Markup	15%	50%

Advertisement List
Solicitation # 1812-931-65-4866 Date (12/14/2018)
Swimming Pool Maintenance and Repair for Various Beacon Communities

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

Rev. 9/18/2017

Advertisement List
Solicitation # 1812-931-65-4866 Date (12/14/2018)
Swimming Pool Maintenance and Repair for Various Beacon Communities

San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr.	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
THE CHLORINE CONNECTION			
	Richard Ricardo	RICARDOAROD@YAHOO.COM	956-236-3675
AECSI WATER Corporate	Athir Al Mafrachi	AthirAlmafrachi@aecsi.us	210-803-6657
Dynamic Water Solutions	Tom Rivas	info@dynamicwatersolutions.com	210-454-3200
EverBlue Pools		service@everbluepools.com	210-452-0002
H3O Water Systems	Graham	graham@h3owatersystems.com	210-836-8181
Leslie's Pool Supplies	Glen Daly II	gdaly@lesl.com	210-387-4061
The Pool House		alamoheightspoolhouse@gmail.com	
Poolwerx	Michael Strobietto	mike@poolwerxsa.com	210-313-7831
Poolside Services	Danielle Brock	Officepools16110@gmail.com	
PoolSure	Lisa Simpson	sales@poolsure.com lsimpson@poolsure.com	800-858-7665
ECOLAB Institutional	Dean Glade	dean.glade@ecolab.com	800 352 5326
San Antonio Pool Management	Shawn Ruiz	shawn.ruiz@sanantonio-pmg.com	210-822-8100
Seven Wells	Mark Sowell	seven_wells_7@yahoo.com	210-232-8547
Symbri Pool Cleaning	Timothy Ryan	tim@symbri.com	(512) 774-1575
Texas Pool Service	Cole Smith	info@texaspoolservice.com	210-331-7665
Seven Wells	Mark Sowell	seven_wells_7@yahoo.com	210-232-8547
Blue Science Pools		service@bluescience.com	210-704-1400

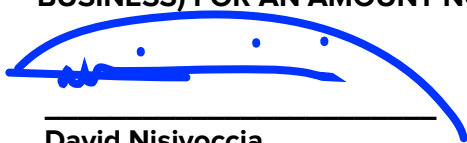
Rev. 9/18/2017

Advertisement List
Solicitation # 1812-931-65-4866 Date (12/14/2018)
Swimming Pool Maintenance and Repair for Various Beacon Communities


Fiesta Pool Services	Chris Walton	services@fiestapoolservices.com	
Westview Pools		info@texaspoolservice.com tammy@westviewpools.com	
Pro-Tech Pool Service		Protechpoolservicesa@gmail.com	2103854590
Americas Swimming Pool Co.	Adan Romero	sanantonio@asppoolco.com	(210) 762-4106

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5921, AUTHORIZING THE AWARD OF A CONTRACT FOR REMODEL OF VACANT UNITS FOR CONNECTHOME COMPUTER LAB AND OFFICES AT LINCOLN HEIGHTS COURTS TO STRAIGHT LINE MANAGEMENT (AABE, DBE, ESBE, MBE, SBE, WBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$170,887.86



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Brandee Perez
Director of Federal Housing
Programs

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5921, authorizing the award of a contract for Remodel of Vacant Units for ConnectHome Computer Lab and Offices at Lincoln Heights Courts to Straight Line Management (AABE, DBE, ESBE, MBE, SBE, WBE, Section 3 Business) for an amount not to exceed \$170,887.86.

FINANCIAL IMPACT:

The current award recommendation for the ConnectHome Computer Lab and Offices is not expected to exceed an amount of \$170,887.86, to include a base bid of \$155,352.60, plus a 10% contingency of \$15,535.26 that will only be used, as necessary. This project will be funded with Public Housing reserves.

SUMMARY:

In July of 2015, a ConnectHome, pilot program was launched with communities, the private sector, and the federal government that seeks to accelerate the adoption and utilization of broadband technology by children and families living in assisted housing. San Antonio was named as one of twenty-eight pilot communities that will help reach over 275,000 low-income households and nearly 200,000 children with the support needed to access the internet at home.

SAHA requires the services of a contractor to convert two vacant units at Lincoln Heights Courts, a family development that was built in 1940, and is located on the West Side of San Antonio, into a ConnectHome Technology Training Center. The Center will consist of four offices and a computer lab. The offices will be utilized by staff to meet with residents in order to better support them in their educational and career goals, and provide an opportunity for partner organizations to host meetings and to provide other community services. The computer lab will be utilized year round to conduct digital literacy and related computer training for children, youth, adults and seniors.

On December 14, 2018, SAHA issued an Invitation For Bids (IFB) #1811-910-65-4861 for Remodel of Vacant Units for Connect Home Computer Lab and Offices that closed on January 17, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 78 contractors. A total

of eight bids were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Bougambillas Construction, LLC (HABE), Cleanology Service and Supply (ABE, ESBE, MBE, SBE), Geofill Material Technologies (SBE, Section 3 Business), New Age General Contractors, Inc., ProMasters Remodeling, LLC (ESBE, HABE, MBE, SBE, VBE), South Texas Contracting, LLC (ESBE, SBE, WBE), and Straight Line Management (AABE, DBE, ESBE, MBE, SBE, WBE, Section 3 Business). 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. Two bids were deemed non responsive. Straight Line Management, LLC is being recommended for contract award, because they are the lowest responsive and responsible bidder.

