



## SAHA REGULAR BOARD MEETING

**SEP. 5  
2019**



**SAHA** SAN ANTONIO  
HOUSING AUTHORITY  
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**BOARD OF COMMISSIONERS**

Morris A. Stribling, DPM  
Chairman

Jessica Weaver  
Vice Chair

Charles Clack  
Commissioner

Jo-Anne Kaplan  
Commissioner

Sofia A. Lopez  
Commissioner

Marie R. McClure  
Commissioner

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**PRESIDENT & CEO**

David Nisivoccia

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**SAN ANTONIO HOUSING AUTHORITY**

**\*REGULAR BOARD MEETING**

**818 S. Flores St., San Antonio, TX 78204**

**1:00 p.m., Thursday, September 5, 2019**

**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.
2. Pledge of Allegiance/Moment of Silence

**MINUTES**

3. Minutes
  - Approval of the August 1, 2019, Regular Board Meeting minutes
  - Approval of the August 15, 2019, Special Board Meeting minutes
  - Approval of the August 23, 2019, Special Board Meeting minutes

**COMMITTEE MEETING UPDATES**

4. Update and discussion regarding the August 15, 2019, Special Board Meeting (Morris A. Stribling, DPM, Chair, Board of Commissioners)
5. Update and discussion regarding the August 23, 2019, Special Board Meeting (Jessica Weaver, Vice Chair, Board of Commissioners)

**CONSENT ITEMS**

6. Consideration and approval regarding Resolution 5962, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project (Timothy E. Alcott, Real Estate and Legal Services Officer)
7. Consideration and approval regarding Resolution 5949, authorizing the selection of Catellus Development Corporation as Master Developer for the remaining Victoria Commons sites; authorizing the President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)



8. Consideration and approval regarding Resolution 5961, approving the renewal of the Emphasys Computer Solutions annual maintenance and support agreement for an amount not to exceed \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)
9. Consideration and approval regarding Resolution 5951, authorizing the award of an agency wide contract for automatic gate maintenance, repair, and replacement services to Gate Services & Supply, LLC for an annual amount not to exceed \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)
10. Consideration and approval regarding Resolution 5960, authorizing the award of an Agency Wide contract for biohazard cleanup services to the Trinidad Group dba BioTechs (ESBE, HABE, MBE, SBE, WBE) for an annual amount not to exceed \$80,000.00 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; Brandee Perez, Director of Federal Housing Programs)
11. Consideration and approval regarding Resolution 5959, approving Moving to Work Flexibilities for VASH Program (Brandee Perez, Director of Federal Housing Programs)

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

12. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
13. President's Report
  - 2019 EIF Golf Tournament
  - Alazan Lofts Zoning Approval
  - HUD Approves Additional Funding for Victoria Plaza
  - Risk Management Awards
  - Employee Health Fair
  - Back to School Events (Alazan-Apache and Jobs Plus)
  - 2019 William "Bill" Sinkin Education Summit
14. **Citizens to be Heard at approximately 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 1:45 p.m. Citizens will be given three minutes to speak. Only one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than 9 minutes. Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an Officer or a Board member, and follow the same speaking rules as individuals.
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).

- Litigation Update

**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 and Contract

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.

"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  
BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING  
August 1, 2019**

**SCHEDULED: 1:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Jessica Weaver, Vice Chair  
Charles Clack, Commissioner  
Jo-Anne Kaplan, Commissioner  
Sofia A. Lopez, Commissioner  
Marie R. McClure, Commissioner

**COMMISSIONERS ABSENT:**

Morris A. Stribling, DPM, Chair  
Gabriel L. Lopez, Commissioner (resigned prior to meeting)

**COUNSEL:** Doug Poneck, Escamilla & Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Ed Hinojosa, Chief Financial Officer  
Muriel Rhoder, Chief Administrative Officer  
Timothy E. Alcott, Real Estate and Legal Services Officer  
Jo Ana Alvarado, Director of Innovative Technology  
Kristi Baird, Director of Beacon Communities  
Diana Kollodziej Fiedler, Director of Finance and Accounting  
Domingo Ibarra, Director of Security  
Aiyana Longoria, Director of Internal Audit

Adrian Lopez, Director of Community Development Initiatives  
Hector Martinez, Director of Construction Services and Sustainability  
Steven Morando, Director of Procurement and General Services  
Brandee Perez, Director of Federal Housing Programs  
Lorraine Robles, Director of Development Services and Neighborhood Revitalization  
Janie Rodriguez, Director of Human Resources  
Thomas Roth, Director of Asset Management

**Item 1: Meeting called to order**

Vice Chair Jessica Weaver called the meeting to order at 1:02 p.m. and welcomed Councilman John Courage for attending the meeting.

**Item 2: Pledge of Allegiance/Moment of Silence**

Recitation of pledge and moment of silence

**MINUTES**

**Item 3: Minutes**

- Approval of the June 6, 2019, Regular Board Meeting minutes
- Approval of the July 18, 2019, Special Board Meeting minutes (Resident Services Committee)

- Approval of the July 18, 2019, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**Motion:** Commissioner Kaplan moved to approve all sets of meeting minutes as listed above. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

#### COMMITTEE MEETING UPDATES

**Item 4: Update and discussion regarding the July 18, 2019, Resident Services Committee Meeting**  
Commissioner Clack, Resident Services Committee Chair, provided a brief update regarding the July 18, 2019, meeting, which included the following items of discussion:

**Update and discussion regarding Community Development Initiatives Report**

Mr. Adrian Lopez, Director of Community Development Initiatives, reported that there were 1,756 events hosted throughout this fiscal year with over 44,190 residents participating. Mr. Lopez also provided responses to various questions the Board of Commissioners asked regarding the Community Development Initiatives Report.

**Update and discussion regarding the Community Development Initiatives Upcoming Events**

Mr. Lopez provided a brief summary of the upcoming events for the remainder of the 2019 calendar year.

**Update and discussion regarding the Quarterly Client Services Report**

Mr. Joel Tabar, Assistant Director of Federal Housing Programs, and Ms. Laura Longoria, Client Services Manager, provided the Quarterly Client Services Report, which contained a breakdown of inquiries submitted by Federal Housing Programs (FHP) clients including Public Housing (PH) residents, Assisted Housing Programs (AHP) clients, and applicants during the months of April - June 2019. The Client Services team received a total of 8,810 phone calls, 968 emails, and 7,458 lobby visits for a total of 17,236 transactions this quarter.

**Item 5: Update and discussion regarding the July 18, 2019, Operations and Choice Neighborhood Committee Meeting**

Mr. David Nisivoccia, President and CEO, provided an abbreviated version of the highlights of the July 18, 2019, meeting. The entire report was included in the Regular Board Meeting packet of August 1, 2019. The report included the following items as listed below:

The following resolutions were approved to move forward to the Board meeting:

**Consideration and appropriate action regarding Resolution 5945, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve Inducement Resolutions for the following proposed tax credit and tax exempt bond financing projects: Alazan Courts, 1604 Flats, Old Pearsall Flats, Trader Flats, Kitty**

**Hawk Flats, and Mira Vista Apartments** was presented by Mr. James P. Plummer, Bracewell LLP and Timothy E. Alcott, Real Estate and Legal Services Officer

**Consideration and appropriate action regarding Resolution 5947, San Antonio Housing Authority authorizes its affiliated entity, the San Antonio Housing Facility Corporation (SAHFC) to authorize the Culebra Crossing transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the development and construction of the apartments and the lease of such apartments; authorizing the membership interest in SAHFC Culebra Crossing LP, LLC; authorizing the financing for such transaction; and other matters in connection therewith** was presented by Mr. Scott Brimer, Executive Vice President, Lynd Company and Timothy E. Alcott, Real Estate and Legal Services Officer

**Consideration and appropriate action regarding Resolution 5946, authorizing Weal Development, LLC as developer of St. John's Square transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the Las Varas Public Facility Corporation to serve as prime contractor; (III) to enter into an agreement of limited partnership for St. John's Square; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith** was presented by Mr. Bill Walters, Coats Rose, P.C. and Timothy E. Alcott, Real Estate and Legal Services Officer

**Consideration and appropriate action regarding Resolution 5957, authorizing the resolution of Las Varas Public Facility Corporation to declare its intent to issue bonds to provide financing for a multifamily residential rental development for persons of low and moderate income (Charity at Springview Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other provisions relating to the subject** was presented by Lorraine Robles, Director of Development Services and Neighborhood Revitalization

**Consideration and appropriate action regarding Resolution 5958, authorizing the Artisan at Ruiz transaction including: (i) execution of all documentation necessary to carry out the transaction; (ii) a construction loan to ARDC Ruiz, LTD, from Bank of America, N.A. that will convert to a permanent loan from PNC Bank, National Association, which will be assigned to the Federal Home Loan Mortgage Corporation; (iii) the sale of the land and lease of the land from the Housing Authority of the City of San Antonio, Texas (SAHA) to ARDC Ruiz, LTD; (v) authorizing San Antonio Housing Facility Corporation (SAHFC) to serve as the prime contractor; (vi) authorizing ARDC Ruiz GP, LLC to enter into the amended and restated agreement of limited partnership for ARDC Ruiz, LTD.; and (vii) obtaining Texas Department of Housing and Community Affairs tax credits for the project; and other matters in connection therewith** was presented by Lorraine Robles, Director of Development Services Officer and Neighborhood Revitalization

**Consideration and appropriate action regarding Resolution 5948, the San Antonio Housing Authority (SAHA) authorizes its affiliated entity, the San Antonio Housing Facility Corporation (SAHFC) to authorize the St. Mary's Tower transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the development and construction of the apartments and the lease of such apartments; authorizing the resolution of Las Varas Public Facility Corporation to issue tax exempt bonds; authorizing the purchase of a membership interest in SAHA St. Mary's Tower, LLC**



**and authorizing the financing for such transaction; and other matters in connection therewith** was presented by Mr. Tim Barton, Chief Executive Officer, JMJ Development and Timothy E. Alcott, Real Estate and Legal Services Officer

**Consideration and appropriate action regarding Resolution 5941, authorizing the entering into a partnership with Vesta Corporation to acquire three existing Low Income Housing Tax Credit (LIHTC) properties located in San Antonio, TX, and authorizing the President and CEO, and his designated staff to negotiate the terms of the acquisition agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and any and all actions required to consummate the transaction** was presented by Thomas Roth, Director of Asset Management

**Consideration and appropriate action regarding Resolution 5940, authorizing the sale of sixty-nine single family homes in the Public Housing scattered site portfolio; and the execution of any and all documents necessary to consummate such transaction** was presented by Thomas Roth, Director of Asset Management

**Consideration and appropriate action regarding Resolution 5942, authorizing the sale of a vacant residential lot located at 303 Spofford Avenue, San Antonio, TX, to the City of San Antonio at fair market value, and the execution of any and all documents necessary to consummate such transaction** was presented by Thomas Roth, Director of Asset Management

**Consideration and appropriate action regarding Resolution 5950, authorizing the award of a contract for tree trimming, pruning and removal services to A&S Landscaping Services (HABE, Section 3 Business) for an annual amount not to exceed \$200,000.00; for a period of one year with the option to renew up to four additional one-year terms** was presented by Steven Morando, Director of Procurement and General Services and Brandee Perez, Director of Federal Housing Programs

**Consideration and appropriate action regarding Resolution 5952, authorizing the award of a contract for property management inspection software to Inspectcheck, LLC, for an annual amount not to exceed \$14,220.00 for year one, \$12,720.00 for year two and year three, and \$13,356.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms** was presented by Steven Morando, Director of Procurement and General Services and Brandee Perez, Director of Federal Housing Programs

**Consideration and appropriate action regarding Resolution 5953, authorizing the award of a contract for rent reasonableness software for Federal Housing Programs to Emphasys Computer Solutions, Inc. dba Emphasys Software (Section 3 Business) for an annual amount not to exceed \$26,300.00 for year one, \$27,060.00 for year two, \$28,323.00 for year three, \$29,589.00 for year four and \$30,858.00 for year five; for a period of one year with the option to renew up to four additional one-year terms** was presented by Steven Morando, Director of Procurement and General Services and Brandee Perez, Director of Federal Housing Programs

**Consideration and appropriate action regarding Resolution 5954, approving the renewal of Oracle America, Inc. (J.D. Edwards) maintenance and support agreement for an amount not to exceed \$138,622.00 for year one, \$145,554.00 for year two, \$152,831.00 for year three, \$160,473.00 for year four and \$168,496.00 for year five; for a period of one year,**

**with the option to renew up to four additional one-year terms** was presented by Steven Morando, Director of Procurement and General Services and Jo Ana Alvarado, Director of Innovative Technology

**Consideration and appropriate action regarding Resolution 5955, authorizing the award of a contract to SADA Systems, Inc., through the Department of Information Resources (DIR), for the upgrade of G Suite Business to G Suite Enterprise for an amount not to exceed \$94,500.00, through June 6, 2020** was presented by Steven Morando, Director of Procurement and General Services and Jo Ana Alvarado, Director of Innovative Technology

**Consideration and appropriate action regarding Resolution 5956, authorizing the award of a contract for generator maintenance and repair services to Clifford Power Systems for an annual amount not to exceed \$131,290.00 for year one, year three, and year five, and \$75,306.00 for year two and year four; for a period of one year with the option to renew up to four additional one-year terms** was presented by Steven Morando, Director of Procurement and General Services and Hector Martinez, Director of Construction Services and Sustainability

## **CHOICE NEIGHBORHOOD**

### **Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood**

Ms. Arrie Porter, Consultant, provided updates regarding the Neighborhood component of the report and announced that the ground-breaking of the linear park is scheduled at the end of August or the early part of September, 2019. Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report and informed the Board that the Endowment Proposal had been submitted and is being reviewed by HUD. Ms. Robles provided a brief update regarding the Wheatley Choice grant budget and reported that most of the funds still remaining would be exhausted by the end of August.

## **INDIVIDUAL ITEM FOR CONSIDERATION**

### **Update and discussion regarding Insurance Placement for FY2019-2020**

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, reported staff renewed and placed all SAHA insurance policies at an increase of eight percent over the last fiscal year. The total amount budgeted for FY2019-2020 was \$3,520,000.00, and the operation budget and insurance reserves provides funding for this annual cost.

## **CONSENT ITEMS**

**Note:** Items 6, 7, 8, 11, 12 and 13 were originally scheduled as Consent Items, but were pulled from Consent at Commissioner Sofia Lopez's request to consider the resolutions as Individual Items for Consideration, due to additional questions regarding the projects.

Item 9, Commissioner Marie McClure, requested Item 9, Resolution 5957, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the project.

**Item 10:** **Consideration and approval regarding Resolution 5958, authorizing the Artisan at Ruiz transaction including: (i) execution of all documentation necessary to carry out the transaction; (ii) a construction loan to ARDC Ruiz, LTD, from Bank of America, N.A. that will**

convert to a permanent loan from PNC Bank, National Association, which will be assigned to the Federal Home Loan Mortgage Corporation; (iii) the sale of the land and lease of the land from the Housing Authority of the City of San Antonio, Texas, or its designee (SAHA), to ARDC Ruiz, LTD; (v) authorizing San Antonio Housing Facility Corporation (SAHFC) to serve as the prime contractor; (vi) authorizing ARDC Ruiz GP, LLC to enter into the amended and restated agreement of limited partnership for ARDC Ruiz, LTD.; and (vii) obtaining Texas Department of Housing and Community Affairs tax credits for the project; and other matters in connection therewith

Consent - This resolution corresponds with Resolution 19FAC-07-23.

- Item 14:** Consideration and approval regarding Resolution 5942, authorizing the sale of a vacant residential lot located at 303 Spofford Avenue, San Antonio, TX, to the City of San Antonio at fair market value, and the execution of any and all documents necessary to consummate such transaction

Consent - This resolution corresponds with Resolution 19SAHOC-07-18.

- Item 15:** Consideration and approval regarding Resolution 5950, authorizing the award of a contract for tree trimming, pruning and removal services to A&S Landscaping Services (HABE, Section 3 Business) for an annual amount not to exceed \$200,000.00; for a period of one year with the option to renew up to four additional one-year terms

Consent

- Item 16:** Consideration and approval regarding 5952, authorizing the award of a contract for property management inspection software to Inspectcheck, LLC, for an annual amount not to exceed \$14,220.00 for year one, \$12,720.00 for year two and year three, and \$13,356.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms

Consent

- Item 17:** Consideration and approval regarding Resolution 5953, authorizing the award of a contract for rent reasonableness software for Federal Housing Programs to Emphasys Computer Solutions, Inc. dba Emphasys Software (Section 3 Business) for an annual amount not to exceed \$26,300.00 for year one, \$27,060.00 for year two, \$28,323.00 for year three, \$29,589.00 for year four and \$30,858.00 for year five; for a period of one year with the option to renew up to four additional one-year terms

Consent

- Item 18:** Consideration and approval regarding Resolution 5954, approving the renewal of Oracle America, Inc. (J.D. Edwards) maintenance and support agreement for an amount not to exceed \$138,622.00 for year one, \$145,554.00 for year two, \$152,831.00 for year three, \$160,473.00 for year four and \$168,496.00 for year five; for a period of one year, with the option to renew up to four additional one-year terms

Consent

- Item 19** Consideration and approval regarding Resolution 5955, authorizing the award of a contract to SADA Systems, Inc., through the Department of Information Resources (DIR), for the upgrade of G Suite Business to G Suite Enterprise for an amount not to exceed \$94,500.00, through June 6, 2020

Consent



**Item 20: Consideration and approval regarding Resolution 5956, authorizing the award of a contract for generator maintenance and repair services to Clifford Power Systems for an annual amount not to exceed \$131,290.00 for year one, year three, and year five, and \$75,306.00 for year two and year four; for a period of one year with the option to renew up to four additional one-year terms**

Consent

**Motion:** Commissioner Clack moved to approve Consent Items 10, 14, 15, 16, 17, 18, 19, and 20. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

#### INDIVIDUAL ITEMS FOR CONSIDERATION

**Item 6: Consideration and approval regarding Resolution 5945, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve Inducement Resolutions for the following proposed tax credit and tax exempt bond financing projects: Alazan Courts, 1604 Flats, Old Pearsall Flats, Trader Flats, Kitty Hawk Flats, and Mira Vista Apartments**

This single resolution corresponds with the following San Antonio Housing Facility Corporation Resolutions: 19FAC-07-24, 19FAC-07-25, 19FAC-07-26, 19FAC-07-27, 19FAC-07-28, 19FAC-07-29 and with the following Las Varas Public Facility Corporation Resolutions: 19LVPFC-07-22, 19LVPFC-07-23, 19LVPFC-07-24, 19LVPFC-07-25, 19LVPFC-07-26 and 19LVPFC-07-27.

Commissioner Sofia A. Lopez, requested Item 6, Resolution 5945, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the projects. Commissioner Lopez inquired and requested information as to how each location was chosen, the AMI percentages for the projects, acceptance of Section 8 Vouchers for each project, concerns regarding Alazan and timeline with updates for each project.

Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, introduced Mr. James Plummer of Bracewell LLP. Mr Alcott reported that SAHA is seeking authority to file applications relating to the proposed 2020 4% tax credit projects. All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. Mr. Alcott also reported this process is time sensitive and can be competitive. Mr. Plummer also explained that this request is to keep options open to maximize the number of different financings that can be used for each project.

Mr. Alcott and Mr. Nisivoccia were able to address the questions regarding Resolution 5945 and after all questions and concerns were addressed, the Board of Commissioners proceeded to vote on Item #6.

**Motion:** Commissioner Clack moved to approve Resolution 5945. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

**Item 7: Consideration and approval regarding Resolution 5947, San Antonio Housing Authority authorizes its affiliated entity, the San Antonio Housing Facility Corporation (SAHFC) to authorize the Culebra Crossing transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the development and construction of the apartments and the lease of such apartments; authorizing the membership interest in SAHFC Culebra Crossing LP, LLC; authorizing the financing for such transaction; and other matters in connection therewith**

This resolution corresponds with Resolution 19FAC-07-20. Commissioner Sofia A. Lopez, requested Item 7, Resolution 5947, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the project.

Mr. Alcott reported that the Lynd Company (Lynd) has proposed a public-private partnership with the San Antonio Housing Authority's affiliated entity, the San Antonio Housing Facility Corporation, to construct the Culebra Crossing Development (Culebra Crossing). Lynd is both a real estate developer and property management company. Culebra Crossing is a proposed 326-unit Class A multifamily rental housing development to be constructed near the intersection of Culebra Road and 1604 to provide more affordable housing and to provide SAHA with a revenue generator. Mr. Plummer then informed the Board that this project brings in an affordability component that is missing in the submarket and secondly, this property has accessibility to retail (residents are able to walk to these areas).

Commissioner Lopez, addressed her concerns to the Board and SAHA staff regarding the Culebra Crossing project and included the following questions: selection of the site (site is right next to a highway), acceptance of Section-8 vouchers, size of the units at 80% AMI, intentions of rent restricting, timeline of the project and questions regarding the 100% tax exemption (SAHA revenue compared to tax savings that the developer will benefit from).

Commissioner Lopez also articulated that 80% AMI is still much higher than the AMI of what people earn in San Antonio and it is difficult for her to reconcile the fact that the City of San Antonio will be facing a deficit of taxes for units of development that San Antonio residents earning 80% of AMI would not even be able to afford to live in. Commissioner Lopez also articulated that she did not support the Culebra Crossing transaction.

Vice Chair Weaver supported the fact that SAHA is being proactive in their efforts to expand the portfolio of affordable housing in San Antonio, but like Commissioner Lopez, is also requesting to have further conversations to discuss future development projects. Both Vice Chair Weaver and Commissioner Lopez requested to have a special meeting set up with SAHA staff to review the projects in further detail. Mr. Nisivoccia fully supported setting up a special meeting to

discuss the development projects. After all questions and concerns were addressed, the Board of Commissioners proceeded to vote on Item #7.

**Motion:** Commissioner Kaplan moved to approve Resolution 5947. Commissioner McClure seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner		X		
Marie R. McClure, Commissioner	X			

**Item 8:** **Consideration and approval regarding Resolution 5946, authorizing Weal Development, LLC as developer of St. John's Square transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the Las Varas Public Facility Corporation to serve as prime contractor; (III) to enter into an agreement of limited partnership for St. John's Square; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith**

This resolution corresponds with Resolution 19LVPFC-07-19. Commissioner Sofia A. Lopez, requested Item 8, Resolution 5946, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the project. Commissioner Lopez had questions concerning the acceptance of Section 8 Vouchers, rent restrictions, tax waivers and timelines regarding the project.

Mr. Alcott reported that the St. John's Square transaction is a downtown workforce housing development project that had been previously approved by the Board. SAHA plans to set aside units for residents who could be potentially working downtown. Residents have expressed that the three big expenses they have are housing, food and transportation. SAHA's goal is to assist with housing and transportation. Since the project is located in the downtown area, SAHA would be able to provide affordable housing at 50% or below AMI, while walking to their job. Currently, only high end and expensive development projects or substandard living units exist in the area.

Mr. Adrian Lopez, Director of Community Initiatives, reported that staff gathered labor data and information that was provided by the San Antonio Economic Development Department to determine the rent structure.

Commissioner Lopez articulated that due to the lack of information that was provided from SAHA for the St. James project, it was very difficult for her to evaluate the value of this project without having additional information. After all questions and concerns were addressed, the Board of Commissioners proceeded to vote on Item #8.

**Motion:** Commissioner Clack moved to approve Resolution 5946. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			



Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

**Item 9: Consideration and approval regarding Resolution 5957, authorizing the resolution of Las Varas Public Facility Corporation to declare its intent to issue bonds to provide financing for a multifamily residential rental development for persons of low and moderate income (Charity at Springview Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other provisions relating to the subject**

This resolution corresponds with Resolution 19LVPFC-07-21. Commissioner Marie McClure, requested Item 9, Resolution 5957, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the project.

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported that SAHA had applied for 9% tax credits on the project known as Our Lady of Charity (the Convent), the application was challenged and SAHA was not successful in overturning the challenge. SAHA is requesting to reapply for an application for allocation of private activity bonds with the Texas Bond Review Board to include the Convent and the additional 7.2 acres located just to the south as an opportunity to increase the number of units.

Commissioner McClure raised her concern regarding the name of the project and did not think that including the name "Charity" would be an appropriate name. Commissioner McClure also recommended that the developer use American made products for the construction of the project and also recommended that SAHA use local suppliers and local labor to complete the project.

Mr. Nisivoccia replied that the name, Charity at Springview Apartments, was assigned just for application purposes and that the name of the project would be considered at another time and SAHA will begin discussions with the impacted area regarding renaming the project.

Commissioner Lopez requested the targets and goals for the affordability mix for the new development. Ms. Robles replied that at the moment it is undetermined, but because SAHA now has 250 units, the possibilities are unlimited and dependent on how much SAHA is willing to invest and how much funding is received, as SAHA would still like to explore the historical tax credits of the Convent. Alignment with volume cap would allow SAHA the opportunity to work on a larger project.

Ms. Nisivoccia was also able to explain in detail the appeal of a developer challenging SAHA's application with the Texas Bond Review Board and also explained the reasoning of pursuing the different tax credits. After all questions and concerns were addressed, the Board of Commissioners proceeded to vote on Item #9.

**Motion:** Commissioner McClure moved to approve Resolution 5957. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
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Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

After the vote of Resolution 5957, Vice Chair Weaver moved to Item #23, Citizens to be Heard, since the time was approximately 2:00 p.m.

**Item 23: Citizens to be Heard**

There were eleven Citizens to be Heard.

Vice Chair Weaver then resumed to Item #11 - Individual Items For Consideration.

**Item 11: Consideration and approval regarding Resolution 5948, the San Antonio Housing Authority (SAHA) authorizes its affiliated entity, the San Antonio Housing Facility Corporation (SAHFC) to authorize the St. Mary's Tower transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the development and construction of the apartments and the lease of such apartments; authorizing the resolution of Las Varas Public Facility Corporation to issue tax exempt bonds; authorizing the purchase of a membership interest in SAHA St. Mary's Tower, LLC and authorizing the financing for such transaction; and other matters in connection therewith**

This resolution corresponds with Resolution 19LVPFC-07-20 and Resolution 19FAC-07-21. Commissioner Sofia A. Lopez, requested Item 11, Resolution 5948, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the project.

Mr. Alcott reported that JMJ has proposed a public-private partnership with SAHA's affiliated entity, SAHFC, to construct the St. Mary's Tower development. JMJ is a real estate developer with a nearly 30-year history as a diversified, full service real estate firm that is active in the development of hotel, residential and multifamily properties. The St. Mary's Tower is a proposed 24-story, 250-unit Class A multifamily rental housing development to be constructed at 126 Villita Street, at the corner of La Villita and St. Mary's Street. The total development costs for the Project are estimated to be \$63,447,368.00 and it will be composed of one- and two-bedroom units ranging in size from 485-square feet to 1150-square feet. Mr. Alcott included a presentation to provide information requested by the Commissioners. Mr. Nisivoccia articulated the direction and efforts that SAHA has taken to create more affordable housing in San Antonio.

Commissioner Lopez's questions consisted of land acquisition costs, affordability and revenue sources versus burdening of city taxes.

Vice Chair Weaver articulated that the SAHA Board of Commissioners must come together to agree and understand what affordable housing really is. The definitions are quite broad and she is requesting to know where SAHA, as an organization, is going in regards to building a revenue stream. Vice Chair Weaver supports a meeting to better understand what the footprint looks like throughout the city. After all questions and concerns were addressed, the Board of Commissioners proceeded to vote on Item #11.

**Motion:** Commissioner Clack moved to approve Resolution 5948. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner		X		
Marie R. McClure, Commissioner	X			

**Item 12: Consideration approval regarding Resolution 5941, authorizing the entering into a partnership with Vesta Corporation to acquire three existing Low Income Housing Tax Credit (LIHTC) properties located in San Antonio, TX, and authorizing the President and CEO, and his designated staff to negotiate the terms of the acquisition agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and any and all actions required to consummate the transaction**

This resolution corresponds with Resolution 19FAC-07-18. Commissioner Sofia A. Lopez, requested Item 12, Resolution 5941, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the project.

Mr. Tom Roth, Director of Asset Management, reported that SAHA was approached by a representative of Alden Torch about a potential business opportunity involving the sale of three existing Low Income Housing Tax Credit (LIHTC) properties that would be reaching the end of the initial fifteen year compliance period. Alden Torch represents the current investor limited partnership interest. They have made a business decision to exit the San Antonio market. The existing general partner is Prospera. However, they are not in a position to purchase the properties at their current market value. Currently, Prospera provides only a 50% reduction on the real estate tax liability for these properties. The prospective purchaser is Vesta Corporation and SAHA will be acquiring an ownership interest in 682 multifamily units, of which 582 units are affordable at 60% of area median income (AMI). Vesta is asking for SAHA or a related entity to partner with them in acquiring the following three properties: Champion at Del Rio, Champion at Marshall Meadow and Champion at Port Royal. The three properties under consideration are all fifteen years of age and were constructed by the same developer. They are generally in good condition for their age and have good curb appeal. Vesta is allotting \$3.2 million (\$4,700.00 per unit) for capital repairs/replacements in the near term. Partnering with SAHA is an attractive proposition for Vesta Corporation, since the properties will qualify for 100% tax exemption.

Mr. Hinojosa, Chief Financial Officer, explained the acquisition costs and fees, the cash flow participation, and the capital event/sale proceeds participation to specifically address Commissioner Lopez's questions regarding the amount of revenue versus burdening of city taxes.

A representative from Vesta also communicated to the Board that they would also include in their operating budget, social services for the units because they felt it is an important component to restore the quality of life for the residents. After all questions were answered the Board of Commissioners proceeded to vote on Item #12.

**Motion:** Commissioner Kaplan moved to approve Resolution 5941. Commissioner McClure seconded the motion. Approved.



Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner			X	
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner				X
Marie R. McClure, Commissioner	X			

**Item 13: Consideration and approval regarding Resolution 5940, authorizing the sale of sixty-nine single family homes in the Public Housing scattered site portfolio; and the execution of any and all documents necessary to consummate such transaction**

Commissioner Sofia A. Lopez, requested Item 12, Resolution 5941, to be pulled from Consent and to consider this resolution as an Individual Item for Consideration, due to additional questions regarding the project.

Mr. Roth reported that an analysis of the scattered sites portfolio was previously performed by the Asset Management Department. Elimination of the remaining sixty-nine scattered site portfolio will improve operating efficiencies and reduce operating costs overall. The actual market value of the selected properties will be determined by individual appraisals; however, SAHA is anticipating net sale proceeds of approximately \$5,000,000.00. Net sale proceeds will be reinvested into capital repair projects designed to preserve and extend the useful life of aging existing Public Housing units in the SAHA portfolio.

Commission Lopez and Vice Chair Weaver voiced concerns regarding the relocation of the current residents in the homes. Staff responded and reported that several meetings with the impacted families would cover the following: the timeline for implementation of the project, counseling on alternative housing options in the Public Housing portfolio and Section 8 Voucher Program, supportive services available to assist families in evaluating their housing options based on their unique needs and situation, monetary allowance for moving personal belongings, preference for Public Housing transfers, and preference for the Section 8 waitlist, assurance of relocation after the 2020 school year ends in June, and also an option to purchase the house (SAHA would not provide any financing or monetary support). After all questions were answered the Board of Commissioners proceeded to vote on Item #13.

**Motion:** Commissioner Kaplan moved to approve Resolution 5940. Commissioner Sofia A. Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner			X	
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			

After approval of Resolution 5940, Vice Chair Weaver recessed at 3:39 p.m. for the San Antonio Housing Facility Corporation Board Meeting, the Las Varas Public Facility Corporation Meeting and the San Antonio Homeownership Opportunities Corporation Meeting. The Regular Board Meeting was then reconvened at 3:54 p.m.

**Item 21: Update and discussion regarding the Procurement Activity Report**

Mr. Morando, Director of Procurement and General Services, reported there are currently two Invitation For Bids (IFB), and one Request For Proposals and two Quick Quotes being advertised. The Invitation For Bids are for Cassiano Burn Units Rehabilitation, and Removal and Replacement (R&R) of Bathtubs and Shower Pans - SAHA Wide. The Request For Proposals is for Insurance Broker of Record Property Casualty Services. The Quick Quotes are for Demolition of House and Driveway at 1323 N Walters Street and Exterior and Interior Repairs at Pecan Hill Apartments #117 and #118. He also reported the closed/pending solicitations and the solicitations in development. For the 1st calendar quarter ending March 31, 2019, SAHA contractors reported twenty-four of their forty-two new hires qualified as Section 3 individuals, which represented 57.1 percent of all new hires. The new hires were composed of eleven male and thirteen female individuals with a weighted average wage rate of \$13.91 per hour.

Mr. Morando also addressed questions from the Board of Commissioners regarding procurement items submitted in his report.

**Item 22: President's Report**

- NAHRO Awards
- EIF "Par-Tee" Golf Tournament
- William "Bill" Sinkin Education Summit
- Air Conditioning Installation Press Conference
- Alazan Lofts Nears 9 Percent Tax Credit Approval
- The Low Loss Ratio Award
- Interlocal Data Sharing Agreement
- Father's Day Fiesta
- Take Your Dog to Work Day

Vice Chair Weaver recessed for Closed Session at 4:21 p.m.

**Item 24: \*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 Florence Montalbo vs. San Antonio Housing Authority, Cause Number 2017CI20766, in the 497th District Court, Bexar County, Texas

**Item 25: Adjournment**

The Board of Commissioners did not resume the Regular Board Meeting after Closed Session; therefore, the meeting adjourned after 5:30 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
Chair

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
President and CEO

\_\_\_\_\_  
**Date**

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
SPECIAL BOARD MEETING  
August 15, 2019**

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

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Jessica Weaver, Vice Chair  
Charles Clack, Commissioner  
Sofia A. Lopez, Commissioner  
Marie R. McClure, Commissioner

**COMMISSIONER ABSENT:**

Jo-Anne Kaplan, Commissioner

**COUNSEL:** Donald J. Walheim,  
Escamilla & Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Ed Hinojosa, Chief Financial Officer  
Muriel Rhoder, Chief Administrative Officer  
Timothy E. Alcott, Real Estate and Legal  
Services Officer  
Kristi Baird, Director of Beacon Communities  
Domingo Ibarra, Director of Security  
Aiyana Longoria, Director of Internal  
Audit  
Adrian Lopez, Director of Community  
Development Initiatives

Hector Martinez, Director of Construction Services and  
Sustainability  
Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing Programs  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Janie Rodriguez, Director of Human Resources

**Item 1: Meeting called to order**

Morris A. Stribling, DPM, Chair called the meeting to order at 2:02 p.m.

**OPERATIONS**

**Item 2: Consideration and appropriate action regarding Resolution 5962, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project**

Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, introduced members from Bracewell LLP and then reported that in October of 2017, the Board of Commissioners approved to induce this project. Due to the time delay, SAHA is required to re-induce this project. Since the project was initially induced in 2017, the project was designed and a cost estimate indicated there was a gap in the financing. Interest rate reductions and increases in tax credit rents have eliminated that gap and the project can now be financed without any investment by SAHA. The project consists of 200 multi-family units, approximately 124 of which will be made available to families whose average income is 60% of the area median income and will be rent restricted to Texas Department of

Housing and Community Affairs (TDHCA) rents. Approximately 76 of the units will be market rate units. This project must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. SAHA will be applying for volume cap for the Tampico Apartments, which will not be awarded until the end of the year, if any volume cap is available. In this transaction, Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

Commissioner Lopez inquired as to how citizen concerns had been addressed, such as traffic in the area and affordability of units.

Bracewell associates addressed the traffic, accessibility and affordability issues and concerns regarding this project.

**Motion:** Commissioner Weaver moved to approve Resolution 5962, Commissioner Clack seconded the motion. Approved.

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

Chair Stribling, DPM, then recessed the meeting at 2:15 p.m. to open the Las Varas Public Facility Corporation meeting and to open the San Antonio Housing Facility Corporation meeting. The Special Board Meeting resumed at 2:19 p.m.

**Item 3: Consideration and appropriate action regarding Resolution 5949, authorizing the selection of Catellus Development Corporation as Master Developer for the remaining Victoria Commons sites; authorizing the President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith**

Mr. Alcott introduced members of Catellus Development Corporation and then presented a brief summary of the background regarding the development of Victoria Commons, located downtown and just south of Hemisfair Park. (SAHA) began the redevelopment of the Victoria Commons area through a Department of Housing and Urban Development HOPE VI grant. The completed phases consist of Refugio Apartments, Artisan Park Townhomes Phase IIA, Hemisview Village and Leigh Street Homes. The agency will start construction on its 100 Labor project by the end of 2019, which will add an additional 220 multi-family units to this community. Victoria Commons still has an additional 100 lots on 8.4 adjacent acres, which were prepared with streets and utilities for Artisan Park Townhomes Phase IIB, but the additional development was put on hold, due to the economic downturn in 2008. Now, with the demand for market rate, for-sale housing in the downtown area increasing, SAHA had several studies conducted on all of the undeveloped areas of Victoria Commons, to include not only the development of the 8.4 acres of townhome lots, but also the potential reconfiguration of one or both of the two

stormwater retention sites and the renovation or replacement of the former SAHA Administration Building to allow for additional residential or light commercial uses. Members of Catellus introduced themselves and provided a presentation highlighting their proven track record as a nationally recognized master developer.

Mr. Steven Morando, Director of Procurement and General Services, reported that SAHA utilized a multiple-step process to select the master development firm for the Victoria Commons sites. On March 18, 2019, SAHA issued a "Request For Qualifications (RFQ) #1903-909-57-4899 for Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB," which closed on April 16, 2019. A total of five proposals were received in response to the solicitation and all proposals were evaluated based on the master development firm's qualifications, capacity, and financial capabilities. The evaluation team then short-listed the top ranked respondents and on May 10, 2019, they were provided "Request For Proposal (RFP) #1903-909-57-4899, Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB", that closed on June 13, 2019. Two proposals were received in response to the RFP from Catellus Development Corporation and RedLeaf Partners, LLC. Both proposals were evaluated and then interviews with both developers were conducted June 24 and 25, 2019. Catellus Development Corporation was the highest rated proposer and was chosen for negotiation on the terms of the development plan. Their response to the RFQ and RFP highlighted their extensive experience with the master development of mixed-use communities and their ability to work with a public entity to produce a financially successful project. Their interview further demonstrated a deep understanding of the potential financing strategies that might be utilized to provide SAHA a solid return on investment, while completing the Victoria Commons development in a way that both complements the current neighborhood and addresses neighborhood concerns.