Straight Line Management, LLC was established in 2008, and is located in San Antonio, Texas. This contractor has been certified as an AABE, DBE, ESBE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They provide general construction, construction management, estimating and scheduling, and quality control services to a variety of Federal, municipal, private and residential clients. Straight Line Management, LLC received a prior award from SAHA for Phillis Wheatley Hardscape and has worked as a subcontractor for one of SAHA's awarded vendors on the Wheatley Family I, LP, Wheatley Courts CNI Phase II and III Public Improvements project. Their project list includes Brackenridge Park Retaining Wall Restoration, City of San Antonio Main Library renovations, Judson High School stadium rebuild, New Territories Park Improvements, Oscar Perez Park Sidewalks and Walking Trails, and San Antonio Water System painting and general maintenance. This contractor's Section 3 Program Utilization Plan includes hiring individuals in the following categories: one office/clerical, two operatives semi-skilled, and one laborer unskilled.

Contract oversight will be provided by Brandee Perez, Director of Federal Housing Programs, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5921
Map and Property Photo
Work Scope Diagram
Bid Tabulation
Ad List

**San Antonio Housing Authority
Resolution 5921**

RESOLUTION 5921, AUTHORIZING THE AWARD OF A CONTRACT FOR REMODEL OF VACANT UNITS FOR CONNECTHOME COMPUTER LAB AND OFFICES AT LINCOLN HEIGHTS COURTS TO STRAIGHT LINE MANAGEMENT (AABE, DBE, ESBE, MBE, SBE, WBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$170,887.86.

WHEREAS, on December 14, 2018, SAHA issued an Invitation For Bids (IFB) #1811-910-65-4861 for Remodel of Vacant Units for ConnectHome Computer Lab and Offices that closed on January 17, 2019; and

WHEREAS, a total of eight bids were received in response to the IFB. Two bids were deemed non responsive; and

WHEREAS, Straight Line Management, LLC is being recommended for contract award, because they are the lowest responsive and responsible bidder; and

WHEREAS, the current award recommendation for the ConnectHome Computer Lab and Offices is not expected to exceed an amount of \$170,887.86, to include a base bid of \$155,352.60, plus a 10% contingency of \$15,535.26 that will only be used, as necessary. This project will be funded with Public Housing reserves; and

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

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

- 1) Approves Resolution 5921, authorizing the award of a contract for Remodel of Vacant Units for ConnectHome Computer Lab and Offices at Lincoln Heights Courts to Straight Line Management (AABE, DBE, ESBE, MBE, SBE, WBE, Section 3 Business) for an amount not to exceed \$170,887.86.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 4th day of April 2019.

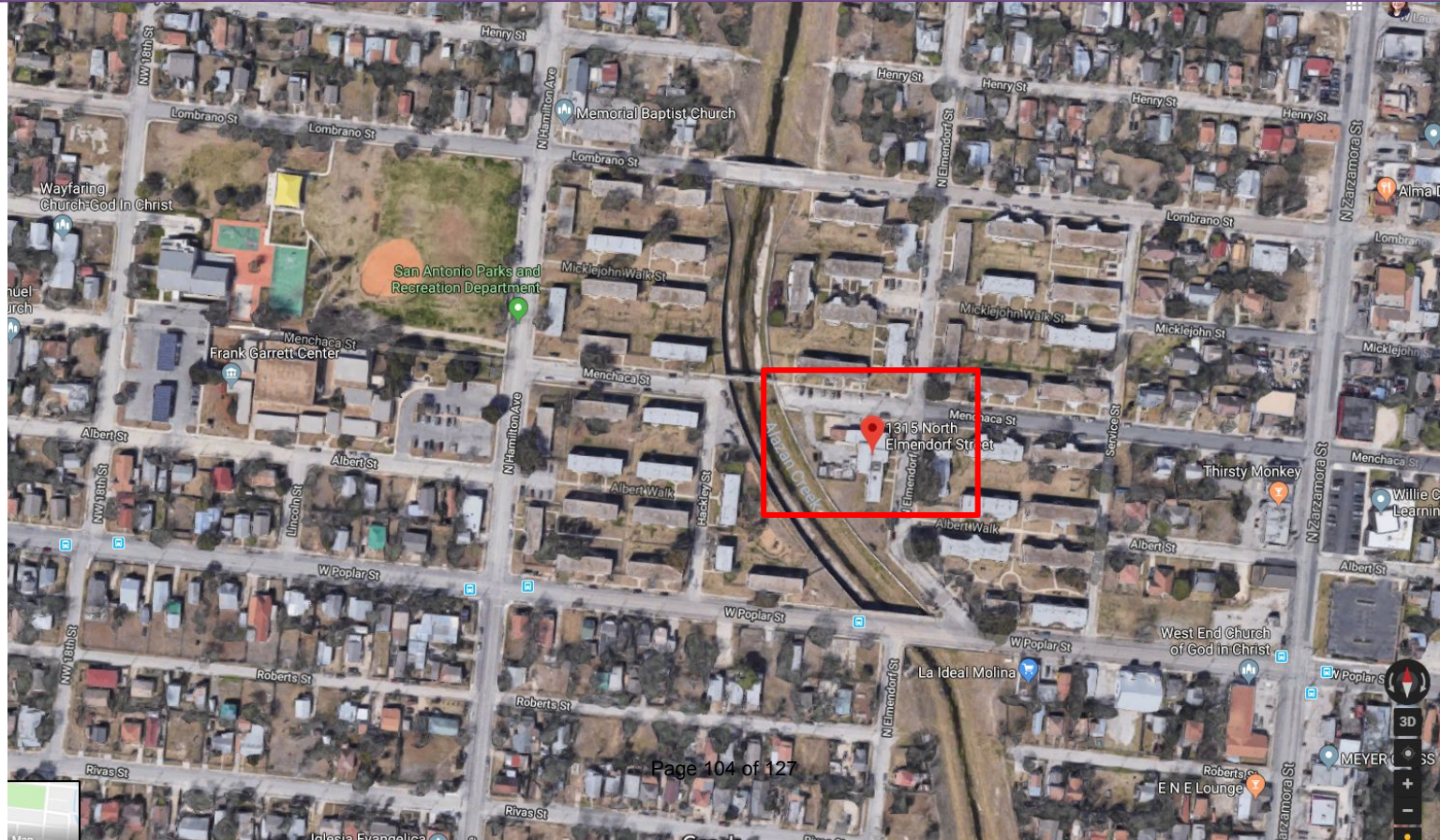
Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