**Motion:** Commissioner McClure moved to approve Resolution 5949. Commissioner Lopez seconded the motion. Approved.

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

**Item 4: Consideration and appropriate action regarding Resolution 5961, approving the renewal of the Emphasys Computer Solutions annual maintenance and support agreement for an amount not to exceed \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms**

Mr. Morando reported that SAHA requires the ongoing services of Emphasys Computer Solutions for SAHA's Federal Housing Programs. The Emphasys Computer Solution "Elite" is currently the software being utilized to manage a variety of specialized functions within both the Assisted Housing and Public Housing operations, to include client management data information, landlord accounts, rent collections, landlord payments, unit occupancy data, and HUD reporting. Mr. Morando further reported that the contract is nearing its final date under the November 6, 2014, Board approved term; therefore, we

are requesting approval that the Board reconfirm our authority to continue participating in the annual software support agreement with Emphasys Computer Solutions, for an additional term of one year with the option to renew up to four additional one-year terms. The current award recommendation for the Emphasys Computer Solutions annual maintenance and support agreement is not expected to exceed the amount of \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms.

**Motion:** Commissioner Weaver moved to approve Resolution 5961. Commissioner Clack seconded the motion. Approved.

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

**Item 5: Consideration and appropriate action regarding Resolution 5951, authorizing the award of an agency wide contract for automatic gate maintenance, repair, and replacement services to Gate Services & Supply, LLC for an annual amount not to exceed \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)**

Ms. Brandee Perez, Director of Federal Housing Programs, reported that SAHA currently has automatic gates at various properties to include Beacon Communities. Their operating types include single and dual, powered by electric, chain driven, cable drive, on rollers, swing, sliding, barrier arms, hydraulic bollards, loops, and are not limited to other mechanisms. Annual, semi-annual or quarterly preventative maintenance, repair, and replacement services are required by the Agency to ensure the automatic gates are in proper working order.

Mr. Morando reported that on May 10, 2019, SAHA issued an Invitation For Bids (IFB) #1905-936-37-4921 for Automatic Gate Maintenance, Repair, and Replacement Agency Wide that closed on June 7, 2019, and a total of three bids were received in response to this solicitation: DH Pace Door Services dba Door Control Services, Inc., Gate Services & Supply, LLC, and H1 Contracting, LLC (ESBE, HABE, MBE, SBE). SAHA is recommending contract award to Gate Services & Supply, LLC because they were the lowest priced responsive and responsible bidder.

Mr. Morando further reported that the current award recommendation for the automatic gate maintenance, repair, and replacement services is not expected to exceed an amount of \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five. This service will be funded by the operating budgets and/or available reserves.

**Motion:** Commissioner Weaver moved to approve Resolution 5951. Commissioner Clack seconded the motion. Approved.

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

**Item 6: Consideration and appropriate action regarding Resolution 5960, authorizing the award of an Agency Wide contract for biohazard cleanup services to the Trinidad Group dba BioTechs (ESBE, HABE, MBE, SBE, WBE) for an annual amount not to exceed \$80,000.00 for a period of one year with the option to renew up to four additional one-year terms**

Ms. Perez reported that SAHA requires the services of a vendor to perform biohazard clean up services on an as needed basis, agency wide to include Beacon Communities. The vendor shall be responsible for cleanup, disinfecting, decontaminating, deodorizing, sanitizing, and transport of biohazard waste materials, such as blood and bodily fluids to an appropriate treatment, storage or disposal facility. Disposal of all waste collected must be picked up by a licensed medical waste carrier of contaminated items and be incinerated.

Mr. Morando further reported that on June 6, 2019, SAHA issued an Invitation For Bids (IFB) #1903-926-45-4907 for Biohazard Cleanup Services that closed on July 9, 2019, with a total of two bids that were received in response to the solicitation: Emergency Cleaning Solutions (HUB) and The Trinidad Group, LLC dba BioTechs (ESBE, HABE, MBE, SBE, WBE). SAHA is recommending contract award to The Trinidad Group, LLC dba Bio Techs because they were the lowest priced responsive and responsible bidder. The current award recommendation for biohazard clean up services is not expected to exceed an annual amount of \$80,000.00 and will be funded through the operating budget and/or available reserves.

**Motion:** Commissioner Clack moved to approve Resolution 5960. Commissioner Weaver seconded the motion. Approved.

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

**Item 7: Hold a Public Hearing and consideration and appropriate action regarding Resolution 5959, approving Moving to Work Flexibilities for VASH Program**

Ms. Perez reported that on June 13, 2019, the U.S. Department of Housing and Urban Development (HUD) approved the San Antonio Housing Authority (SAHA) to extend approved Moving to Work (MTW) flexibilities for its HUD-Veterans Affairs Supportive Housing (VASH) participants. The application of SAHA's MTW activities to these special vouchers would enable program administration to be more efficient for the agency and



benefit participants by increasing housing opportunities and simplifying program processes.

Upon approval of this resolution, the following language will be added to the FY2019-20 Administrative Plan to address implementation of MTW flexibilities to the VASH program and the recommended policy will be effective for all new admissions and annual recertifications with an effective date of January 1, 2020, or later:

#### 1.4.B Moving to Work Agreement and Activities

- \*\*\*
- (3) The MTW activities apply only to certain assisted housing programs administered by SAHA. All non-MTW programs are subject to normal program rules and regulations.
- (a) SAHA's MTW programs include:
- (i) HCV Program
  - (ii) Set Aside Homeless Voucher Program (SHVP)
  - (iii) Homeless Services Voucher (HSV) Program
  - (iv) 5-Year Mainstream Program
  - (v) Veterans Affairs Supportive Housing (VASH) Program
- (b) SAHA's non-MTW programs include:
- ~~(i) Veterans Affairs Supportive Housing (VASH) Program~~
  - (ii) Moderate-Rehabilitation (MOD) Program

#### 16.2.B PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]

- (2) Small Area Fair Market Rents [FR Notice 11/16/16]
- (a) In October 2017, HUD will publish Small Area FMRs for the San Antonio-Bexar County area for use in the administration of tenant-based assistance under the HCV program.
  - (b) Small Area FMR areas refer to the U.S. Postal Service ZIP code areas within the San Antonio-Bexar County area.
  - (c) SAHA must revise the payment standard amount no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range -- between 90 and 110 percent of the published FMR for each unit size.

- ~~(d) SAHA will apply HUD SAFMRs to the following non-MTW programs:~~
- ~~(i) Veterans Affairs Support Housing (VASH) Program~~

- (e) SAHA will implement local submarket payment standards for MTW Housing Choice Voucher applicants and participants through a phase-in approach.
- (i) Phase I will establish the local submarket payment standards through two (2) tiers. Phase I will be effective for vouchers issued October 1, 2018, or later and November recertifications.
  - (ii) Phase II will establish the local submarket payment standards through ten (10) tiers. Effective date of Phase II will be determined upon HUD approval of SAHA's MTW Plan.

After Ms. Perez reported the proposed changes, Chair Stribling, DPM, opened the floor to conduct a Public Hearing at 3:32 p.m. to allow citizens an opportunity to raise their concerns regarding the revisions proposed by Ms. Perez. Since there were no citizens present for the Public Hearing, the Board of Commissioners proceeded with their meeting and voted to approve Requisition 5959, as proposed by SAHA.

**Motion:** Commissioner Weaver moved to approve Resolution 5959. Commissioner Clack seconded the motion. Approved.

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

## CHOICE NEIGHBORHOOD

### Item 8: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report and informed the Board that the Endowment Proposal had been submitted and is in the final stages of approval from HUD. Mr. Lopez reported that during the transition, staff should be in place by September 30, 2019. Ms. Arrie Porter, Consultant, provided updates regarding the Neighborhood component of the report and announced that the ground-breaking of the linear park is scheduled for September of this year. Ms. Porter provided a brief presentation that included photos of the park. Ms. Robles provided a brief update regarding the Wheatley Choice grant budget and reported that most of the funds still remaining would be exhausted by the deadline dates.

## INDIVIDUAL ITEMS FOR CONSIDERATION

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

Mr. Joel Tabar, Assistant Director of Federal Housing Programs, reported that 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 report previously provided to the Board, and will continue to provide updates as requested to the Board of Commissioners. Mr. Tabar reported on the following data for the April 2019 to June 2019 quarter: demographics, waitlist totals, termination totals, voucher utilization rates and Public Housing occupancy rates.

### Item 10: Update and discussion regarding the Beacon Communities Capital Update

Ms. Kristi Baird, Director of Beacon Communities, provided a summary and reported the financial impact of the following community capital projects: Woodhill Apartments, Monterrey Park Apartments, Castle Point Apartments, La Providencia Apartments, Villa De Valencia Apartments, Sunshine Plaza Apartments, Pecan Hill Apartments Burning Tree Apartments, Encanta Villa Apartments and Churchill Estates Townhomes.

Chair Stribling, DPM, recessed for Closed Session at 4:29 p.m.

**Item 11:   \*\*Closed Session:**

**Real Estate/Consultation with Attorney**

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

- Discussion of Alazan Lofts

**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).

- Fair Avenue Apartments Update

**Item 12:   Adjournment**

The Board of Commissioners did not resume the Special Board Meeting after Closed Session; therefore, the meeting adjourned after 5:30 p.m.

**ATTEST:**

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

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**

**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
**SPECIAL BOARD MEETING**  
**August 23, 2019**

**SCHEDULED: 3:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Jessica Weaver, Vice Chair  
Charles Clack, Commissioner  
Jo-Anne Kaplan, Commissioner  
Sofia A. Lopez, Commissioner  
Marie R. McClure, Commissioner

**COMMISSIONER ABSENT:**

Morris A. Stribling, DPM, Chair

**COUNSEL:** Donald J. Walheim,  
Escamilla & Poneck, LLP

**TRANSLATOR:** None

**STAFF:**

David Nisivoccia, President and CEO  
Ed Hinojosa, Chief Financial Officer  
Muriel Rhoder, Chief Administrative Officer  
Timothy E. Alcott, Real Estate and Legal  
Services Officer  
Domingo Ibarra, Director of Security  
Aiyana Longoria, Director of Internal  
Audit  
Adrian Lopez, Director of Community  
Development Initiatives

Hector Martinez, Director of Construction Services and  
Sustainability  
Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing Programs  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Janie Rodriguez, Director of Human Resources

**Item 1: Meeting called to order**

Vice Chair Jessica Weaver called the meeting to order at 3:15 p.m.

**OPERATIONS**

**Item 2: Update and discussion regarding SAHA's Affordable Housing Development Deal Structures**

Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, introduced members from Bracewell LLP and then provided a presentation, which included the following topics for discussion: New Development Questions, Tax Credit Deals of 4% and 9%, Income Averaging and Unit Mix, PFC Structure and Rent Determination.

The Board of Commissioners were also given an opportunity to ask questions concerning SAHA's Affordable Housing Development projects and SAHA Directors from various departments were present to answer questions concerning their respective departments.

**Item 3: Adjournment**

There being no further items to discuss, Vice Chair Weaver adjourned the meeting at 5:15 p.m.

**ATTEST:**

<hr/>	<hr/>
<b>Morris A. Stribling, DPM</b>	<b>Date</b>
<b>Chair, Board of Commissioners</b>	

<hr/>	<hr/>
<b>David Nisivoccia</b>	<b>Date</b>
<b>President and CEO</b>	



**To:** Board of Commissioners

**Date:** September 5, 2019

**From:** Morris A. Stribling, DPM, Chair, San Antonio Housing Authority Board of Commissioners

**Subject:** Update and discussion regarding the August 15, 2019, Special Board Meeting

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A Special Board meeting was held on Thursday, August 15, 2019, in the Boardroom of the San Antonio Housing Authority. Attendees included Board Chair Morris A. Stribling, DPM, Vice Chair Jessica Weaver, Commissioner Charles Clack, Commissioner Sofia A. Lopez, Commissioner Marie R. McClure, SAHA President and CEO David Nisivoccia and SAHA staff.

The following resolutions were approved to move forward to the Board meeting:

**Consideration and appropriate action regarding Resolution 5962, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project** was presented by Timothy E. Alcott, Real Estate and Legal Services Officer

**Consideration and appropriate action regarding Resolution 5949, authorizing the selection of Catellus Development Corporation as Master Developer for the remaining Victoria Commons sites; authorizing the President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith** was presented by Steven Morando, Director of Procurement and General Services, and Lorraine Robles, Director of Development Services and Neighborhood Revitalization

**Consideration and appropriate action regarding Resolution 5961, approving the renewal of the Emphasys Computer Solutions annual maintenance and support agreement for an amount not to exceed \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms** was presented by Steven Morando, Director of Procurement and General Services

**Consideration and appropriate action regarding Resolution 5951, authorizing the award of an agency wide contract for automatic gate maintenance, repair, and replacement services to Gate Services & Supply, LLC for an annual amount not to exceed \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five; for a period of one year**



**with the option to renew up to four additional one-year terms** was presented by Steven Morando, Director of Procurement and General Services, and Brandee Perez, Director of Federal Housing Programs

**Consideration and appropriate action regarding Resolution 5960, authorizing the award of an Agency Wide contract for biohazard cleanup services to the Trinidad Group dba BioTechs (ESBE, HABE, MBE, SBE, WBE) for an annual amount not to exceed \$80,000.00 for a period of one year with the option to renew up to four additional one-year terms** was presented by Steven Morando, Director of Procurement and General Services, and Brandee Perez, Director of Federal Housing Programs

**Hold a Public Hearing and consideration and appropriate action regarding Resolution 5959, approving Moving to Work Flexibilities for VASH Program** was presented by Brandee Perez, Director of Federal Housing Programs

## **CHOICE NEIGHBORHOOD**

### **Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood**

Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report and informed the Board that the Endowment Proposal had been submitted and is in the final stages of approval from HUD. Mr. Lopez reported that during the transition, staff should be in place by September 30, 2019. Ms. Arrie Porter, Consultant, provided updates regarding the Neighborhood component of the report and announced that the ground-breaking of the linear park is scheduled for September of this year. Ms. Porter provided a brief presentation that included photos of the park. Ms. Robles provided a brief update regarding the Wheatley Choice grant budget and reported that most of the funds still remaining would be exhausted by the deadline dates.

## **INDIVIDUAL ITEM FOR CONSIDERATION**

### **Update and discussion regarding the Federal Housing Quarterly Report**

Mr. Joel Tabar, Assistant Director of Federal Housing Programs, reported that 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 report previously provided to the Board, and will continue to provide updates as requested to the Board of Commissioners. Mr. Tabar reported on the following data for the April 2019 to June 2019 quarter: demographics, waitlist totals, termination totals, voucher utilization rates and Public Housing occupancy rates.

### **Update and discussion regarding the Beacon Communities Capital Update**

Ms. Kristi Baird, Director of Beacon Communities, provided a summary and reported the financial impact of the following community capital projects: Woodhill Apartments, Monterrey Park Apartments, Castle Point Apartments, La Providencia Apartments, Villa De Valencia





Apartments, Sunshine Plaza Apartments, Pecan Hill Apartments Burning Tree Apartments, Encanta Villa Apartments and Churchill Estates Townhomes.



**To:** Board of Commissioners

**Date:** September 5, 2019

**From:** Jessica Weaver, Vice Chair, San Antonio Housing Authority Board of Commissioners

**Subject:** Update and discussion regarding the August 23, 2019, Special Board Meeting

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A Special Board meeting was held on Friday, August 23, 2019, in the Boardroom of the San Antonio Housing Authority. Attendees included Vice Chair Jessica Weaver, Commissioner Charles Clack, Commissioner Sofia A. Lopez, Commissioner Jo-Anne Kaplan, Commissioner Marie R. McClure, SAHA President and CEO David Nisivoccia and SAHA staff.

## **OPERATIONS**

### **Update and discussion regarding SAHA's Affordable Housing Development Deal Structures**

Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, introduced members from Bracewell LLP and then provided a presentation, which included the following topics for discussion: New Development Questions, Tax Credit Deals of 4% and 9%, Income Averaging and Unit Mix, PFC Structure and Rent Determination.

The Board of Commissioners were also given an opportunity to ask questions concerning SAHA's Affordable Housing Development projects and SAHA Directors from various departments were present to answer questions concerning their respective departments.

**SAN ANTONIO HOUSING AUTHORITY**

**September 5, 2019**

**BOARD OF COMMISSIONERS**

**RESOLUTION 5962, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING OF THE TAMPICO APARTMENTS PROJECT**

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*David Nisivoccia*

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

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*Timothy Alcott*

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

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5962, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project.

**FINANCIAL IMPACT:**

None at this time. By authorizing SAHA staff to submit applications early for the aforementioned project, SAHA increases its chance to obtain the volume cap to complete the project and benefit from additional revenue.

**SUMMARY:**

In October 2017, the Board of Commissioners approved to induce this project. Due to the time delay, SAHA is required to re-induce this project. Since the project was initially induced in 2017, the project was designed and a cost estimate indicated there was a gap in the financing. Interest rate reductions and increases in tax credit rents have eliminated that gap and the project can now be financed without any investment by SAHA.

The project consists of 200 multi-family units, approximately 124 of which will be made available to families whose average income is 60% of the area median income and will be rent restricted to Texas Department of Housing and Community Affairs (TDHCA) rents. Approximately 76 of the units will be market rate units.

This project must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. SAHA will be applying for volume cap for the Tampico Apartments, which will not be awarded until the end of the year, if any volume cap is available. Certain state agencies have the right to use available volume cap before local agencies and last year, they used almost all of the volume cap and only seven local agency projects received volume cap. Volume cap available to local agencies is awarded on a first come, first served basis, according to when the application is submitted. Therefore, it is imperative to submit the application as soon as possible. SAHA must also apply for the tax credits with the Texas Department of Housing and Community Development. Accordingly, Staff is requesting that the Board authorize this action, so that SAHA may begin the process, but SAHA is **not asking to**

**SAN ANTONIO HOUSING AUTHORITY**

**September 5, 2019**

***specifically approve or be bound to this project. This is a non-binding Resolution.*** This will enable us to move forward, make an application for volume cap and tax credits and begin to coordinate the financing and negotiate the specific terms of the deal, which will be brought back for Board approval.

In this transaction, Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

The attached Resolution authorizes Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve the inducement Resolution for the project.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENT:**

Resolution 5962

Tampico Apartments Map and Concept

**San Antonio Housing Authority  
Resolution 5962**

**RESOLUTION 5962, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING OF THE TAMPICO APARTMENTS PROJECT**

**WHEREAS**, one of the San Antonio Housing Authority's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, a principal financing mechanism for new affordable housing is the 4% low income housing tax credit; and

**WHEREAS**, SAHA induced this project in 2017, and needs to authorize the re-inducement for 2020; and

**WHEREAS**, it is necessary to obtain volume cap allocations for tax-exempt bonds and applications for tax credits for the project; and

**WHEREAS**, it is proposed that Las Varas Public Facility Corporation (LVPFC) apply for volume cap allocation for the project; and

**WHEREAS**, it is proposed that the San Antonio Housing Facility Corporation (SAHFC) create a limited liability company to serve as the general partner of the partnership, which will own the tax credit project; and

**WHEREAS**, LVPFC and SAHFC will pass resolutions to re-induce these projects, authorizing the applications needed to finance this project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

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

- 1) Approves Resolution 5962, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project.
- 2) Approves Resolution 19LVPFC-08-15, authorizing the Las Varas Public Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project.
- 3) Approves Resolution 19FAC-08-15, authorizing the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project.
- 4) Authorizes the President and CEO, or designee, to execute all necessary documents associated therewith.