AERIAL VIEW - LINCOLN HEIGHTS COURTS

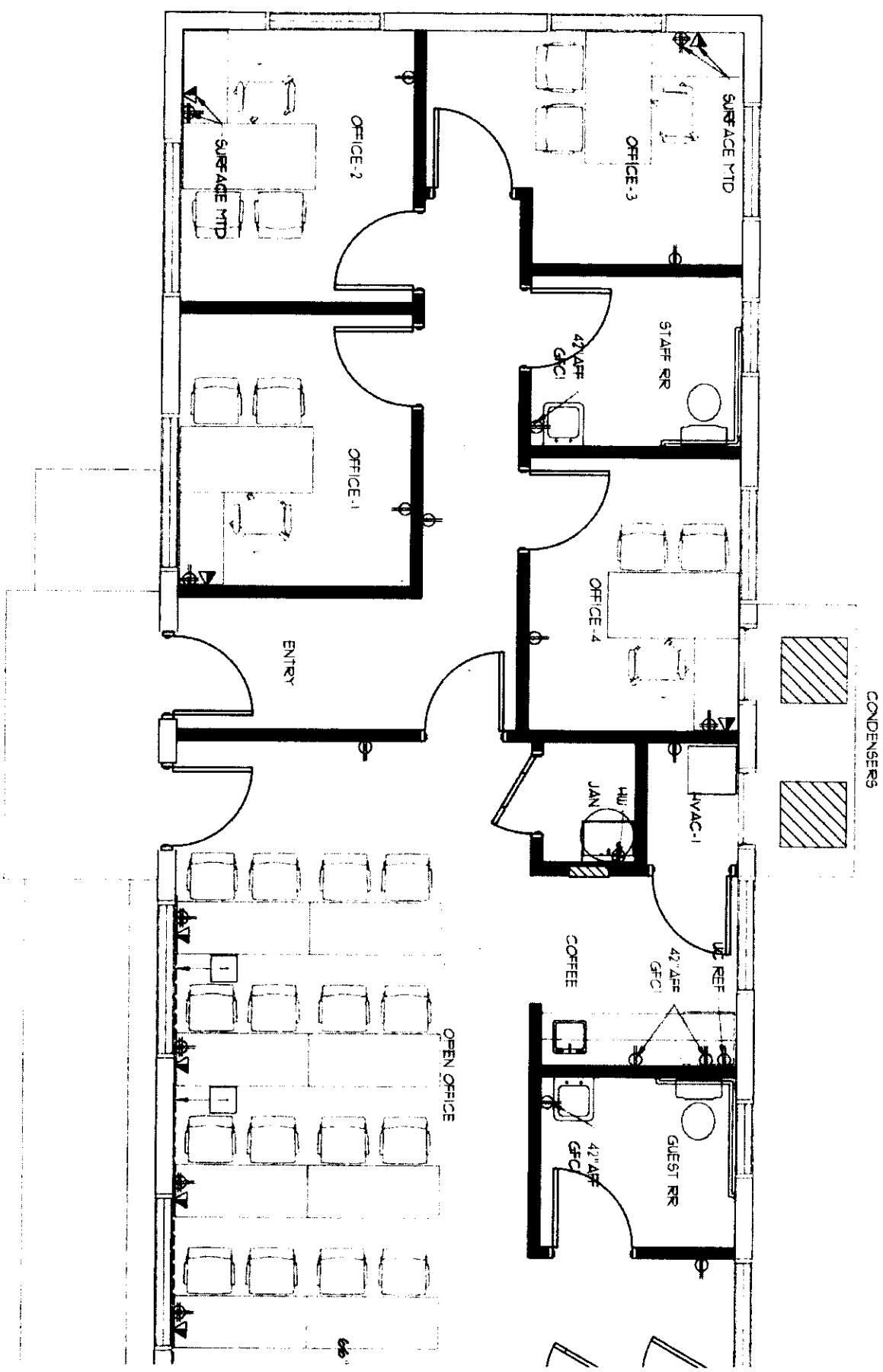
2



LINCOLN HEIGHTS COURTS

(BUILDINGS 1410 - 1416)





CONDENSERS

POWER PLAN

1

SCALE: 3/16" = 1'-0"

BID TABULATION										
Remodel of Units for Connect Home Computer Lab										
1811-910-65-4861										
Bidder →	Unit	Qty	All Pro General Construction*	Straight Line Management**	Cleanology Service & Supply	Geofill Construction#	STX Contracting	Bougambillas Construction LLC	Pro Masters Remodeling LLC***	New Age General Contractors, Inc.
Item ↓	Job	1	\$237,216.00	\$155,352.60	\$162,550.00	\$230,273.72	\$331,500.00	\$199,643.00	\$66,455.00	\$360,000.00
With Section 3 Preference (9%)	Job	1	\$223,234.26	\$125,835.61	\$162,550.00	\$216,291.98	\$331,500.00	\$199,643.00	\$66,455.00	\$360,000.00
Delivery			120 days	120 days	120 days	120 days	120 days	120 days	120 days	120 days
			* Section 3 Business	** Section 3 Business		#Claiming Section 3 Business Preference	Not Responsive failed to bid unit prices.		*** Base bid is w/out HVAC and is Not Responsive. Claiming Section 3 Preference	
Notes										