**Passed and approved the 5th day of September 2019.**

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

**Attested and approved as to form:**

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



## TAMPICO APARTMENTS - TEST FIT/CONCEPT

Page 37 of 122

JANUARY 2019

|G|R|G

architecture





S. PECOS LA TRINIDAD



**TAMPICO APARTMENTS - TEST FIT/CONCEPT**  
**4 LEVEL - 200 UNITS**

Page 38 of 122

MAY 2018

**GRG**

architecture


**SAN ANTONIO HOUSING AUTHORITY**


September 5, 2019

**BOARD OF COMMISSIONERS**

**RESOLUTION 5949, AUTHORIZING THE SELECTION OF CATELLUS DEVELOPMENT CORPORATION AS MASTER DEVELOPER FOR THE REMAINING VICTORIA COMMONS SITES; AUTHORIZING THE PRESIDENT AND CEO AND HIS DESIGNATED STAFF TO NEGOTIATE AND EXECUTE DEVELOPMENT AGREEMENTS AS NEEDED, TO SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES REQUIRED; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ALL OTHER MATTERS IN CONNECTION HEREWITH**

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

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**Steven Morando**  
**Director of Procurement and General Services**

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**Lorraine Robles**  
**Director of Development Services and Neighborhood Revitalization**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5949, authorizing the selection of Catellus Development Corporation as Master Developer for the remaining Victoria Commons sites; authorizing the President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith.

**FINANCIAL IMPACT:**

The Board of Commissioners will have the opportunity to review the proposed master plan for the properties and the recommended financial structure for each project at future Board meetings.

**SUMMARY:**

The San Antonio Housing Authority (SAHA) began the redevelopment of the Victoria Commons area through a Department of Housing and Urban Development HOPE VI grant. The completed phases consist of Refugio Apartments, Artisan Park Townhomes Phase IIA, Hemisview Village and Leigh Street Homes. The agency will start construction on its 100 Labor project by the end of 2019, which will add an additional 220 multi-family units to this community.

Victoria Commons still has an additional 100 lots on 8.4 adjacent acres, which were prepared with streets and utilities for Artisan Park Townhomes Phase IIB, but the additional development was put on hold, due to the economic downturn in 2008.

Now, with the demand for market rate, for-sale housing in the downtown area increasing, SAHA had several studies conducted on all of the undeveloped areas of Victoria Commons, to include not only the development of the 8.4 acres of townhome lots, but also the potential reconfiguration of one or both of the two stormwater retention sites and the renovation or replacement of the former SAHA Administration Building to allow for additional residential or light

**SAN ANTONIO HOUSING AUTHORITY****September 5, 2019**

commercial uses.

The outcomes of the studies included different development options that would maximize the income and reduce the time needed for build-out. One of those options was to sell the property for market-rate townhomes and use the revenue to support SAHA's affordable housing projects.

In order to gauge interest from master developers, SAHA utilized a multiple-step process to select the master development firm for the Victoria Commons sites. On March 18, 2019, SAHA issued a "Request For Qualifications (RFQ) #1903-909-57-4899 for Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB," which closed on April 16, 2019. The RFQ required the firms to clearly articulate and demonstrate previous experience and qualifications relative to the implementation of programs of similar or larger scale, cost and complexity. Respondents were also asked to demonstrate how past experiences and relationships have enabled them to successfully undertake similarly complex development efforts to include predevelopment, development, sale or lease up and occupancy.

The solicitation was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, various other venues and was directly solicited to fifty developers.

A total of five proposals were received in response to the solicitation: Atlantic Pacific Communities, Catellus Development Corporation, Dwell Dominion Group, Franklin Development Properties (WBE), and RedLeaf Partners, LLC. All proposals were evaluated based on the master development firm's qualifications, capacity, and financial capabilities.

The evaluation team then short-listed the top ranked respondents: Atlantic Pacific Communities, Catellus Development Corporation, and RedLeaf Partners, LLC. On May 10, 2019, they were provided "Request For Proposal (RFP) #1903-909-57-4899, Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB", that closed on June 13, 2019.

Two proposals were received in response to the RFP from Catellus Development Corporation and RedLeaf Partners, LLC. Both proposals were evaluated on the following criteria: master development firm's qualifications, proposed development plan, preliminary business plan, and the strength of the developers' Section 3 and SWMBE plans. Additionally, SAHA conducted interviews with both developers on June 24 and 25, 2019.

Based on the above, Catellus Development Corporation is the highest rated proposer and was chosen for negotiation on the terms of the development plan. Their response to the RFQ and RFP highlighted their extensive experience with the master development of mixed-use communities and their ability to work with a public entity to produce a financially successful project. Their interview further demonstrated a deep understanding of the potential financing strategies that might be utilized to provide SAHA a solid return on investment, while completing the Victoria Commons development in a way that both complements the current neighborhood and addresses neighborhood concerns.

Catellus Development Corporation was founded in 1984, and is headquartered in Oakland, California, with field office locations in Tempe, Arizona; Newport Beach, California; and Austin, Texas. They are a nationally recognized master developer with extensive experience in master-planned residential communities, business parks and mixed-use urban redevelopments in

**SAN ANTONIO HOUSING AUTHORITY****September 5, 2019**

high-growth metropolitan areas nationwide. This developer works with cities, governmental entities, corporations and other organizations to plan and revitalize land through public/private partnerships executing large-scale, mixed-use developments involving a variety of product types and tenants, multiple stakeholders, complicated regulatory environments, and challenging construction conditions, i.e., hazardous materials, unstable geotechnical conditions, etc. Their project list includes, but is not limited to, Mueller, a 700-acre mixed-use development in Austin, Texas; Alameda Landing, a 213-acre former Navy site in Alameda, California; Mission Bay, a 303-acre waterfront development in San Francisco, California; Traer Creek, a 120-acre mixed-use development with primarily residential in Hercules, California; and Serrano, a 3,500 mixed-use development with primarily residential in Sacramento, California.

Planning, financial analysis, negotiation and contract development will be led by Timothy E. Alcott, Real Estate and Legal Services Officer, and Lorraine Robles, Director of Development Services and Neighborhood Revitalization (DSNR), with input from other senior staff. Linda Deatrick, a contract staff member of DSNR, will manage the project. The Procurement Department will ensure the Section 3 Compliance reports are submitted on a monthly basis, monitor compliance with the SWMBE good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist the department in the contract renewal or new solicitation process.

**STRATEGIC GOAL**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5949  
Presentation  
Scoring Matrix  
Advertisement List

**San Antonio Housing Authority  
Resolution 5949**

**RESOLUTION 5949, AUTHORIZING THE SELECTION OF CATELLUS DEVELOPMENT CORPORATION AS MASTER DEVELOPER FOR THE REMAINING VICTORIA COMMONS SITES; AUTHORIZING THE PRESIDENT AND CEO AND HIS DESIGNATED STAFF TO NEGOTIATE AND EXECUTE DEVELOPMENT AGREEMENTS AS NEEDED, TO SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES REQUIRED; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ALL OTHER MATTERS IN CONNECTION HEREWITH**

**WHEREAS**, SAHA utilized a multiple-step process to select the master development firm for the Victoria Commons sites. On March 18, 2019, SAHA issued a "Request For Qualifications (RFQ) #1903-909-57-4899 for Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB", which closed on April 16, 2019. A total of five proposals were received in response to the solicitation. The evaluation team then short-listed the top ranked respondents. On May 10, 2019, they were provided "Request For Proposal (RFP) #1903-909-57-4899, Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB", that closed on June 13, 2019. Two proposals were received in response to the RFP; and

**WHEREAS**, Catellus Development Corporation is the highest rated proposer and was chosen for negotiation of the terms of the development plan; and

**WHEREAS**, the Board will have the opportunity to review the proposed master plan for the properties and the recommended financial structure for each project at future Board meetings; 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 5949, authorizing the selection of Catellus Development Corporation as Master Developer for the remaining Victoria Commons sites; the President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 5th day of September 2019.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
President and CEO



# VICTORIA COMMONS

Regular Board Meeting  
September 5, 2019



# VICTORIA COURTS

- **36-acre** site
- **660 units** of Public Housing units built in **1941**
- Located **downtown** and just south of Hemisfair Park

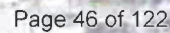




# VICTORIA COURTS REDEVELOPMENT

- HUD approved demolition in **1996**
- **Demolition**, funded by Hope VI Demolition Grant Award, was **completed in 2001**
- Redevelopment was funded by **\$18.7M HOPE VI Grant** awarded in 2003







# VICTORIA COMMONS MIXED-INCOME



## PHASE I

### **Refugio Place Apartments**

210 units  
105 PH and affordable  
105 market



## PHASE IIIB

26 off-site single  
family assistance

## PHASE IIIA

### **HemisView Village Apartments**

245 units  
61 PH and affordable  
184 market

# VICTORIA COMMONS MIXED INCOME

## 100 LABOR | MIXED-USE & MIXED-INCOME | 220 UNITS





# ARTISAN PARK TOWNHOMES | PHASE IIA

- **22 units** built by SAHA in **2007**
- **16 units** sold at market rate
- **6 units** marketed as affordable: < 80% AMI
- HUD approved **sale of remaining affordable town homes** lots at market rate in 2015





# VICTORIA COMMONS MASTER DEVELOPER





# ARTISAN PARK TOWNHOMES | PHASE IIB

- **98 lots platted**, with streets and utilities installed
- HUD approved sale of lots at market rate in **2016**
- Affordable units **not planned in Phase IIB** because they were not financially successful for low income buyers in Phase IIA



OPPORTUNITY **LIVES HERE**  
**@HousingSAT**

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# STORMWATER DRAINAGE PONDS

## Option A

### Reclaim north pond

Expand south pond to accommodate capacity of north pond

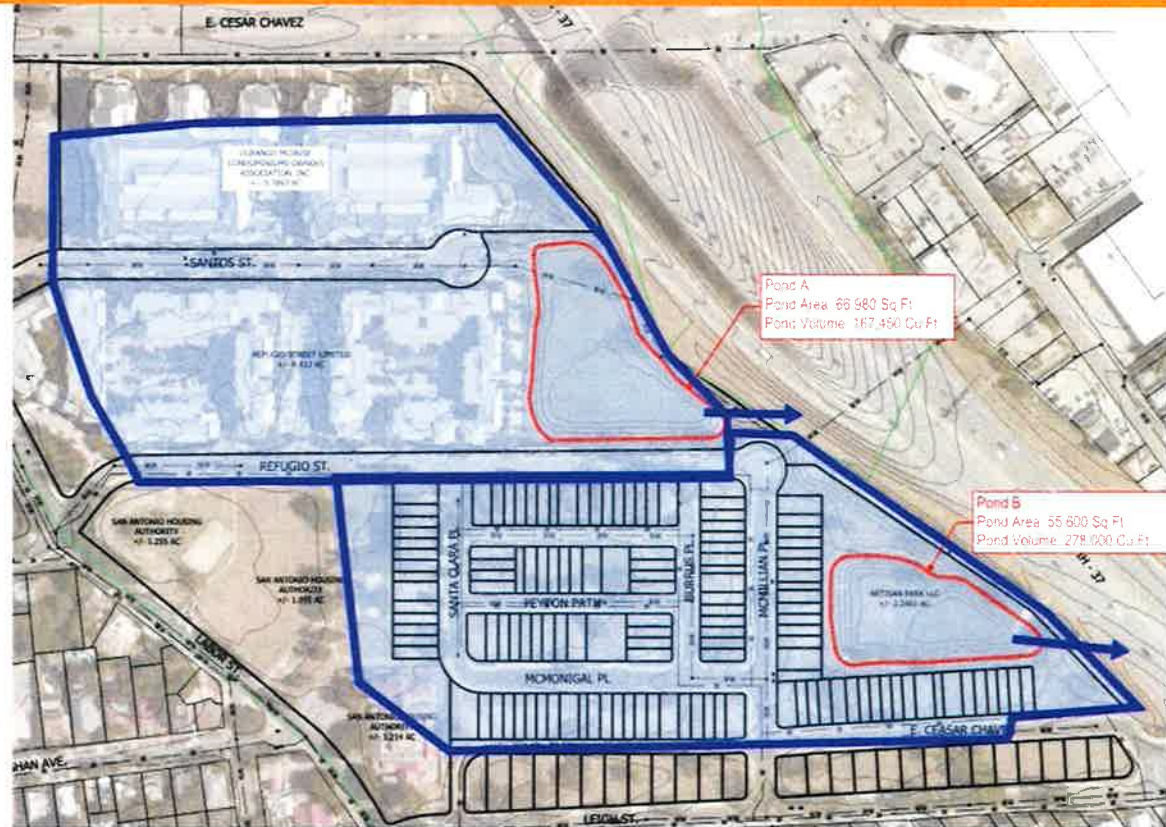
**Reclaim 1.5 acres**

## Option B

### Reclaim south pond

Expand north pond to accommodate capacity of south pond

**Reclaim 1.8 acres**

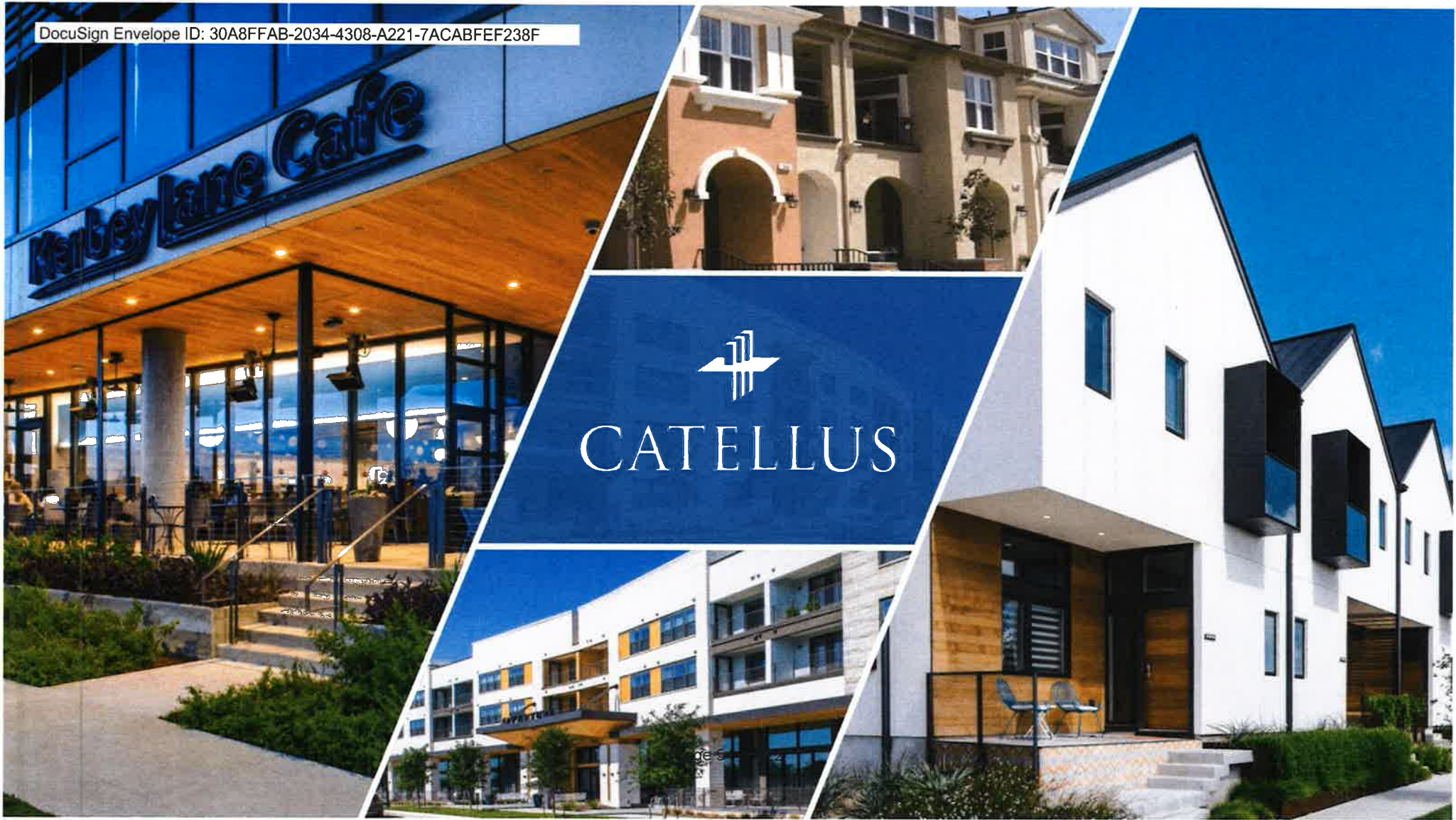




# VICTORIA COMMONS

Phase	PH Rental Units	LIHTC Rental Units	Market-Rate Rental Units	Affordable Homeownership Units	Market-Rate Homeownership Units	Totals
I	50	55	105			210
IIA					22	22
IIB					98	98
IIC				5	21	26
IIIA	49	12	184			245
IIIB				26		26
IV	39	43	133			215
<b>Totals</b>	<b>138</b>	<b>110</b>	<b>422</b>	<b>31</b>	<b>141</b>	<b>842</b>

When all phases are completed under the HUD approved revised revitalization plan the above chart indicates the quantity of mixed income households that will reside at the various properties.



## CATELLUS DEVELOPMENT CORPORATION



- 35 years of public/private development experience
- Specializing in complex projects involving:
  - a variety of product types and tenants
  - multiple stakeholders
  - complicated regulatory environments
  - challenging construction conditions
- Catellus is a nationally recognized master developer

MASTER  
DEVELOPMENT  
EXPERIENCE

**35**  
YEARS

NATIONWIDE

**27**  
CITIES

PROJECTS

**13,000**  
ACRES

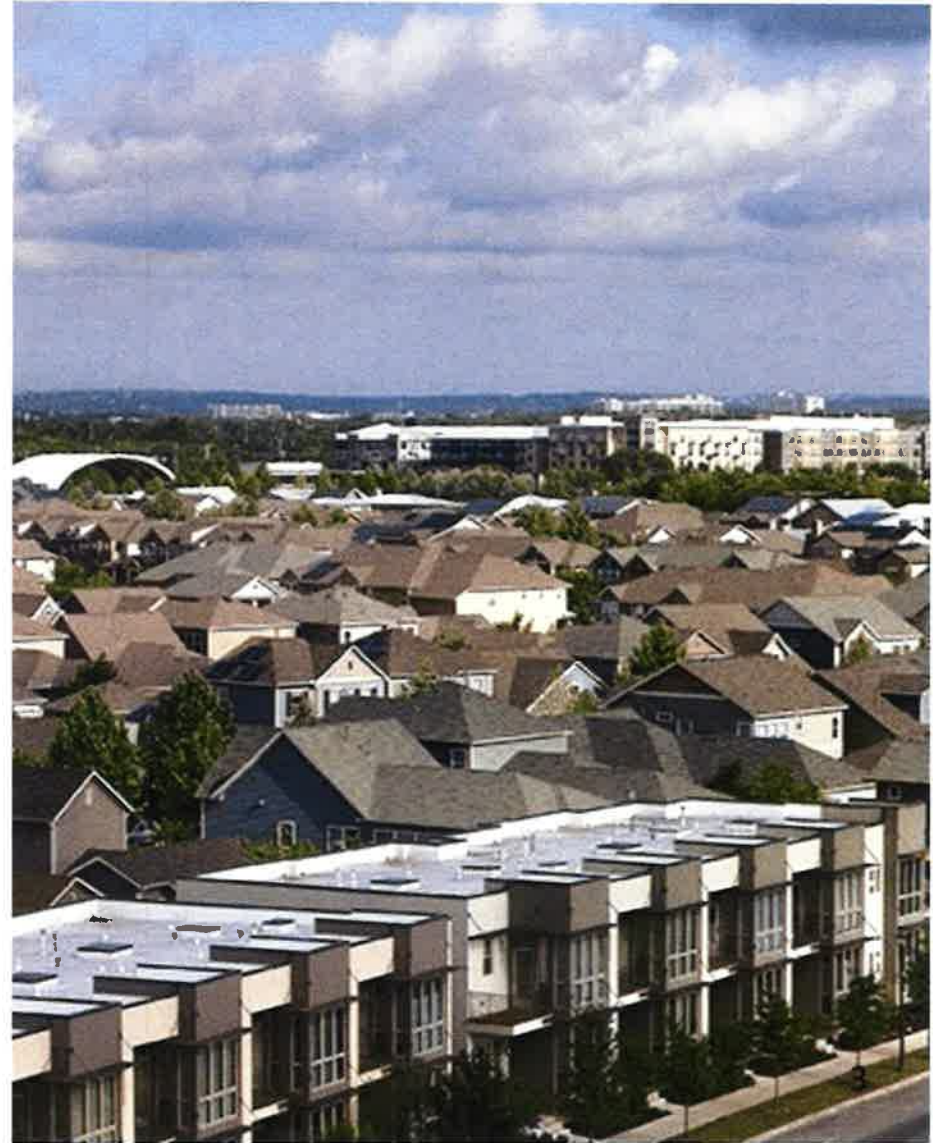
PUBLIC / PRIVATE  
PARTNERSHIPS

**8**  
SITES

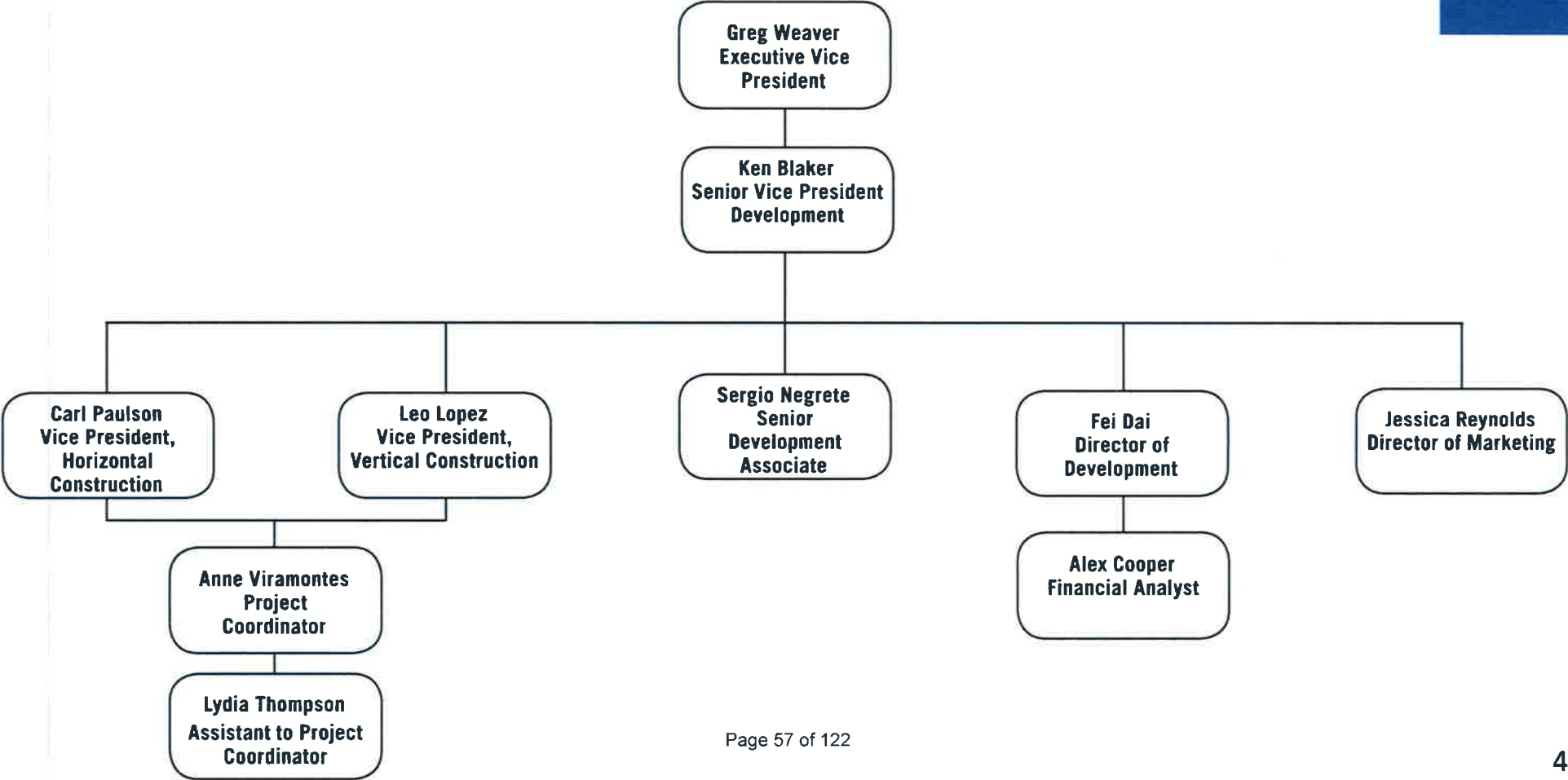


## ABOUT CATELLUS

- Catellus has a proven track record with demonstrated results across the country
- The financial strength to endure market cycles and no external financial partners
- Catellus is a real estate owner, investor and developer that is privately held by TPG Capital, a leading global private investment firm with \$108 billion of assets
- Catellus has the knowledge and perspective gained from years of experience
- Our core leadership group has been together for over 20 years



# CATELLUS TEAM



## CATELLUS AS MASTER DEVELOPER



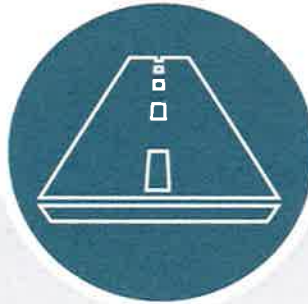
### Partnerships

Manage relationships with the City, community and development partners.



### Community Outreach

Conducting community meetings to gain input and ideas for design and development.



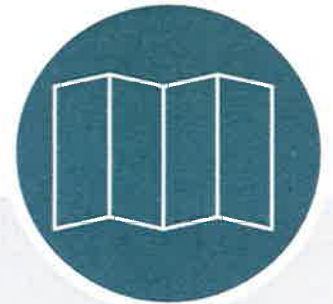
### Public Infrastructure

Fund and build public infrastructure such as roads, utilities, parks and green spaces.



### Vertical Development

Select "best-in-class" homebuilders and developers for retail, office and homes.



### Vision Into Reality

Continually refine the Master Plan to adapt to changing demand and market conditions.

## Master Developer Roles



## COMMUNITY ENGAGEMENT



- Open and collaborative dialogue is core to the Catellus process.
- We have an extensive track record of active community engagement for our developments nationwide.
- The trust of the surrounding community is essential to providing a finished project that is highly regarded and widely embraced, while delivering SAHA'S goals.
- Victoria Commons will have a unique community outreach plan with defined goals. Catellus will work with SAHA and community leaders to determine finalize communication goals.



## MIXED-INCOME COMMUNITITES

- Catellus developments often have mixed-income components.
  - Mueller – Austin, TX has 25% of homes in the Mueller Affordable Homes Program
  - Bayport – Alameda, CA has 15% of homes as income-qualifying
- Catellus works with our partners to meet mixed-income goals





## MUELLER AUSTIN, TX

- 700-acre site of Austin's former municipal airport
- 6,200 single-family and multi-family homes (25% affordable)
- 4.4 million square feet of commercial space including 750,000 square feet of retail
- 140 acres of parks and open space
- 1 million-square-foot mixed-use town center





**Downtown  
Austin**

**UT**

**IH-35**





Former airport private terminal – now Catellus' office and Welcome Center





## Mueller - Single-family homes





## Garden Homes - Single-family, zero lot line homes

CATELLUS



## Row Homes – 2- to 3-story townhomes





**Wildflower Terrace** – 201  
units for seniors 55+; 85%  
affordable from 30-60% MFI

  
CATELLUS





**Mueller Houses – 4-6 units in a single  
home 50% affordable**



## ALAMEDA LANDING / BAYPORT

### ALAMEDA, CA

- 213-acre former U.S. Navy site
- Bayport is a 485 single-family home community with an elementary school, pocket parks and an 11-acre central park
- Alameda Landing is a 72-acre mixed-use development that will open one-half mile of waterfront to the public and includes:
  - 300,000-square-foot retail center
  - 400,000 square feet of office space
  - 300 residential units (15% affordable)









## Bayport - Single-family homes

  
CATELLUS





## Bayport - Single-family homes

  
CATELLUS



ing for  
households with incomes between 20% and  
60% AMI including 12 units for persons with  
disabilities





## VICTORIA COMMONS - GOALS



- Develop the remaining properties to a quality level consistent with existing development to support the urban neighborhood, lifestyle and property values.
- Reduce the impact of construction on adjoining residential neighborhoods by completing construction on the sites in an expeditious manner.
- Maximize financial return to SAHA so funds can be used to support city-wide affordable housing projects.
- Address neighborhood concerns about density, building height and traffic impacts.

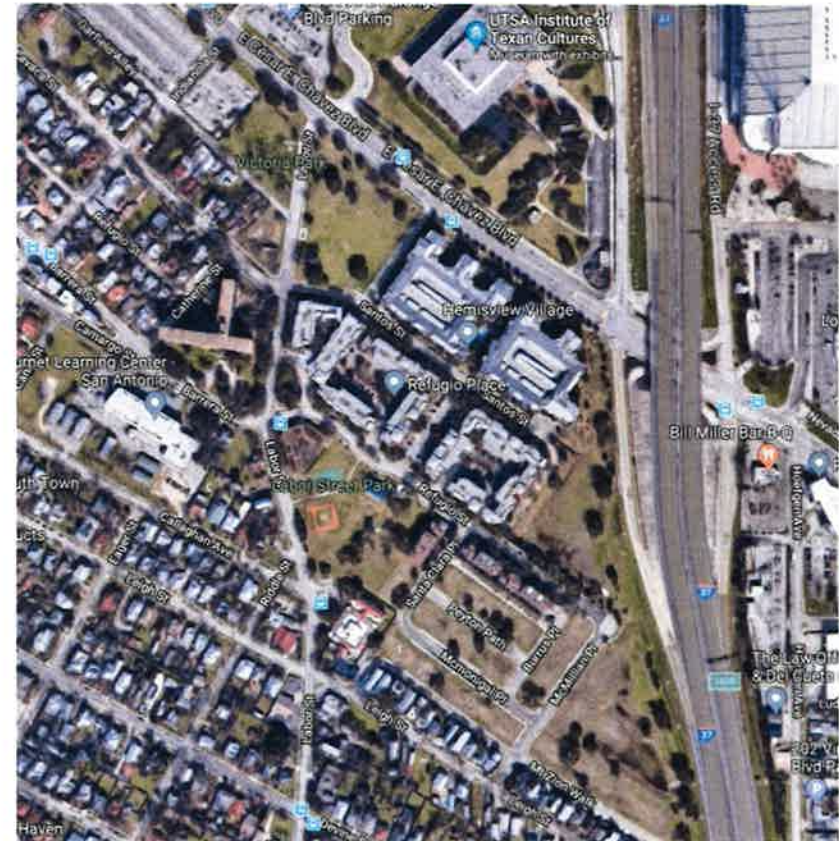




## VICTORIA COMMONS – CONCEPTUAL PLANS



- Review opportunities to increase density
  - North pond could be a new multifamily site
  - Lot sizes could be modified
- Product diversity
  - Explore options for lots sizes
  - Work with homebuilders for variety of product types
- Administrative Building
  - Review existing building and site



# QUESTIONS?

<b>Scoring Matrix - RFQ</b> <b>Master Developer Victoria Commons Sites including Artisan Townhomes</b> <b>1903-909-57-4899</b>						
Criterion Description	Max Points Weight	Catellus Development Corporation	Atlantic Pacific Communities	RedLeaf Partners, LLC	Dwell Dominion Group	Franklin Development Properties
<b>Master Development Firm's Qualifications:</b>	<b>1-5 60%</b>					
<b>Rater 1</b>		5.00	5.00	5.00	4.00	2.00
<b>Rater 2</b>		5.00	5.00	4.00	3.00	2.00
<b>Rater 3</b>		5.00	5.00	5.00	3.00	2.00
<b>Total Score</b>		15.00	15.00	14.00	10.00	6.00
<b>Average Score</b>		5.00	5.00	4.67	3.33	2.00
<b>Weighted Score</b>		3.00	3.00	2.80	2.00	1.20
<b>Capacity:</b>	<b>1-5 30%</b>					
<b>Rater 1</b>		5.00	4.00	5.00	4.00	3.00
<b>Rater 2</b>		5.00	5.00	4.00	3.00	4.00
<b>Rater 3</b>		5.00	5.00	5.00	3.00	3.00
<b>Total Score</b>		15.00	14.00	14.00	10.00	10.00
<b>Average Score</b>		5.00	4.67	4.67	3.33	3.33
<b>Weighted Score</b>		1.50	1.40	1.40	1.00	1.00
<b>Respondent Experience:</b>	<b>1-5 10%</b>					
<b>Rater 1</b>		5.00	4.00	5.00	4.00	3.00
<b>Rater 2</b>		5.00	5.00	3.00	3.00	4.00
<b>Rater 3</b>		5.00	5.00	4.00	3.00	3.00
<b>Total Score</b>		15.00	14.00	12.00	10.00	10.00
<b>Average Score</b>		5.00	4.67	4.00	3.33	3.33
<b>Weighted Score</b>		0.50	0.47	0.40	0.33	0.33
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#						
Category I: As detailed in Attachment D	5 (.25)					
Category II: As detailed in Attachment D	4 (.2)					
Category III: As detailed in Attachment D	3 (.15)					
Category IV: As detailed in Attachment D	2 (.1)					
<b>Total Weighted Score</b>		5.00	4.87	4.60	3.33	2.53

**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

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

**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

Associations /Vendors	Contact Name	Email	Notes
Private Practice			
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>POSTPONED</b>			
No Development Firms listed	As HUBs for Bexar	County, GC's only.	



**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

Associations /Vendors	Contact Name	Email	Notes
No Section 3 Developers on	list	No Section 3 Developers on	
ABB Realty, Llc	William Aiyeojenku	willa@abbrealty.com	
CMC Development & Const	Christian Crenshaw	ccrenshaw@cmccorp.us	
Goodson Price Properties	Phillip Gutierrez	phillip@heroeslodge.org	
MONSOON REALTY LLC	Alisha Melvin	info@monsoonrealestate.com	
Sullivan Land Services, Ltd.	Patrick Puckly,	ppuckly@sullivaninterests.com	
Haydon Building Corp	Fritz Behrhorst	fbehrhorst@haydonbc.com	
CMC Commercial Realty Group		info@cmcrealty.com	
First Industrial Realty Group		info@firstindustrial.com	
Franklin Development	Ryan Wilson	ryan@franklindev.net	
Broadway Developments LTD	Web Site		
Live Oak Gottesman		general@liveoak.com	
Carleton Residential Properties		info@carletonrp.com	
Bakke Development		info@bakkedevcorp.com	
HomeSpring Realty Partners	Michael Hogan	mhogan@hoganre.com	
NRP Group LLC	Beth Barker Diane Guerrero Robert Theis	BBarker@nrpgroup.com dguerrero@nrpgroup.com RThies@nrpgroup.com	
McCormack Barron Salazar	Louis Barnardy Monique Chavoya	Louis.Bernardy@mccormackbaron.com monique.chavoya@mccormackbaron.com	
Hunt Companies	Brenda Christman	brenda.christman@huntcompanies.com	
Pinnacle Housing	Megan De Luna Mitch Friedman Lisa Stephens	megan@pinnaclehousing.com mitch@pinnaclehousing.com lisa@pinnaclehousing.com	
Industrial Realty Grp	Tom Messmer Onno Steger	tmessmer@industrialrealtygroup.com osteger@industrialrealtygroup.com	
Lamar		inquiries@laramargroup.com	
Oaktree Development		inquiry@oakdev.com	
GID Development	James Linsey Robert Tullis	jlinsey@gid.com rtullis@gid.com	
Tucker development		info@tuckerdevelopment.com	
Trammell Crow	Adam Nims	anim@trammellcrow.com	
Ryan Companies	Hunter Barrier David Knoll	hunter.barrier@ryancompanies.com david.knoll@ryancompanies.com	
McAlister Development Co.	Merritt Owings Anna Rogers	mowings@mcalistdevelopment.com arogers@mcalistdevelopment.com	
Paladino		info@paladinoandco.com	
Flaherty & Collins		INFO@FLCO.COM	
HKS	Mike Nicolaus	mnicolaus@hksinc.com	
Michael Wibracht		michael@210dg.com	
Casey Development	Darren Casey		
Amtex Development	Sheri Wilhelm	swilhelm@amcalhousing.com	



**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

Associations /Vendors	Contact Name	Email	Notes
Amcal Housing	Mark Morgan	mmorgan@amcalhousing.com	
210 Development Group	Holly Thoman David Richardson	holly@210dg.com david@210dg.com	
YNDO Com Real State		steve@yndoco.com	
Koontz Corporation		marketing@koontzcorp.com	
GFR Development	Adam Schiller Mark Granados	schiller@gfrdevelopment.com granados@gfrdevelopment.com	
Birnbaum	Mike Birnbaum Greg Mann	mbirnbaum@birnbaumproperty.com gmann@birnbaumproperty.com	
Xylon Development		Contact@xylondevelopment.com	
Fulcrum development		fulcrum@fulcrumsa.com	
Christman		webmaster@christmanco.com	
Fallon Company		info@falloncompany.com	
Ryan	Jeff Smith	jeff.smith@ryancompanies.com	
McShane Development Co.	Kenneth Kristofek	kkristofek@conorcommercial.com	
KDC	Marc Flores	marc.flores@kdc.com	
Marque Real Estate Conslts	Daniela Medina	daniela@marqueconsultants.com	
Vesta Corporation	Kyle Ramsey	KRamsey@vestacorp.com	
Itex Development	Kenny Baugh Bobken Simonians	kenny.baugh@itexgrp.com bobken.simonians@itexgrp.com	
Lynd Company	Michael Lynd	mlynd@lyndworld.com	Not Found
Redleaf Properties	Rob Shands Matt Whelan	rshands@redleaf-properties.com mwhelan@redleaf-properties.com	
AREA Real Estate	Davis Adelman	davida@areatx.com	
Catellus Development Corp	Greg Weaver	gweaver@Catellus.com	
SAC Advisors	Ed Cross	ecross@sacadvisors.com	
	Tim Cone	timothycone@gmail.com	
ULI San Antonio	Janis Ploetz	Janis.Ploetz@uli.org	
David Weekly Homes	Ian Dietrich	IDietrich@dwhomes.com	
Terramark Homes	Charles Turner John Cooley	cturner@terramarktx.com jcooley@terramarktx.com	
AIA Houston	Rusty Bienvenue Jennifer Ward	rusty@aiahouston.org jennifer@aiahouston.org	
ULI Austin	Pauletter Gibbins	paulette.gibbins@uli.org austin@uli.org	
ULI Houston	David Kim	david.kim@uli.org houston@uli.org	
AIA Austin	Ingrid Spencer Julia Brown	ingrid@aiaaustin.org julia@aiaaustin.org	
AIA San Antonio	Belinda	belinda@aiaaustin.org	
Presidium	Tiger Smith	tsmith@presidiumre.com	
Overland Partners	Madison Smith Rick Archer	mas@overlandpartners.com rma@overlandpartners.com	
Big Red Dog Engineering	Russell Yeager	russell.yeager@bigreddog.com	
	Irby Hightower	irby@alamoarchitects.com	