Advertisement List
Solicitation # 1811-910-65-4861
Remodel of Units for Connect Home Computer Lab

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Associations Revised as of 11/5/2018			
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	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

Advertisement List
Solicitation # 1811-910-65-4861
Remodel of Units for Connect Home Computer Lab

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
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	Ramiro Cavazos	ramiroc@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		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	
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 NAHRO	Avery Smith Web Site	bids@wbea-texas.org 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	
MLP Ventures, Inc.	Liborio Perez	mlp@att.net	
Business World	Edwin Serrano	govops@sbcglobal.net	
Tejas Premier	Andrew Wallace	andrew@tejaspremierbc.com	
Alpha Building Corporation	Andrew Hicks	ahicks@alphabuilding.com	
Brodbeck General Contracting	Susan Brodbeck	susan@brodbeckgc.com	
Casias Construction, LLC	Frank D.	frank@casiasconstructionllc.com	

Advertisement List
Solicitation # 1811-910-65-4861
Remodel of Units for Connect Home Computer Lab

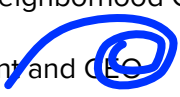
Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
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All Pro General Const.	Raul Scott Raul Scott Jr.	rs@apgc.biz rauljr@apgc.biz	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
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	
Tejas Premier	Julissa Carielo	julissa@tejaspremierbc.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	
Ram's Weatherization	Ramiro Reyes	ramscustomhomes@gmail.com	
ProMasters Remodeling, LLC	Francisco Ruiz	frui@pmrtx.com	
DLS Building Solutions	Samuel DeLos Santos	DLSBSOLUTIONS@GMAIL.COM	
Abia Const & Remodeling	Brandee Abia	AbiaConstruction@gmail.com	
Persistent Construction	Joel Castro	Joelcastro1951@yahoo.com	
ALP Contracting	Alex Pennington	alpcontractingsa@gmail.com	
Geofill Material Technologies	Jan Puente	jpuente.geofill@outlook.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
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Total Lender Service	James Pujols	Jpujols55@yahoo.com	
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Marc General Construction	Cindy Weed	cweed@marcg2015.com	
Peak Contractors, LLC	Michael Herrera	mherrera@peakcontractorstx.com	Not Found
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	

Advertisement List
Solicitation # 1811-910-65-4861
Remodel of Units for Connect Home Computer Lab

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
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JMI Contractors	Logan Richter Grant Jacobs	logan@jmicontractors.com grant@jmicontractors.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Straight Line Mgmnt	Sherrika Arch	veronica@straightlinem.com	
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Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-Obrien Construction	Terri Fleming	tfleming@r-o.com	
Garcia Bros	Jesse	gbmr.repairs@yahoo.com	
McFarland & McFarland	James	mcfarland9598@gmail.com	
Woolsey Construction	Jim Shelton Eli Woolsey	jim@woolseyconstruction.com eli@woolseyconstruction.com	

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented By: Brandee Perez, 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 **October 2018 to December 2018 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 Board of Commissioners.

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 (October - December 2018)

	Oct. - Dec.
Number of Applicants on Waitlist	14,050
<i>Elderly</i>	1,035
<i>Disabled</i>	724
<i>Elderly/Disabled</i>	148
<i>Family</i>	12,143
Number of Applicants Selected	3,578
<i>Housing Choice Voucher</i>	3,438
<i>Moderate-Rehabilitation and Property Based Voucher</i>	140
Success Rate of Lease Up	19%

<i>Housing Choice Voucher</i>	18.4%
<i>Moderate-Rehabilitation and Property Based Voucher</i>	3.9%
Average Wait Time	3 to 5 yrs
CHRs Denied	15
CHRs Approved	387
Maintenance Update	
<i>Letters Mailed</i>	1,987
<i>Returned by Post Office</i>	407 (20.5%)
<i>No Response</i>	1,087 (54.7%)
<i>Responses</i>	493 (24.8%)
Number of Clients Removed from Waitlist	2,362
Reasons for removal: Overincome, No Response, No Show, Debt Owed, Criminal History Record (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 (October - December 2018)

	Oct. - Dec.
Number of Applicants on Waitlist	22,844
<i>Elderly</i>	1,257
<i>Disabled</i>	3,771
<i>Elderly/Disabled</i>	983
<i>Family</i>	16,833
Number of Applicants Selected	3,163
<i>Elderly/Disabled</i>	1,027
<i>Family</i>	2,136
Success Rate of Lease Up	7.6%
Average Wait Time Elderly/Disabled	6 mos. to 2 yrs
Average Wait Time Family	2 to 6 yrs
Number of Clients Removed from Waitlist	2,473
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.

Table 3. Housing Choice Voucher Demographics (October - December 2018)

AMI (Area Median Income)	Oct. - Dec.	Percentage
Extremely Low 30%	11,134	84.67%
Very Low 50%	1,689	12.52%
Low 80%	355	2.66%
Over	19	0.15%
Total	13,197	100.00%
Percentage of Population		
Elderly/Disabled		17.0%
Elderly		3.0%
Disabled		41.4%
Non Elderly/Non Disabled		38.6%
Number of Spanish-Speaking Clients	183	1.41%

Table 4. Public Housing Demographics (October - December 2018)

AMI (Area Median Income)	Oct. - Dec.	Percentage
Extremely Low 30%	4,955	87.86%
Very Low 50%	558	9.68%
Low 80%	132	2.22%
Over	13	0.25%
Total	5,658	100.00%
Percentage of Population		
Elderly/Disabled		21.5%
Elderly		7.2%
Disabled		24.8%
Non Elderly/Non Disabled		46.5%
Number of Spanish-Speaking Clients	587	10.39%

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 (October - December 2018)

AMI (Area Median Income)	Oct. - Dec.	Percentage
Extremely Low 30%	16,089	85.63%
Very Low 50%	2,247	11.67%
Low 80%	487	2.52%
Over	32	0.18%
Total	18,783	100.00%
Percentage of Population		
Elderly/Disabled		19.3%
Elderly		5.1%
Disabled		33.1%
Non Elderly/Non Disabled		42.6%
Number of Spanish-Speaking Clients	770	4.11%

Table 6 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 6. Housing Choice Voucher Utilization (October - December 2018)

HCV - ACC	Oct.	Nov.	Dec.	Average
Unit Month Leased (UML)	12,154	12,201	12,262	12,206
Unit Month Available per ACC	13,046	13,046	13,046	13,046
Percentage of Utilization	93.2%	93.5%	94.0%	93.3%
HCV - MTW				
Unit Month Leased (UML)	12,154	12,201	12,262	12,169
MTW Baseline	12,146	12,146	12,146	12,146
Percentage of Utilization	100.1%	100.5%	101.0%	100.2%

Table 7 provides occupancy rates of all Public Housing units, including general occupancy developments and elderly/disabled developments.

Table 7. Public Housing Occupancy (October - December 2018)

	Oct.	Nov.	Dec.	Average
Occupied Units	5,651	5,657	5,647	5,652
HUD Approved Offline Unit	191	190	208	196
Total Occupied	5,842	5,847	5,855	5,848
ACC Subsidy	6,137	6,137	6,137	6,137
Percentage of Occupancy	95.2%	95.3%	95.4%	95.3%
Vacancies	295	290	282	289

Table 8 provides vacancy rates of all Public Housing units by property, including the number of units at each property.

Table 8. Public Housing Vacancy by Property (October - December 2018)

	# of Units	Oct.	Nov.	Dec.	Average
Cross Creek	66	3	4	3	3
LC Rutledge	66	0	0	2	1
Morris Beldon	35	3	1	0	1
Lewis Chatham	119	7	4	1	4
OP Schnabel	70	0	2	2	1
Victoria Plaza	185	0	0	0	0
Alazan / Guadalupe	741	47	47	49	48
Blanco	100	1	6	2	3
Marie McGuire	63	4	2	2	3
San Pedro Arms	16	0	0	1	0
Villa Hermosa	66	2	4	4	3
Villa Tranchese	201	6	2	5	4
Olive Park	26	1	0	0	0
Springview	182	12	10	10	11
Village East	24	1	1	1	1
Cheryl West	82	3	4	3	3
Lincoln Heights	338	24	31	36	30
TL Shaley	66	6	5	3	5
Escondida	20	0	0	0	0
Madonna	60	0	0	0	0

SAN ANTONIO HOUSING AUTHORITY**March 21, 2019**

Sahara Ramsey	16	0	0	0	0
Tarry Towne	98	1	0	0	0
Williamsburg	15	0	0	0	0
Scattered Sites	163	4	5	5	5
BR/SF/PL/VF	48	48	48	32	43
Christ The King	48	1	1	1	1
Mirasol Homes	174	7	7	7	7
Raymundo Rangel	26	0	1	1	1
Villa Veramendi	166	4	6	7	6
Fair Avenue	216	7	5	4	5
Highview	68	3	3	1	2
Matt Garcia	55	3	2	3	3
William Sinkin	50	1	2	3	2
College Park	78	2	3	0	2
Glen Park	26	0	1	1	1
Kenwood Manor	9	0	0	0	0
Kenwood North	53	2	1	1	1
Park Square	26	1	1	2	1
Parkview	153	5	3	3	4
Charles Andrews	52	1	1	2	1
Francis Furey	66	4	3	2	3
Pin Oak I	50	2	2	1	2
Pin Oak II	22	0	0	0	0
Cassiano	499	23	20	27	23
Frank Hornsby	59	3	1	2	2
Le Chalet	34	2	3	2	2
Sun Park Lane	65	5	3	3	4
WC White	75	0	3	2	2
Cisneros	55	1	1	0	1
HB Gonzalez	51	3	2	1	2
Jewett Circle	75	3	2	0	2
Westway	152	10	6	6	7
Lila Cockrell	70	1	1	3	2
Linda Lou	10	0	0	0	0
Midway	20	0	0	0	0
Mission Park	100	3	5	5	4
Riverside	74	3	2	2	2
South San	30	0	0	0	0

SAN ANTONIO HOUSING AUTHORITY**March 21, 2019**

Alhambra	14	1	0	1	1
Converse Ranch I	25	0	0	0	0
Converse Ranch II	21	1	2	2	2
East Meadows	71	2	3	3	3
Gardens at San Juan	63	2	2	2	2
Hemisview	49	0	0	0	0
Refugio	50	3	1	1	2
San Juan Square I	46	1	1	2	1
San Juan Square II	48	3	3	2	3
Sutton Oaks	49	2	3	5	3
The Park at Sutton Oaks	49	1	5	5	4
Wheatley Senior Park	40	3	1	1	2
Total Vacancies	6137	295	290	282	289

Table 9 and Table 10 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 9. Housing Choice Voucher Termination Report (October - December 2018)