**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

Associations /Vendors	Contact Name	Email	Notes
Alamo Architects	Jim Bailey	jim@alamoarchitects.com	
Pape Dawson	Tom Carter	tcarter@pape-dawson.com	
Dorado Development Co	David Cummings	david@doradodev.com	
Foster CM Group	Paul Foster	fostercmg@fostercmggroup.com	
Brownstone Group	Steadman Grisby	steadman@thebrownstonegroup.net	Not Found
Dinerstein Companies	Andrew Leslie	andrew@thebrownstonegroup.net	
	Brian Dinerstein	Brian.Dinerstein@tdc-properties.com	

**Advertisement List**  
**Solicitation # 1905-909-57-4919**  
**RFP Master Developer Victoria Commons Sites**

***Send Only to those selected for the shortlist, delete all others***

Catellus Development Corporation	Gregory Weaver	gweaver@catellus.com	
<del>Dwell Dominion Group PSW</del>	<del>Peggy Brimhall</del>	<del>peggy@getfigurd.com</del>	Not short listed
<del>Franklin Development Properties</del>	<del>Ryan Wilson</del>	<del>ryan@franklindev.net</del>	Not short listed
Atlantic Pacific Communities	Randy Weisburd	dwilson@apcompanies.com	
RedLeaf Partners	John M Whelan	mwhelan@redleaf-properties.com	



<b>Scoring Matrix-Post Interviews</b> <b>Master Developer Victoria Commons Sites Including Artisan Town Homes Phase IIB</b> <b>1904-909-57-4919</b>			
Criterion Description	Max Points Weight	Catellus Development Corp.	Red Leaf Properties
<b>Master Development Team Members</b>	1-5		
<b>Qualifications</b>	10%		
<b>Rater 1</b>		5.00	4.00
<b>Rater 2</b>		5.00	5.00
<b>Rater 3</b>		5.00	3.00
<b>Total Score</b>		15.00	12.00
<b>Average Score</b>		5.00	4.00
<b>Weighted Score</b>		0.50	0.40
<b>Proposed Development Plan</b>	1-5 40%		
<b>Rater 1</b>		5.00	3.00
<b>Rater 2</b>		5.00	4.00
<b>Rater 3</b>		5.00	3.00
<b>Total Score</b>		15.00	10.00
<b>Average Score</b>		5.00	3.33
<b>Weighted Score</b>		2.00	1.33
<b>Preliminary Business Plan</b>	1-5 40%		
<b>Rater 1</b>		4.50	3.50
<b>Rater 2</b>		4.50	4.50
<b>Rater 3</b>		5.00	3.00
<b>Total Score</b>		14.00	11.00
<b>Average Score</b>		4.67	3.67
<b>Weighted Score</b>		1.87	1.47
<b>Strength of the Section 3 plan:</b>	1-5 5%		
<b>Rater 1</b>		3.00	3.00
<b>Rater 2</b>		3.00	3.00
<b>Rater 3</b>		3.00	3.00
<b>Total Score</b>		9.00	9.00
<b>Average Score</b>		3.00	3.00
<b>Weighted Score</b>		0.15	0.15
<b>Strength of the S/W/M/BE plan:</b>	1-5 5%		
<b>Rater 1</b>		3.00	3.00
<b>Rater 2</b>		3.00	3.00
<b>Rater 3</b>		3.00	3.00
<b>Total Score</b>		9.00	9.00
<b>Average Score</b>		3.00	3.00
<b>Weighted Score</b>		0.15	0.15
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.			
<b>Category I:</b>	5 (.25)		
<b>Category II:</b>	4 (.2)		
<b>Category III:</b>	3 (.15)		
<b>Category IV:</b>	2 (.1)		
<b>Total Weighted Score</b>		4.67	3.50

**Advertisement List**  
**Solicitation # 1905-909-57-4919**  
**RFP Master Developer Victoria Commons Sites**

***Send Only to those selected for the shortlist, delete all others***

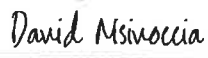
Catellus Development Corporation	Gregory Weaver	gweaver@catellus.com	
Dwell Dominion Group PSW	Pegy Brimhall	pegy@getfigurd.com	Not short listed
Franklin Development Properties	Ryan Wilson	ryan@franklindev.net	Not short listed
Atlantic Pacific Communities	Randy Weisburd	dwilson@apcompanies.com	
RedLeaf Partners	John M Whelan	mwhelan@redleaf-properties.com	


**SAN ANTONIO HOUSING AUTHORITY**

September 5, 2019

**BOARD OF COMMISSIONERS**

**RESOLUTION 5961, APPROVING THE RENEWAL OF THE EMPHASYS COMPUTER SOLUTIONS ANNUAL MAINTENANCE AND SUPPORT AGREEMENT FOR AN AMOUNT NOT TO EXCEED \$156,693.00 FOR YEAR ONE, \$164,527.65 FOR YEAR TWO, \$172,754.03 FOR YEAR THREE, \$181,391.73 FOR YEAR FOUR, AND \$190,461.32 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR, WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
5809927B75274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
5AC93CF03F5A422...  
**Steven Morando**  
**Director of Procurement  
 and General Services**

DocuSigned by:  
  
4248C33558E34F7...  
**Jo Ana Alvarado**  
**Director of Innovative  
 Technology**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5961, approving the renewal of the Emphasys Computer Solutions annual maintenance and support agreement for an amount not to exceed \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for the Emphasys Computer Solutions annual maintenance and support agreement is not expected to exceed the amount of \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms. We have allowed for an escalation for the annual maintenance and software support that is capped at five percent. This service will be funded through the approved operating budgets and/or reserves.

**SUMMARY:**

SAHA requires the ongoing services of Emphasys Computer Solutions for SAHA's Federal Housing Programs. The Emphasys Computer Solution "Elite" is currently the software being utilized to manage a variety of specialized functions within both the Assisted Housing and Public Housing operations, to include client management data information, landlord accounts, rent collections, landlord payments, unit occupancy data, and HUD reporting.

The continued proprietary software and maintenance will keep SAHA updated with the latest emerging technology for housing authorities, by providing updates to software modules with changing HUD regulations and the latest technological advances for various business functions.

Emphasys features technology databases with robust architecture built to manage extensive client data and specializes in software that is designed for large housing authorities that authorize vouchers of 12,000 or more. Other competitive companies have not demonstrated specialized experience in this niche and have not proven to support this type of robust technological



**SAN ANTONIO HOUSING AUTHORITY**

**September 5, 2019**

architecture needed to remain customizable to meet SAHA operations.

On January 12, 2006, SAHA's Board of Commissioners granted approval for staff to negotiate and enter into a contract with Emphasys for the purchase of software. The original agreement included provisions for an annual software support contract that includes updates, upgrades and maintenance to be provided by the software vendor. Software licenses are proprietary, thus the annual contract for support is a sole source procurement. We were granted approval by SAHA's Board of Commissioners on September 3, 2009, and November 6, 2014, to renew the software support contract with Emphasys Computer Solutions. Each approval was for a period of one year with the option to renew up to four additional one-year terms.

The contract is nearing its final date under the November 6, 2014, Board approved term; therefore, we are requesting approval that the Board reconfirm our authority to continue participating in the annual software support agreement with Emphasys Computer Solutions, for an additional term of one year with the option to renew up to four additional one-year terms. The continued software support and maintenance will keep SAHA updated with the latest emerging technology for managing our Assisted Housing and Public Housing Programs.

**STRATEGIC GOAL:**

Transfer core operations to be a high performing and financially strong operation.

**ATTACHMENT:**

Resolution 5961

**San Antonio Housing Authority  
Resolution 5961**

**RESOLUTION 5961, APPROVING THE RENEWAL OF THE EMPHASYS COMPUTER SOLUTIONS ANNUAL MAINTENANCE AND SUPPORT AGREEMENT FOR AN AMOUNT NOT TO EXCEED \$156,693.00 FOR YEAR ONE, \$164,527.65 FOR YEAR TWO, \$172,754.03 FOR YEAR THREE, \$181,391.73 FOR YEAR FOUR, AND \$190,461.32 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR, WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on January 12, 2006, SAHA's Board of Commissioners granted approval for staff to negotiate and enter into a contract with Emphasys for the purchase of software. The original agreement included provisions for an annual software support contract that includes updates, upgrades and maintenance to be provided by the software vendor; and

**WHEREAS**, SAHA was granted approval by the Board of Commissioners on September 3, 2009, and November 6, 2014, to renew the software support contract with Oracle America (J.D. Edwards); and

**WHEREAS**, SAHA is requesting approval that the Board reconfirm staff's authority to continue participating in the annual software support agreement with Emphasys Computer Solutions; and

**WHEREAS**, the current award recommendation for the Emphasys Computer Solutions annual maintenance and support agreement is not expected to exceed the amount of \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms. Staff has allowed for an escalation for the annual maintenance and software support that is capped at five percent. This service will be funded through the operating budgets and/or 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 5961, approving the renewal of the Emphasys Computer Solutions annual maintenance and support agreement for an amount not to exceed \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 5th day of September 2019.**

---

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

**Attested and approved as to form:**

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**David Nisivoccia**  
President and CEO

**SAN ANTONIO HOUSING AUTHORITY****September 5, 2019****BOARD OF COMMISSIONERS**

**RESOLUTION 5951, AUTHORIZING THE AWARD OF AN AGENCY WIDE CONTRACT FOR AUTOMATIC GATE MAINTENANCE, REPAIR, AND REPLACEMENT SERVICES TO GATE SERVICES & SUPPLY, LLC FOR AN ANNUAL AMOUNT NOT TO EXCEED \$52,000.00 FOR YEAR ONE, \$57,000.00 FOR YEAR TWO AND YEAR THREE, \$59,000.00 FOR YEAR FOUR, AND \$61,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:

*David Nisivoccia*

3009927873274DC...

**David Nisivoccia**  
President and CEO

DocuSigned by:

*Steven Morando*

5A693GF03F5A482...

**Steven Morando**  
Director of Procurement  
and General Services

DocuSigned by:

*Brandee R. Perez*

B60757B82B8642A...

**Brandee Perez**  
Director of Federal Housing  
Programs

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5951, authorizing the award of an agency wide contract for automatic gate maintenance, repair, and replacement services to Gate Services & Supply, LLC for an annual amount not to exceed \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for the automatic gate maintenance, repair, and replacement services is not expected to exceed an amount of \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five. This service will be funded by the operating budgets and/or available reserves.

**SUMMARY:**

SAHA currently has automatic gates at various properties to include Beacon Communities. Their operating types include single and dual, powered by electric, chain driven, cable drive, on rollers, swing, sliding, barrier arms, hydraulic bollards, loops, and are not limited to other mechanisms. Annual, semi-annual or quarterly preventative maintenance, repair, and replacement services are required by the Agency to ensure the automatic gates are in proper working order.

On May 10, 2019, SAHA issued an Invitation For Bids (IFB) #1905-936-37-4921 for Automatic Gate Maintenance, Repair, and Replacement Agency Wide that closed on June 7, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to thirty-nine vendors. A total of three bids were received in response to this solicitation: DH Pace Door Services dba Door Control Services, Inc., Gate Services & Supply, LLC, and H1 Contracting, LLC (ESBE, HABE, MBE, SBE). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, the quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, SAHA is recommending contract award to Gate Services & Supply, LLC. They are the lowest priced responsive and responsible bidder.

**SAN ANTONIO HOUSING AUTHORITY**

**September 5, 2019**

Gate Services & Supply LLC was established in 2006, and is headquartered in San Antonio, Texas. They service Austin, Corpus Christi, San Antonio, and all surrounding areas. This vendor offers services to include installation and service of gate and access control systems for commercial automatic gates, residential driveway gates, and high security gates; preventative maintenance programs; welding of gates and fence repairs; transmitters, cards and fobs; and saw cutting services to include either asphalt or concrete to provide pathways for electrical, landscaping or plumbing work. Additionally, services are available 24 hours a day, 365 days a year. This vendor has received prior awards from SAHA for automatic gate maintenance and or repair services. Their client list includes Tartan Construction, CIA Services, Fencecrete, San Miguel Apartments, and CMG Management. Gate Services & Supply's Section 3 Good Faith Effort Plan includes hiring one individual in the officer/manager category and one individual in the laborer unskilled category.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5951

Bid Tabulation



**San Antonio Housing Authority  
Resolution 5951**

**RESOLUTION 5951, AUTHORIZING THE AWARD OF AN AGENCY WIDE CONTRACT FOR AUTOMATIC GATE MAINTENANCE, REPAIR, AND REPLACEMENT SERVICES TO GATE SERVICES & SUPPLY, LLC FOR AN ANNUAL AMOUNT NOT TO EXCEED \$52,000.00 FOR YEAR ONE, \$57,000.00 FOR YEAR TWO AND YEAR THREE, \$59,000.00 FOR YEAR FOUR, AND \$61,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on May 10, 2019, SAHA issued an Invitation For Bids (IFB) #1905-936-37-4921 for Automatic Gate Maintenance, Repair, and Replacement Agency Wide that closed on June 7, 2019; and

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

**WHEREAS**, Gate Services & Supply, LLC is being recommended for contract award. They are the lowest priced responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for automatic gate maintenance, repair, and replacement services is not expected to exceed an amount of \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five. This service will be funded by the 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 5951, authorizing the award of an agency wide contract for automatic gate maintenance, repair, and replacement services to Gate Services & Supply, LLC for an annual amount not to exceed \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 5th day of September 2019.**

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

**Attested and approved as to form:**

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**David Nisivoccia**  
President and CEO

**Bid Tabulation: Automatic Gate Maintenance, Repair, and Replacement Agency Wide**  
**1905-936-37-4921**

<b>Preventative Maintenance- Section 1</b>				<b>Gate Services and Supply, LLC</b>				<b>DH Pace Door Services</b>				<b>H1 Contracting</b>			
Item No	Item Description	Gate Type	UOM/EA	Cost	Unit Price w/ Discount	% Discount	UOM	Unit Price w/ Discount	% Discount	Cost	Unit Price w/ Discount	% Discount	Cost	Unit Price w/ Discount	% Discount
1	PM for 1st Gate per location	Single Gate	1	\$55.00	\$2,081.63	17%	EA	\$1,890.00	9%	\$180.00	\$1,890.00	9%	\$180.00	\$1,890.00	9%
2		Double Gate	1	\$65.00	\$2,804.00	15%	EA	\$2,003.00	15%	\$250.00	\$2,003.00	15%	\$250.00	\$2,003.00	15%
3	PM for Additional per Location	Single Gate	1	\$75.00	\$3,094.00	15%	EA	\$2,670.00	15%	\$140.00	\$2,670.00	15%	\$140.00	\$2,670.00	15%
4		Double Gate	1	\$85.00	\$2,890.00	15%	EA	\$2,065.00	15%	\$210.00	\$2,065.00	15%	\$210.00	\$2,065.00	15%
<b>Gate Operator Installation- Section 2</b>															
5	Gate Operator Installation - Apollo	7251	EA	\$2,081.63	\$1,890.00	17%	EA	\$1,890.00	9%		\$1,890.00	9%		\$1,890.00	9%
6	Gate Operator Installation - Door King	8100	EA	\$2,804.00	\$2,003.00	15%	EA	\$2,003.00	15%		\$2,003.00	15%		\$2,003.00	15%
6.1	Gate Operator Installation - Door King	9150	EA	\$3,094.00	\$2,670.00	15%	EA	\$2,670.00	15%		\$2,670.00	15%		\$2,670.00	15%
6.2	Gate Operator Installation - Door King	9100	EA	\$2,890.00	\$2,065.00	15%	EA	\$2,065.00	15%		\$2,065.00	15%		\$2,065.00	15%
7	Gate Operator Installation - Eagle Access	Eagle 2000 - FSF	EA	\$2,525.00	\$1,750.00	16%	EA	\$1,750.00	14%		\$1,750.00	14%		\$1,750.00	14%
8	Gate Operator Installation - Elite	SL3000UL3	EA	\$3,489.00	\$2,670.00	14%	EA	\$2,670.00	20%		\$2,670.00	20%		\$2,670.00	20%
8.1	Gate Operator Installation - Elite	SL - 3000	EA	\$3,489.00	\$2,670.00	14%	EA	\$2,670.00	20%		\$2,670.00	20%		\$2,670.00	20%
8.2	Gate Operator Installation - Elite	SL3000UL	EA	\$3,489.00	\$2,670.00	14%	EA	\$2,670.00	20%		\$2,670.00	20%		\$2,670.00	20%
9	Gate Operator Installation - Lift Master	CSW-200 UL 8	EA	\$3,598.00	\$2,670.00	14%	EA	\$2,670.00	20%		\$2,670.00	20%		\$2,670.00	20%
<b>Repairs- Section 3</b>															
11	On-Site Labor Rate - Normal Hours - First 1/2 Hour	Routine	0.5	\$49.25	\$179.00			\$179.00			\$179.00			\$179.00	
12		Urgent	0.5	n/a	\$269.00			\$269.00			\$269.00			\$269.00	
13	On-Site Labor Rate - Normal Hours - Per Hour	Routine	1	\$98.50	\$140.00			\$140.00			\$140.00			\$140.00	
14		Urgent	1	\$150.00	\$230.00			\$230.00			\$230.00			\$230.00	
15	On-Site Labor Rate - After Hours - First 1/2 Hour	Routine	0.5	n/a	\$279.00			\$279.00			\$279.00			\$279.00	
16		Urgent	0.5	n/a	\$240.00			\$240.00			\$240.00			\$240.00	
17	On-Site Labor Rate - After Hours - Per Hour	Routine	1	n/a	\$240.00			\$240.00			\$240.00			\$240.00	
18		Urgent	1	\$250.00	\$240.00			\$240.00			\$240.00			\$240.00	
<b>Incremental Time Costs</b>															
19	Normal / After Hours are billable in 15-minute increments based on hourly price, after first 1/2 hr?			NO	\$35/15min			\$35/15min			\$35/15min			\$35/15min	
<b>Cost plus Markup - Section 4</b>															
20	Markup for Accessories from Cost			Discount (%)	14-17%			Discount (%)	15%		Discount (%)	50%		Discount (%)	50%
<b>MSRP Component Minus Discount - Section 5</b>															
Item No	*Item Description	Qty		MSRP Price	Extended Price			MSRP Price	Extended Price		MSRP Price	Extended Price		MSRP Price	Extended Price
21	4602-018 Control Board	1		\$782.00	\$664.70			\$782.00	\$664.70		\$782.00	\$664.70		\$782.00	\$664.70
22	6 in Guide Roller Assembly - Single	1		\$35.71	\$30.35			\$35.71	\$30.35		\$35.71	\$30.35		\$35.71	\$30.35
23	Chain Idler Assembly	1		\$20.22	\$17.19			\$20.22	\$17.19		\$20.22	\$17.19		\$20.22	\$17.19
24	2600-442 #40 Chain Nickle Plated, 20ft.	1		\$45.00	\$45.00			\$45.00	\$45.00		\$45.00	\$45.00		\$45.00	\$45.00
25	2600-271 Chain Stop	1		\$30.12	\$25.60			\$30.12	\$25.60		\$30.12	\$25.60		\$30.12	\$25.60
Total of Extended Pricing					\$782.84				\$782.84			\$782.84			\$782.84
<b>Total Evaluated Annual Cost w/o Labor</b>				<b>\$29,979.41</b>				<b>\$35,064.84</b>				<b>\$48,760.00</b>			