	Oct. - Dec.	
Total Terminated	287	100.00%
<i>Elderly</i>	10	3.5%
<i>Disabled</i>	93	32.4%
<i>Non Elderly/Non Disabled</i>	139	48.4%
Of all clients terminated, these attended Early Engagement	17	5.9%
Average Tenure	6.6 years	
Top 3 Reasons for Termination:	<i>End of Participation (EOP)*</i> <i>Vacating Without Notice</i> <i>Voucher/Lease Expired</i>	

*Non-Punitive Terminations

Table 10. Public Housing Termination Report (October - December 2018)

	Oct. - Dec.	
Total Terminated	332	100.00%
<i>Elderly</i>	14	4.2%
<i>Disabled</i>	63	19.0%
<i>Non Elderly/Non Disabled</i>	202	60.8%

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<i>Elderly/Disabled</i>	53	16.0%
Of all clients terminated, these attended Early Engagement	25	7.5%
Of all clients terminated, these were in FSS Program	3	0.9%
Of all clients terminated, these were in Jobs Plus Program	5	1.5%
Average Tenure	6.9 years	
Top 3 Reasons for Termination:	<i>Abandon/Vacate Without Notice</i> <i>Moved to Section 8</i> <i>TR - Reasonable Accommodation</i>	

Table 11 provides combined termination numbers for the Assisted Housing Programs (Housing Choice Voucher and Special Programs) and Public Housing Program.

Table 11. Federal Housing Programs Termination Report (October - December 2018)

Oct. - Dec.		
Total Terminated	619	100.00%
<i>Elderly</i>	24	3.9%
<i>Disabled</i>	156	25.2%
<i>Non Elderly/Non Disabled</i>	341	55.1%
Of all clients terminated, these attended Early Engagement	42	

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 December 31, 2018

SAN ANTONIO HOUSING AUTHORITY
Federal Housing Programs Quarterly Report
FY 2018-2019

DEMOGRAPHIC REPORT					
		Jul-Sep	Oct-Dec	Average	%
Section 8	AMI				
	Extremely Low 30%	11,091	11,134	11,113	84.67%
	Very low 50%	1,598	1,689	1,644	12.52%
	Low 80%	342	355	349	2.66%
	Over	20	19	20	0.15%
	Total	13,051	13,197	13,124	100.00%
Percentage of Population	Elderly/Disabled	16.7%	17.0%		16.85%
	Elderly/Non Disabled	2.9%	3.0%		2.95%
	Non Elderly/Disabled	41.5%	41.4%		41.45%
	Non Elderly/Non Disabled	38.9%	38.6%		38.75%
	# of Spanish Speaking Clients	186	183	185	1.41%
Public Housing	AMI				
	Extremely Low 30%	4,988	4,955	4,972	87.86%
	Very low 50%	537	558	548	9.68%
	Low 80%	119	132	126	2.22%
	Over	15	13	14	0.25%
	Total	5,659	5,658	5,659	100.00%
Percentage of Population	Elderly/Disabled	21.2%	21.5%		21.3%
	Elderly/Non Disabled	7.4%	7.2%		7.3%
	Non Elderly/Disabled	24.6%	24.8%		24.7%
	Non Elderly/Non Disabled	46.9%	46.5%		46.7%
	# of Spanish Speaking Clients	589	587	588	10.39%
FHP Total	AMI				
	Extremely Low 30%	16,079	16,089	16,084	85.63%
	Very low 50%	2,135	2,247	2,191	11.67%
	Low 80%	461	487	474	2.52%
	Over	35	32	34	0.18%
	Total	18,710	18,855	18,783	100.00%
Percentage of Population	Elderly/Disabled	18.9%	19.3%		19.09%
	Elderly/Non Disabled	5.1%	5.1%		5.11%
	Non Elderly/Disabled	33.1%	33.1%		33.08%
	Non Elderly/Non Disabled	42.9%	42.6%		42.72%
	# of Spanish Speaking Clients	775	770	773	4.11%

SAN ANTONIO HOUSING AUTHORITY
Federal Housing Programs Quarterly Report
FY 2018-2019

AHP - UTILIZATION / PH-OCCUPANCY REPORT										
		Jul	Aug	Sep	Jul - Sep Avg	Oct	Nov	Dec	Oct - Dec Avg	FY to date (Average)
Section 8 - ACC	Unit Month Leased (UML)	12,147	12,092	12,158	12,132	12,154	12,201	12,262	12,206	12,169
	Unit Month Available per ACC	13,046	13,046	13,046	13,046	13,046	13,046	13,046	13,046	13,046
	% of Utilization	93.1%	92.7%	93.2%	93.0%	93.2%	93.5%	94.0%	93.6%	93.3%
Section 8 - MTW	Unit Month Leased (UML)	12,147	12,092	12,158	12,132	12,154	12,201	12,262	12,206	12,169
	MTW Baseline	12,146	12,146	12,146	12,146	12,146	12,146	12,146	12,146	12,146
	% of Utilization	100.0%	99.6%	100.1%	99.9%	100.1%	100.5%	101.0%	100.5%	100.2%
Public Housing	Occupied Units	5,678	5,675	5,649	5,667	5,651	5,657	5,647	5,652	5,660
	HUD Approved Offline Unit	189	189	189	189	191	190	208	196	193
	Total Occupied	5,867	5,864	5,838	5,856	5,842	5,847	5,855	5,848	5,852
	ACC	6,137	6,137	6,137	6,137	6,137	6,137	6,137	6,137	6,137
	% Occupancy	95.6%	95.6%	95.1%	95.4%	95.2%	95.3%	95.4%	95.3%	95.4%
	Vacancies	270	273	299	281	295	290	282	289	285

SAN ANTONIO HOUSING AUTHORITY
Federal Housing Programs Quarterly Report
FY 2018-2019