Notes: \*Door King 9150 parts

## Advertisement List

Solicitation # 1905-936-37-4921

Automatic Gate Maintenance, Repair, and Replacement Agency Wide  
4/29/2019

Entity	Contact Name	Email	Contact N
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@aia.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	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries of San Antonio	Angélique De Oliveira	<a href="mailto:adeoliveira@goodwillsa.org">adeoliveira@goodwillsa.org</a>	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	David Petersen	<a href="mailto:dpetersen@sachamber.org">dpetersen@sachamber.org</a>	
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 # 1905-936-37-4921**  
**Automatic Gate Maintenance, Repair, and Replacement Agency Wide**  
**4/29/2019**

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	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr.	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
	<b>HUBS on CMBL</b>		
PRO SECURITY GROUP, INC.	Denise E. Nicholson	denise@prosecuritygroup.com	254-753-7766
BAYTECH SUPPLY INC	Bonnie YABLONSKI	baytincorp@aol.com	210-828-3100
CDI VENTURES, INC.	Robert Livar	robert@cdi-tech.net	210-488-9066
SEC-OPS, INC.	Robert Lott	robert@secopsinc.com	361-299-6767
	<b>Section 3 Bidders</b>		
No Section 3 vendors			




**Advertisement List**  
**Solicitation # 1905-936-37-4921**  
**Automatic Gate Maintenance, Repair, and Replacement Agency Wide**  
**4/29/2019**

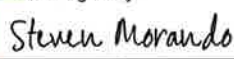
	Direct Solicits		
Texas Gate Repair		mlear@texasgaterepair.com	210-762-6900
Fusion 13		info@ironfencesa.com	(210) 887-4086
SA Quality Fence & Welding	ATTN: Gate Dept.	sales@saqualityfence.com	210-545-6767
Buzz County Wide Fence	Larry Thomas	larryt.kt@gmail.com drew.thomas@att.net	210-545-0012
JP Doors and Gates		service@jpdoorsandgates.com	(830) 624-0405
Fences of Texas		info@moellerranch.com	830-609-1108
AAA Fence Pros		Info@AAAFencePros.com	210-573-6839
de la Garza Fence Company, Inc.		Nick@delagarzafence.com Barbara@delagarzafence.com Mark@delagarzafence.com	210-674-8302
Automatic Gate Services		mlear@texasgaterepair.com	
Gate Services		gateservices@sbcglobal.net	210-867-5451
Door Control Services	James Hall Steve Sweeney	Ssweeney@doorcontrolservices.com Scottl.Davis@dhpac.com	888-833-7857
Advanced Door Control		bmaze@advanceddoorcontrol.com	
Universal Door Control	Dawn Abbot	dabbott@doorcontrolservices.com	830-216-4358
Miner Central Texas	Chris Galvan	salesadminmct@minercorp.com	210-655-8600
United Door Service		ernie@uniteddoorservices.com	
Champion Lock & Safe		rene@championlock.com	
TexDoor Limited		mthompson@tex-door.com	
Automatic Gates Cameras and More		service@sagates.com	<b>210-499-1202</b>
Advan-Edge	Pedro Vargas	petervargas@att.net	210.846.1842
All Pro General Construction	Raul Scott	rs@allprogenconst.com	210.627.2563
Allbrite Constructors of Texas	Patrick yates	jan@allbriteconstruction.com	210.490.6495
All Area Overhead Doors		allen@aaadoors.com	(512) 945-6638
Ariva Contracting	Adan Silva	adan@arivacontracting.com	210.253.0976
McFarland & McFarland Const.	James McFarland	mcfarland958@gmail.com	210.609.7959
Applied Network Security LLC	Samuel Yamthe	styamthe@appliednetworksecurity.com	512.490.1572
Luis Door 7 Closer Service	Luis Estrada	luisdoors1329@sbcglobal.net	512.785.6054
Access & Control, LLC	Jeffrey S. Weimer	jeff@accesscontrol-houston.com	832.744.8388
Advanced Lock Solutions Inc.	Troy/Angie	advancedlock@yahoo.com	512.933.0300
Access Controls		accesscontrols@austin.rr.com	(512) 264-0360
Design Security Controls, LTD.	Rick Johnson	rjohnson@design-security.com	713.464.8407
In Line Fence		INFO@INLINEFENCETX.NET	<b>(830) 428-2660</b>
Pro-Tech Automatic Gates		stevestonept@gmail.com	(210) 635-8011
Poutra Enterprises Inc.		poutra@stic.net	
San Antonio Garage Door & Gate		service@sanantoniogaragedoorandgate.com	(210) 610-2085
South Texas Gate Company			<b>(210) 849-2849</b>
Precision Auto Gates		Info@precisionautogates.com	210-844-0409

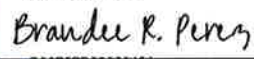
**SAN ANTONIO HOUSING AUTHORITY**

September 5, 2019

**BOARD OF COMMISSIONERS****RESOLUTION 5960, AUTHORIZING THE AWARD OF AN AGENCY WIDE CONTRACT FOR BIOHAZARD CLEANUP SERVICES TO THE TRINIDAD GROUP DBA BIOTECHS (ESBE, HABE, MBE, SBE, WBE) FOR AN ANNUAL AMOUNT NOT TO EXCEED \$80,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
 5009927573274DC...  
**David Nisivoccia**  
 President and CEO

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

DocuSigned by:  
  
 800737B5288042A...  
**Brandee Perez**  
 Director of Federal Housing  
 Programs

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5960, authorizing the award of an Agency Wide contract for biohazard cleanup services to the Trinidad Group dba BioTechs (ESBE, HABE, MBE, SBE, WBE) for an annual amount not to exceed \$80,000.00 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 biohazard clean up services is not expected to exceed an annual amount of \$80,000.00 and will be funded through the operating budget and/or available reserves.

**SUMMARY:**

SAHA requires the services of a vendor to perform biohazard clean up services on an as needed basis, agency wide to include Beacon Communities. The vendor shall be responsible for cleanup, disinfecting, decontaminating, deodorizing, sanitizing, and transport of biohazard waste materials, such as blood and bodily fluids to an appropriate treatment, storage or disposal facility. Disposal of all waste collected must be picked up by a licensed medical waste carrier of contaminated items and be incinerated. All work shall be performed in accordance with all Federal (United States Environmental Protection Agency, United States Department of Transportation, and Occupational Health and Safety Administration), State and local laws and regulations. Also covered under this award is waste that is not categorized as biohazard or regulated, such as hoarded items, that SAHA determines is in its best interest to dispose of under the terms of this Agreement.

On June 6, 2019, SAHA issued an Invitation For Bids (IFB) #1903-926-45-4907 for Biohazard Cleanup Services that closed on July 9, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to forty-one contractors. A total of two bids were received in response to this solicitation: Emergency Cleaning Solutions (HUB) and The Trinidad Group, LLC dba BioTechs (ESBE, HABE, MBE, SBE, 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, extent to which the goods or services meet SAHA's needs, and total long term cost. Based on the above, we are recommending contract award to The Trinidad Group, LLC dba Bio Techs.

**SAN ANTONIO HOUSING AUTHORITY**

**September 5, 2019**

They are the lowest priced responsive and responsible bidder.

The Trinidad Group, LLC dba Bio Techs was established in 2002, and is headquartered in San Antonio, Texas, with field office locations in Dallas and Houston, Texas. They have been certified by the South Central Texas Regional Certification Agency as an ESBE, HABE, MBE, SBE, WBE. This company specializes in decontamination services for residential, commercial and vehicular environments. Over the past twenty years they have assisted communities with clean up services to include crime scene, death, industrial accident, vehicle accident, animal waste, chemical spill, and hoarding. BioTechs is currently under contract with SAHA to provide biohazard clean up services. Their client list includes Bexar County Housing Authority, San Antonio Police Department, Bexar County Sheriff Fleet, Elmendorf Police Department, Olmos Police Department, Live Oak Police Department, the Texas Commission on Environmental Quality, Sutherland Springs Church, Alamodome, USAA, Wendy's, Las Palapas. Wellington Estates, and The Gallery Apartments. Their Section 3 Good Faith Effort Plan includes hiring one individual in the office/clerical category and two individuals in the laborers (unskilled) category.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5960

Bid Tabulation

Advertisement List

**San Antonio Housing Authority  
Resolution 5960**

**RESOLUTION 5960, AUTHORIZING THE AWARD OF AN AGENCY WIDE CONTRACT FOR BIOHAZARD CLEANUP SERVICES TO THE TRINIDAD GROUP DBA BIOTECHS (ESBE, HABE, MBE, SBE, WBE) FOR AN ANNUAL AMOUNT NOT TO EXCEED \$80,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on June 6, 2019, SAHA issued an Invitation For Bids (IFB) #1903-926-45-4907 for Biohazard Cleanup Services that closed on July 9, 2019; and

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

**WHEREAS**, we are recommending contract award to the Trinidad Group, LLC dba BioTechs. They are the lowest priced responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for biohazard clean up services is not expected to exceed an annual amount of \$80,000.00 and will be funded through the 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 5960, authorizing the award of an Agency Wide contract for biohazard cleanup services to the Trinidad Group dba BioTechs (ESBE, HABE, MBE, SBE, WBE) for an annual amount not to exceed \$80,000.00 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 5th day of September 2019.**

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

**Attested and approved as to form:**

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



**Bid Tabulation**  
**Biohazard Cleanup Services**  
**1903-926-45-4907**

Personnel	Quantity (20 avg per year@ 8 hours)	The Trinidad Group, LLC dba BioTechs		Emergency Cleaning Solutions	
		Cost per hour (normal hours)	Cost per hour (after hours)	Cost per hour (normal hours)	Cost per hour (after hours)
Supervisor	160	\$ 113.00	\$ 127.00	\$ 130.00	\$ 140.00
		\$ 18,080.00	\$ 20,320.00	\$ 20,800.00	\$ 22,400.00
Technician	160	\$ 88.00	\$ 99.00	\$ 105.00	\$ 115.00
		\$ 14,080.00	\$ 15,840.00	\$ 16,800.00	\$ 18,400.00
Laborer	160	\$ 18.00	\$ 18.00	\$ 25.00	\$ 27.00
		\$ 2,880.00	\$ 2,880.00	\$ 4,000.00	\$ 4,320.00
Total		\$ 35,040.00	\$ 39,040.00	\$ 41,600.00	\$ 45,120.00

**Advertisement List**  
**Solicitation # 1903-926-45-4907**  
**Biohazard Cleanup Services**

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

**Advertisement List**  
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**Biohazard Cleanup Services**

Plumbing Heating Cooling Contractors Association	Heidi Timble	<a href="mailto:Heidi@phcc-sanantonio.org">Heidi@phcc-sanantonio.org</a>	
Professional Engineers in Private Practice	Diane Hoskins	<a href="mailto:bexarpepp@sbcglobal.net">bexarpepp@sbcglobal.net</a>	
Real Estate Council of San Antonio	Martha Mangum	<a href="mailto:martham@recsanantonio.com">martham@recsanantonio.com</a>	
SAABE	Melodie	<a href="mailto:mg.assoc.mgmt@gmail.com">mg.assoc.mgmt@gmail.com</a>	
San Antonio Board of Realtors	Suzanne	<a href="mailto:Suzanne@sabor.com">Suzanne@sabor.com</a>	
SA Chapter of the Associated General Contractors	Dana Marsh	<a href="mailto:sanantonioagc@gmail.com">sanantonioagc@gmail.com</a>	
San Antonio Hispanic Chamber of Commerce	Dave Peterson Brianna Dimas	<a href="mailto:dpetersen@sachamber.org">dpetersen@sachamber.org</a> <a href="mailto:briannad@sahcc.org">briannad@sahcc.org</a>	
San Antonio Masonry Contractors Association	Debbie Mason	<a href="mailto:thesamca@gmail.com">thesamca@gmail.com</a>	
San Antonio Women's Chamber of Commerce	Cindy Libera	<a href="mailto:admin@sawomenschamber.org">admin@sawomenschamber.org</a>	
SmartApartmentData.com		<a href="mailto:constructionadmin@smartlocating.com">constructionadmin@smartlocating.com</a>	
South Central Regional Certification Agency	Charles Johnson	<a href="mailto:cjohnson@sctrca.org">cjohnson@sctrca.org</a>	
South San Antonio Chamber of Commerce	Al Arreola Jr	<a href="mailto:al@southsa.org">al@southsa.org</a>	
Southwest Minority Supplier Diversity Council	Robert Casas	<a href="mailto:smsdc@smsdc.org">smsdc@smsdc.org</a> <a href="mailto:carol@smsdc.org">carol@smsdc.org</a> <a href="mailto:gabrielle@smsdc.org">gabrielle@smsdc.org</a>	
Surety Association of South Texas, Inc.	Jim Swindle	<a href="mailto:jim@alamobonds.com">jim@alamobonds.com</a>	
Texas Society of Professional Engineers	Laura Campa	<a href="mailto:jennifer@tspe.org">jennifer@tspe.org</a>	
TIBH Industries	Robert Olivo	<a href="mailto:robertolivo@tibh.org">robertolivo@tibh.org</a>	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	<a href="mailto:orestes.hubbard@utsa.edu">orestes.hubbard@utsa.edu</a> <a href="mailto:jennifer.mort@utsa.edu">jennifer.mort@utsa.edu</a> <a href="mailto:Jacqueline.Jackson@utsa.edu">Jacqueline.Jackson@utsa.edu</a>	
UTSA Procurement Technical Assistance Center	Terri Williams	<a href="mailto:ptac@utsa.edu">ptac@utsa.edu</a>	
West San Antonio Chamber of Commerce	Julie Jimenez	<a href="mailto:info@westsachamber.org">info@westsachamber.org</a> <a href="mailto:julie@westsachamber.org">julie@westsachamber.org</a>	
Women's Business Enterprise	Avery Smith	<a href="mailto:bids@wbea-texas.org">bids@wbea-texas.org</a>	
NAHRO	Web Site	<a href="http://nahro.economicengine.com">http://nahro.economicengine.com</a> <a href="mailto:support@internationaleprocurement.com">support@internationaleprocurement.com</a>	
Public Purchase	Web Site	<a href="http://www.publicpurchase.com">www.publicpurchase.com</a>	
Texas ESBD	Web Site	<a href="https://portal.cpa.state.tx.us/">https://portal.cpa.state.tx.us/</a>	
North San Antonio Chamber of Commerce	Web Site	<a href="mailto:info@northsachamber.com">info@northsachamber.com</a>	
<b>Direct Solicits as of 11/15/18</b>			
	<b>HUBS on CMBL</b>		
ALAMO 1	President/Joseph Salas	<a href="mailto:frontdesk@alamo1.com">frontdesk@alamo1.com</a>	210-404-1220

**Advertisement List**  
**Solicitation # 1903-926-45-4907**  
**Biohazard Cleanup Services**

ALL BUSINESS MACHINES, INC.	Mackenzie Evers	<a href="mailto:sales@attainit.net">sales@attainit.net</a>	512-298-4665
ARMSTRONG FORENSIC LABORATORY, INC.	Ben Armstrong	<a href="mailto:aflab@aflab.com">aflab@aflab.com</a>	817-275-2691
BORDER DEMOLITION AND CACTUS ABATEMENT & DEMOLITION, LLC	BONNIE SOLIS	<a href="mailto:bonniesol@borderdemo-enviro.com">bonniesol@borderdemo-enviro.com</a>	915-860-8855
CHEMSOL SERVICES INC.	Nelda Hall	<a href="mailto:office@cactusabatement.net">office@cactusabatement.net</a>	817-491-4791
DOBRO SERVICES, LIMITED LIABILITY	MELISSA MARTINEZ	<a href="mailto:robinodom@chemsolservices.com">robinodom@chemsolservices.com</a>	956-440-7408
EASTEX ENVIRONMENTAL LABORATORY, INC.	Manager/Kelly Hauck	<a href="mailto:lifeisgood@dobroservices.com">lifeisgood@dobroservices.com</a>	713-504-0668
GREEN PLANET INC	Susan Cogar-Daniels	<a href="mailto:sdaniels@eastex.net">sdaniels@eastex.net</a>	936-653-3249
HARRIS TRUCKING SERVICES	President/Virginia Belmore	<a href="mailto:vbelmore@greenplanetinc.com">vbelmore@greenplanetinc.com</a>	972-636-1515
IKON ENVIRONMENTAL SOLUTIONS, LP	ANTHONY HARRIS	<a href="mailto:bdlmjz@aol.com">bdlmjz@aol.com</a>	903-738-4003
INLAND ENVIRONMENTS, LTD.	John Savage	<a href="mailto:jsavage@ikonenviro.com">jsavage@ikonenviro.com</a>	281-766-4566
INTERCON ENVIRONMENTAL, INC.	VP/Jed A Landrey	<a href="mailto:lori@inlandenvironments.com">lori@inlandenvironments.com</a>	281-354-7500
PACIFIC ENVIRONMENTAL GROUP, LLC	President / Karen Andrews	<a href="mailto:karen@intercon-environmental.com">karen@intercon-environmental.com</a>	817-477-9995
PARKS CONVENIENT SOLUTIONS, LLC	John Moala, Partner	<a href="mailto:lisia@pacific-environmental.com">lisia@pacific-environmental.com</a>	214-989-4044
PROTECT ENVIRONMENTAL SERVICES INC	George E Parks	<a href="mailto:pcskonvsolutions@gmail.com">pcskonvsolutions@gmail.com</a>	254-630-4107
RNDI COMPANIES, INC.	Alicia Cameron	<a href="mailto:acameron@protectusa.net">acameron@protectusa.net</a>	817-589-9005
	DIANA I. CROSS	<a href="mailto:diana@rndicompanies.com">diana@rndicompanies.com</a>	214-771-3977
<b>Section 3 Bidders</b>			
Trauma & Hazmat Scene	Alena Gutierrez	<a href="mailto:traumaandhazmatss@hotmail.com">traumaandhazmatss@hotmail.com</a>	e-mail
Bio Tech	Audrey Trinidad	<a href="mailto:Biotechs11@gmail.com">Biotechs11@gmail.com</a> <a href="mailto:audrey@biotechsonline.com">audrey@biotechsonline.com</a>	e-mail
Paul Davis Restoration	Paul Davis	<a href="mailto:nstx@pdr-usa.net">nstx@pdr-usa.net</a>	e-mail
Aftermath, Inc.	Website	<a href="mailto:twhaley@aftermathinc.com">twhaley@aftermathinc.com</a>	e-mail
Crime Clean of Texas	Website	<a href="mailto:crimescenecleaning@gmail.com">crimescenecleaning@gmail.com</a> <a href="mailto:Charlie@crimecleanoftexas.com">Charlie@crimecleanoftexas.com</a>	e-mail
Texas Decon Environmental Services	Website	<a href="mailto:texasdecon@yahoo.com">texasdecon@yahoo.com</a>	e-mail
SERVPRO	Website	<a href="mailto:servpro8639@gmail.com">servpro8639@gmail.com</a>	e-mail
Bio-One San Antonio	John Bland	<a href="mailto:jbland@bioonesan.com">jbland@bioonesan.com</a>	e-mail
CG Environmental	Website	<a href="mailto:Weston.lothringer@cleaningguys.com">Weston.lothringer@cleaningguys.com</a>	e-mail
Advanced Bio-Treatment	Website	<a href="mailto:jerry@advancedbio-treatment.com">jerry@advancedbio-treatment.com</a>	e-mail
ECS Emergency Cleaning Solutions	Website	<a href="mailto:crimescenechris@yahoo.com">crimescenechris@yahoo.com</a> <a href="http://www.crimescenecleaning.co">www.crimescenecleaning.co</a>	210-764-6352 210-392-8891
All Nation Restoration	Website	<a href="mailto:info@AllNationRestoration.com">info@AllNationRestoration.com</a>	855-533-5663