WAIT LIST REPORT				
July 2018 - Sep 2018			Oct 2018 - Dec 2018	
Section 8	# of applicants on Waitlist (WL) as of 09/30/18	17,863	as of 12/31/18	14,050
	<i>Elderly</i>	1,244		1,035
	<i>Disabled</i>	856		724
	<i>Elderly/Disabled</i>	152		148
	<i>Family</i>	15,611		12,143
	# of applicants selected	1,483		3,578
	<i>HCV</i>	1,202		3,438
	<i>MOD & PBV</i>	281		140
	Success rate of lease up	19.7%		19%
	<i>HCV</i>	22.2%		18.4%
	<i>MOD & PBV</i>	4.5%		3.9%
	Average wait time	3-5 years		3-5 years
	CHRs Denied	10		15
	CHRs Approved	313		387
	Maintenance Update (Latest Application Dated January 2016)		Pre-eligibility	
	<i>Letters mailed</i>	1,653		1,987
	<i>Returned by Post Office</i>	374 22.6%	407 20.5%	
	<i>No response</i>	793 48.0%	1,087 54.7%	
	<i>Responses</i>	486 29.4%	493 24.8%	
	# of clients removed from the WL ¹	1,760		2,362
	(Reasons - overcome, no response, no shows, debt owed, CHR denials, applicant requested to be removed, letter returned by Post Office)			
Public Housing	# of applicants on Waitlist	22,990		22,844
	<i>Elderly</i>	1,522		1,257
	<i>Disabled</i>	3,204		3,771
	<i>Elderly/Disabled</i>	862		983
	<i>Family</i>	17,402		16,833
	# of applicants selected	3,817		3,163
	<i>Elderly/Disabled</i>	1,061		1,027
	<i>Family</i>	2,756		2,136
	Success rate of lease up	6.9%		7.6%
	Average wait time PH E/D (6 mos. to 2 years)	6 mos. to 2 years		6 mos. to 2 years
	Average wait time PH Family (2 to 6 years)	2 to 6 years		2 to 6 years
	# of clients removed from the WL	2,128		2,473
	(Reasons - no response to selection letter, letter returned by Post Office, CHR denials, Applicant requested removal, property denials)			

1 - it includes the maintenance update

SAN ANTONIO HOUSING AUTHORITY
Federal Housing Programs Quarterly Report
FY 2018-2019

TERMINATION REPORT									
July 2018 - Sep 2018					Oct 2018 - Dec 2018				
Section 8	Total Termination	345			287				
	Elderly	54			10	3.5%			
	Disabled	107			93	32.4%			
	Non Elderly/Non Disabled	184			139	48.4%			
	Elderly/Disabled	0			45	15.7%			
	Of clients terminated, number who attended EE	34	9.9%		17	5.9%			
	Average Tenure is 6 years				6.6 year				
	Top 3 reasons for Termination								
	End of Participation (EOP)	70	20.3%		80	27.9%	End of Participation (EOP)		
	Vacating Without Notification	41	11.9%		36	12.5%	Vacating Without Notification		
	Voucher/Lease Expired	33	9.6%		32	11.1%	Voucher/Lease Expired		
Public Housing	Total Termination	315			332				
	Elderly	13	4.1%		14	4.2%			
	Disabled	71	22.5%		63	19.0%			
	Non Elderly/ Non Disabled	188	59.7%		202	60.8%			
	Elderly/Disabled	43	13.7%		53	16.0%			
	Clients who attended EE was terminated	37	11.7%		25	7.5%			
	Clients who participated in FSS Program were terminated	14	4.4%		3	0.9%			
	Clients who participated Jobs Plus Program were terminated	4	1.3%		5	1.5%			
	Average Tenure is 6.9 years								
	Top 3 reasons for Termination								
	Vol R-Abandon/Skip-Out	34	10.8%		31	9.3%	Vol R-Abandon/Skip-Out		
	Vol R-Moved to Section 8	31	9.8%		44	13.3%	Vol R-Moved to Section 8		
	Vol TR-Reas Accom	30	9.5%		30	9.0%	Vol R-Deceased		
FHP Total	Total Termination	660			619				
	Elderly	67	10.2%		24	3.9%			
	Disabled	178	27.0%		156	25.2%			
	Non Elderly/ Non Disabled	372	56.4%		341	55.1%			
	Elderly/Disabled	43	6.5%		98	15.8%			
	Clients who attended EE were terminated	71			42				

SAN ANTONIO HOUSING AUTHORITY
Public Housing Vacancy by Properties
July 2018 - December 2018


Property Name	ACC Unit	Public Housing Vacancies						
		Jul	Aug	Sep	Q1 Average	Oct	Nov	Dec
Cross Creek	66	2	5	4	4	3	4	3
LC Rutledge	66	4	3	4	4	0	0	2
Morris Beldon	35	2	3	2	2	3	1	0
Lewis Chatham	119	1	3	2	2	7	4	1
OP Schnabel	70	3	0	0	1	0	2	2
Victoria Plaza	185	0	0	0	0	0	0	0
Alazan/Guad	741	47	38	60	48	47	47	49
Blanco	100	3	4	6	4	1	6	2
Marie Mcguire	63	3	4	4	4	4	2	2
San Pedro Arms	16	2	1	1	1	0	0	1
Villa Hermosa	66	1	1	1	1	2	4	4
Villa Tranchese	201	4	6	6	5	6	2	5
Olive Park	26	2	1	0	1	1	0	0
Springview	182	12	12	11	12	12	10	10
Village East	24	1	1	1	1	1	1	1
Cheryl West	82	3	3	5	4	3	4	3
Lincoln Heights	338	24	22	18	21	24	31	36
TL Shaley	66	4	6	7	6	6	5	3
Escondida	20	0	0	0	0	0	0	0
Madonna	60	1	1	1	1	0	0	0
Sahara Ramsey	16	0	0	0	0	0	0	0
Tarry Towne	98	1	3	4	3	1	0	0
Williamsburg	15	0	0	0	0	0	0	0
Scattered sites	163	5	4	4	4	4	5	5
SF/PL/VF	48	48	48	48	48	48	48	32
Christ The King	48	0	1	0	0	1	1	1
Mirasol Homes	174	2	6	7	5	7	7	7
Raymundo Rangel	26	0	1	0	0	0	1	1
Villa Veramendi	166	5	8	4	6	4	6	7
Fair Avenue	216	6	1	3	3	7	5	4
Highview	68	1	1	2	1	3	3	1
Matt Garcia	55	2	0	0	1	3	2	3
William Sinkin	50	0	0	0	0	1	2	3
College Park	78	2	3	3	3	2	3	0
Glen Park	26	0	0	0	0	0	1	1
Kenwood Manor	9	1	0	0	0	0	0	0
Kenwood North	53	0	0	1	0	2	1	1
Park Square	26	0	2	2	1	1	1	2
Parkview	153	6	11	12	10	5	3	3
Charles Andrews	52	2	2	0	1	1	1	2
Francis Furey	66	2	2	5	3	4	3	2
Pin Oak I	50	1	3	3	2	2	2	1
Pin Oak II	22	0	0	0	0	0	0	0
Cassiano Homes	499	23	22	20	22	23	20	27
Frank Hornsby	59	3	4	6	4	3	1	2

SAN ANTONIO HOUSING AUTHORITY
Public Housing Vacancy by Properties
July 2018 - December 2018

		Public Housing Vacancies							
Property Name	ACC Unit	Jul	Aug	Sep	Q1 Average	Oct	Nov	Dec	Q2 Average
Le Chalet	34	0	0	0	0	2	3	2	2
Sun Park Lane	65	3	4	5	4	5	3	3	4
WC White	75	1	1	1	1	0	3	2	2
Cisneros	55	3	0	1	1	1	1	0	1
HB Gonzalez	51	2	2	2	2	3	2	1	2
Jewett Circle	75	2	2	2	2	3	2	0	2
Westway	152	6	6	8	7	10	6	6	7
Lila Cockrell	70	1	0	1	1	1	1	3	2
Linda Lou	10	0	0	1	0	0	0	0	0
Midway	20	0	0	0	0	0	0	0	0
Mission Park	100	2	3	3	3	3	5	5	4
Riverside	74	4	4	3	4	3	2	5	3
South San	30	1	0	0	0	3	2	2	2
Alhambra	14	2	2	1	2	0	0	0	0
Converse Ranch I	25	1	1	1	1	1	0	1	1
Converse Ranch II	21	0	0	0	0	0	0	0	0
East Meadows	71	1	1	1	1	1	2	2	2
Gardens at San Juan	63	2	3	2	2	2	3	3	3
Hemisview	49	1	0	0	0	2	2	2	2
Midcrown	39	2	0	0	1	0	0	0	0
Refugio	50	1	4	4	3	3	1	1	2
San Juan Sq I	46	2	1	1	1	1	1	2	1
San Juan Sq II	48	3	2	3	3	3	3	2	3
Sutton Oaks Ph I	49	1	1	1	1	2	3	5	3
The Park at Sutton Oaks	49	0	0	0	0	1	5	5	4
Wheatley Senior Park	40	0	0	1	0	3	1	1	2
Total Public Housing	6137	270	273	299	281	295	290	282	289

MEMORANDUM

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented By: David Nisivoccia, President and CEO; Michael Reyes, Director of Communications and Public Affairs

RE: Update and Discussion Regarding U.S. Legislative Requests

SUMMARY:

Public Housing Authorities (PHAs) from across the country will convene in Washington, DC, in April 2019, as part of legislative outreach organized by the National Association of Housing and Redevelopment Officials (NAHRO). The legislative outreach involves PHAs officials meeting with elected officials and legislative staff on Capitol Hill to discuss important Public Housing issues facing agencies in their respective regions and cities. Accordingly, SAHA will join the delegation to discuss affordable housing issues San Antonio is facing and U.S. Department of Housing and Urban Development (HUD) related programs and services that benefit San Antonians.

The list below represents relevant Public Housing-related legislative issues being considered by the U.S. Congress this year for consideration by the SAHA Board of Commissioners:

- To reconsider change to the Uniform Physical Condition Standards for Vouchers (UPCS-V) inspection protocol that institutes a **14-day notification period** for PHAs and inspectors.
- To support increased funding for **Low-income Housing Tax Credits**.
- To preserve funding for HUD's **Choice Neighborhood Initiative**.
- To support increased funding to the **Public Housing Capital Fund** to make rehabilitation and modernization improvements to Public Housing.
- To support expansion of the **Moving-to-Work Program**.
- To support expanded funding to PHAs for **affordable housing infrastructure investment**.
- To encourage the removal of **Faircloth Amendment**, which states HUD cannot fund the construction or operation of new Public Housing units with capital or operating funds, if the construction of those units would result in a net increase in the number of units the PHA-owned, assisted or operated, as of October 1, 1999.
- To continue supporting programs, such as the **HUD-Veterans Affairs VASH Program and Family Self Sufficiency Program**.

FINANCIAL IMPACT:

None.

PROPOSED ACTION:

Determine which legislative issues SAHA will discuss during the NAHRO-sponsored legislative outreach.

STRATEGIC GOAL:

Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents.

ATTACHMENT:

None.