**Advertisement List**  
**Solicitation # 1903-926-45-4907**  
**Biohazard Cleanup Services**

	Direct Solicits		
ALLIED INTERNATIONAL EMERGENCY, LLC	Ty McKee, Managing Partner	<a href="mailto:tmckee@aiemergency.com">tmckee@aiemergency.com</a>	817-595-0100
CORE PROJECTS GROUP LLC	Matthew White	<a href="mailto:mwhite@cnroperations.com">mwhite@cnroperations.com</a>	210-290-9624
FRONTIER K2	Rob Tellez	<a href="mailto:rob@kcdisposal.net">rob@kcdisposal.net</a>	361-289-5588
LONE STAR HAZMAT RESPONSE, LLC	Richard Lineus	<a href="mailto:richard@lonestarhazmat.com">richard@lonestarhazmat.com</a>	903-531-0000
NSSI	Brian Cole	<a href="mailto:bcole@nssienvironmental.com">bcole@nssienvironmental.com</a>	210-388-8155
PROGRESSIVE ENV SRVS INC DBA SWS ENV SRV	Sandy Johnson	<a href="mailto:sjohnson@swses.com">sjohnson@swses.com</a>	210-889-5634
REGULATED WASTE MANAGEMENT	Rolanda Parsons	<a href="mailto:regulatedwastemanagement@gmail.com">regulatedwastemanagement@gmail.com</a>	210-491-6500
SECUR LPT, LLC	Chad Runnion	<a href="mailto:chad.runnion@securllc.com">chad.runnion@securllc.com</a>	615-454-0461
TRADEBE ENVIRONMENTAL SERVICES, LLC	David Holmgreen	<a href="mailto:david.holmgreen@tradebe.com">david.holmgreen@tradebe.com</a>	800-388-7242
TRIDENT WASTE SERVICES	William Jewett	<a href="mailto:bill@tridentwaste.com">bill@tridentwaste.com</a>	830-837-3766
USFS	Barry Stem	<a href="mailto:barry.stem@usfslc.com">barry.stem@usfslc.com</a>	901-268-6314
VEOLIA ES TECHNICAL SOLUTIONS, LLC		<a href="mailto:customers.gulfcoast@veolia.com">customers.gulfcoast@veolia.com</a>	281-427-4099
WHOLE ENVIRONMENTAL	Owner/Brenda Keilers	<a href="mailto:Brenda@WholeEnvironmental.com">Brenda@WholeEnvironmental.com</a>	214-500-6338


**SAN ANTONIO HOUSING AUTHORITY**

**September 5, 2019**

**BOARD OF COMMISSIONERS**

**RESOLUTION 5959, APPROVING MOVING TO WORK FLEXIBILITIES FOR VASH PROGRAM**

DocuSigned by:  
  
3009927675274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
B00757B8288042A...  
**Brandee Perez**  
**Director of Federal Housing Programs**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5959, approving Moving to Work Flexibilities for VASH Program.

**FINANCIAL IMPACT:**

There is no estimated financial impact.

**SUMMARY:**

On June 13, 2019, the U.S. Department of Housing and Urban Development (HUD) approved the San Antonio Housing Authority (SAHA) to extend approved Moving to Work (MTW) flexibilities for its HUD-Veterans Affairs Supportive Housing (VASH) participants.

The application of SAHA's MTW activities to these special vouchers would enable program administration to be more efficient for our agency and benefit participants by increasing housing opportunities and simplifying program processes.

The following sections provide a summary of SAHA's Housing Choice Voucher (HCV) Program MTW activities and their application to SAHA's VASH Program policies:

**FY2019-1: Local SAFMR Implementation**

As a local implementation of HUD's Small Area Fair Market Rents (SAFMRs), this activity is designed to increase housing choices for low-income families by creating local submarket payment standards that better reflect market conditions in different parts of San Antonio; thereby, making a larger number of San Antonio neighborhoods affordable for voucher households. The adoption of local submarket payment standards rather than HUD's SAFMRs will contribute to the affordability of housing opportunities in San Antonio for VASH participants.

**FY2019-2: Alternate Recertification Process**

This activity has two main components that are designed to streamline and simplify the recertification process for the Housing Choice Voucher (HCV) Program: (1) triennial recertifications for elderly/disabled households on a 100% fixed income and biennial recertifications for all other households, and (2) streamlined methods of income verification that allows SAHA to skip the third-party verification form and use oral third-party verification instead. Both components of this MTW activity would streamline the recertification process for our participants without compromising the nature of the special purpose. Although the recertification schedule for participants will move to either biennial or triennial schedules, SAHA will work with

**SAN ANTONIO HOUSING AUTHORITY****September 5, 2019**

partner agencies to ensure participants are still receiving supportive services or receiving the offer of supportive services on a regular basis.

**FY2014-6: Rent Simplification**

This activity eliminates allowances and deductions and uses 27.5% of the monthly gross income to calculate rent. VASH participant rent is calculated according to Housing Choice Voucher (HCV) rules and regulations, so the simplified rent calculation would not stand in contrast of any VASH policies.

**FY2015-4: Simplified Utility Allowance Schedule**

This activity establishes a simplified utility allowance schedule for all bedroom sizes and benefits property owners and participants, who will have a more accurate understanding of the total gross rent that will be paid to the owner. The activity would not contradict the special program's rules and regulations, as they use utility allowance schedules based on current market consumption data and this MTW activity simplifies that data for use in program administration.

Upon approval of this resolution, the following language will be added to the FY2019-20 Administrative Plan to address implementation of MTW flexibilities to the VASH program:

**1.4.B Moving to Work Agreement and Activities**

\*\*\*

- (3) The MTW activities apply only to certain assisted housing programs administered by SAHA. All non-MTW programs are subject to normal program rules and regulations.
- (a) SAHA's MTW programs include:
    - (i) HCV Program
    - (ii) Set Aside Homeless Voucher Program (SHVP)
    - (iii) Homeless Services Voucher (HSV) Program
    - (iv) 5-Year Mainstream Program
    - (v) Veterans Affairs Supportive Housing (VASH) Program
  - (b) SAHA's non-MTW programs include:
    - ~~(i) Veterans Affairs Supportive Housing (VASH) Program~~
    - (ii) Moderate-Rehabilitation (MOD) Program

**SAN ANTONIO HOUSING AUTHORITY****September 5, 2019****16.2.B PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]**

\*\*\*

**(2) Small Area Fair Market Rents [FR Notice 11/16/16]**

- (a) In October 2017, HUD will publish Small Area FMRs for the San Antonio-Bexar County area for use in the administration of tenant-based assistance under the HCV program.
- (b) Small Area FMR areas refer to the U.S. Postal Service ZIP code areas within the San Antonio-Bexar County area.
- (c) SAHA must revise the payment standard amount no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range -- between 90 and 110 percent of the published FMR for each unit size.

~~(d) SAHA will apply HUD SAFMRs to the following non-MTW programs:~~

~~(i) — Veterans Affairs Support Housing (VASH) Program~~

(e) SAHA will implement local submarket payment standards for MTW Housing Choice Voucher applicants and participants through a phase-in approach.

- (i) Phase I will establish the local submarket payment standards through two (2) tiers. Phase I will be effective for vouchers issued October 1, 2018, or later and November recertifications.
- (ii) Phase II will establish the local submarket payment standards through ten (10) tiers. Effective date of Phase II will be determined upon HUD approval of SAHA's MTW Plan.

The recommended policy will be effective for all new admissions and annual recertifications with an effective date of January 1, 2020, or later.

**STRATEGIC GOAL:**

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

**ATTACHMENT:**

Resolution 5959

Policy Change



**San Antonio Housing Authority  
Resolution 5959**

**RESOLUTION 5959, APPROVING MOVING TO WORK FLEXIBILITIES FOR VASH PROGRAM**

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) approved the San Antonio Housing Authority (SAHA) to extend approved Moving to Work (MTW) flexibilities for its HUD-Veterans Affairs Supportive Housing (VASH) participants; and

**WHEREAS**, the application of SAHA's MTW activities to these special vouchers would enable program administration to be more efficient for our agency and benefit participants by increasing housing opportunities and simplifying program processes; and

**WHEREAS**, SAHA staff request authorization to establish the following policy, which enables SAHA to extend MTW flexibilities to VASH Program participants:

**1.4.B Moving to Work Agreement and Activities**

\*\*\*

- (3) The MTW activities apply only to certain assisted housing programs administered by SAHA. All non-MTW programs are subject to normal program rules and regulations.
  - (a) SAHA's MTW programs include:
    - (i) HCV Program
    - (ii) Set Aside Homeless Voucher Program (SHVP)
    - (iii) Homeless Services Voucher (HSV) Program
    - (iv) 5-Year Mainstream Program
    - (v) Veterans Affairs Supportive Housing (VASH) Program
  - (b) SAHA's non-MTW programs include:
    - ~~(i) Veterans Affairs Supportive Housing (VASH) Program~~
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**16.2.B PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]**

\*\*\*

- (2) Small Area Fair Market Rents [FR Notice 11/16/16]
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- (i) Phase I will establish the local submarket payment standards through two (2) tiers. Phase I will be effective for vouchers issued October 1, 2018 or later and November recertifications.
- (ii) Phase II will establish the local submarket payment standards through ten (10) tiers. Effective date of Phase II will be determined upon HUD approval of SAHA's MTW Plan.

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

- 1) Resolution 5959, approving Moving to Work Flexibilities for VASH Program.
- 2) Approving the extension of MTW flexibilities to VASH participants for new admissions and annual recertifications with an effective date of January 1, 2020, or later.

**Passed and approved the 5th day of September 2019.**

---

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

**Attested and approved as to form:**

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

## **FY19-20 Administrative Plan Revision**

Indicates policy has been added

~~Indicates policy has been removed~~

On June 13, 2019, the U.S. Department of Housing and Urban Development (HUD) approved the San Antonio Housing Authority (SAHA) to extend approved Moving to Work (MTW) flexibilities for its HUD-Veterans Affairs Supportive Housing (VASH) participants.

The following sections provide a summary of SAHA's Housing Choice Voucher (HCV) Program MTW activities and their application to SAHA's VASH Program policies:

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As a local implementation of HUD's Small Area Fair Market Rents (SAFMRs), this activity is designed to increase housing choices for low-income families by creating local submarket payment standards that better reflect market conditions in different parts of San Antonio, thereby making a larger number of San Antonio neighborhoods affordable for voucher households. The adoption of local submarket payment standards rather than HUD's SAFMRs will contribute to the affordability of housing opportunities in San Antonio for VASH participants.

### **FY2019-2: Alternate Recertification Process**

This activity has two main components that are designed to streamline and simplify the recertification process for the Housing Choice Voucher (HCV) Program: (1) triennial recertifications for elderly/disabled households on a 100% fixed income and biennial recertifications for all other households, and (2) streamlined methods of income verification that allows SAHA to skip the third-party verification form and use oral third-party verification instead. Both components of this MTW activity would streamline the recertification process for our participants without compromising the nature of the special purpose. Although the recertification schedule for participants will move to either biennial or triennial schedules, SAHA will work with partner agencies to ensure participants are still receiving supportive services or receiving the offer of supportive services on a regular basis.

### **FY2014-6: Rent Simplification**

This activity eliminates allowances and deductions and uses 27.5% of the monthly gross income to calculate rent. VASH participant rent is calculated according to Housing Choice Voucher (HCV) rules and regulations, so the simplified rent calculation would not stand in contrast of any VASH policies.

### **FY2015-4: Simplified Utility Allowance Schedule**

This activity establishes a simplified utility allowance schedule for all bedroom sizes and benefits property owners and participants, who will have a more accurate understanding of the total gross rent that will be paid to the owner. The activity would not contradict the special program's rules and regulations as they use utility allowance schedules based on current market consumption data and this MTW activity simplifies that data for use in program administration.

the following language will be added to the FY2019-20 Administrative Plan to address implementation of MTW Flexibilities to the VASH program:

#### **1.4.B Moving to Work Agreement and Activities**

- (1) SAHA's MTW authorizations and administrative responsibilities are provided in the Amended and Restated Moving to Work Agreement entered into on June 25, 2009, by and between the HUD and SAHA. Pursuant to the Agreement, SAHA will include any new MTW initiatives in an Annual MTW Plan and have the Plan approved by HUD prior to implementation. SAHA will also prepare Annual MTW Reports, which will compare the performance of SAHA's activities with its Annual MTW Plan.
- (2) SAHA's implemented MTW activities are incorporated in each applicable section of this Administrative Plan. A complete list of MTW activities is provided in Exhibit 1-1.
- (3) The MTW activities apply only to certain assisted housing programs administered by SAHA. All non-MTW programs are subject to normal program rules and regulations.
  - (a) SAHA's MTW programs include:
    - (i) HCV Program
    - (ii) Set Aside Homeless Voucher Program (SHVP)
    - (iii) Homeless Services Voucher (HSV) Program
    - (iv) 5-Year Mainstream Program
    - (v) Veterans Affairs Supportive Housing (VASH) Program
  - (b) SAHA's non-MTW programs include:
    - ~~(i) Veterans Affairs Supportive Housing (VASH) Program~~
    - (ii) Moderate-Rehabilitation (MOD) Program

#### **16.2.B PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]**

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- (2) Small Area Fair Market Rents [FR Notice 11/16/16]
  - (a) In October 2017, HUD will publish Small Area FMRs for the San Antonio-Bexar County area for use in the administration of tenant-based assistance under the HCV program.
  - (b) Small Area FMR areas refer to the U.S. Postal Service ZIP code areas within the San Antonio-Bexar County area.
  - (c) SAHA must revise the payment standard amount no later than 3 months following the effective date of the published FMR if a change is



necessary to stay within the basic range -- between 90 and 110 percent of the published FMR for each unit size.

~~(d) SAHA will apply HUD SAFMRs to the following non-MTW programs:~~

~~(i) Veterans Affairs Support Housing (VASH) Program~~

(e) SAHA will implement local submarket payment standards for MTW Housing Choice Voucher applicants and participants through a phase-in approach.

(i) Phase I will establish the local submarket payment standards through two (2) tiers. Phase I will be effective for vouchers issued October 1, 2018 or later and November recertifications.

(ii) Phase II will establish the local submarket payment standards through ten (10) tiers. Effective date of Phase II will be determined upon HUD approval of SAHA's MTW Plan.

## SAN ANTONIO HOUSING AUTHORITY

September 5, 2019

## MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO

Presented by: Steven Morando, Director of Procurement and General Services

RE: Procurement Activity Report



Through the calendar quarter ending June 30, 2019, the San Antonio Housing Authority's Procurement Department issued nineteen formal and eighteen informal solicitations, receiving a total of 200 responses. This resulted in an average of 4.9 responses per formal solicitation and 5.9 responses per informal solicitations, for an overall average response rate of 5.4 per solicitation. New contracts awarded through the second quarter were \$11,220,557.00; and contract renewals in the amount of \$13,527,508.00, to include \$6,375,000.00 in blanket awards, which resulted in a grand total awarded of \$24,748,065.00. Of this total, \$6,528,878.00 or 35.5 percent, was awarded to Small, Women-Owned and Minority Business Enterprises (SWMBE), and \$1,605,132.50 or 8.7 percent, was awarded to Section 3 business concerns.

Through the second calendar quarter ending June 30, 2019, SAHA contractors reported 65 of their 131 new hires qualified as Section 3 individuals, which represented 49.6 percent of all new hires. The new hires were composed of forty-seven males and eighteen female individuals. The weighted average wage rate for these Section 3 individuals is \$14.78 per hour and the breakdown by category is as follows:

6	new Section 3 hires earned below \$10.00 per hour
12	new Section 3 hires earned from \$10.00 to < \$11.00 per hour
12	new Section 3 hires earned from \$11.00 to < \$12.00 per hour
12	new Section 3 hires earned from \$12.00 to < \$13.00 per hour
8	new Section 3 hires earned from \$13.00 to < \$15.00 per hour
8	new Section 3 hires earned from \$15.00 to < \$17.00 per hour
5	new Section 3 hires earned from \$18.00 to < \$20.00 per hour
2	new Section 3 hires earned greater than \$20.00 per hour

For the year-to-date, SAHA has hired five of its Section 3 temporary employees into full time positions within the agency.

**Pest Control Services**

On September 7, 2017 (item 5), we received approval to award contracts to Massey Services, formerly Pest Shield Pest Control and Pest Management, to provide pest control services for Beacon Communities. At the time approval was received, it was requested that we provide the Board an update on contractor performance prior to exercising the renewal options each year.

The assignment of specific properties to each of the contractors is determined by the user department and can be changed at their discretion. Massey Services currently services six properties and Pest Management services eleven properties.

**SAN ANTONIO HOUSING AUTHORITY****September 5, 2019**

Contract Performance Evaluations were sent out to property management to rate the performance of these contractors, during the first year renewal option. Massey Services received an overall rating of 63.75 (unacceptable) and Pest Management received an overall rating of 70 (marginal).

After review of the ratings and discussions regarding the performance of these contractors, the Director of Beacon Communities has recommended that SAHA renew both contracts with a corrective plan to improve the performance of both vendors, during the upcoming year.

**Current Solicitations:** There are currently three Invitations For Bids (IFB), two Requests For Proposals and one Quick Quote being advertised. The IFBs are for Development Services Construction Project Management Staff Augmentation, Natural Gas Operator Qualification Training and Cassiano Burn Units Rehabilitation. The Requests For Proposals are for Technical Accounting and GASB Consulting Services and Development Partner for Alazan Apache Courts. The Quick Quote is for Lift Station Maintenance, Repair, and Inspection Services for Beacon Communities.

**Closed/Pending Solicitations:** There are six solicitations that have closed and are currently being evaluated. The six solicitations include Videography Services, Demolition of House & Driveway at 1323 N. Walters Street, Exterior and Interior Repairs at Pecan Hill Apartments #117 and #118, Removal and Replacement (R&R) of Bathtubs and Shower Pans - Agency Wide, Demolition of House and Driveway at 1021 El Paso Street and Insurance Broker of Record for Commercial Property, Casualty and Other SAHA Insurance Related Services.

**Solicitations in Development:** Procurement is currently working on a number of solicitations for advertisement. These include La Providencia Apartments Exterior Renovations and Site Improvements, Burning Tree Apartments Exterior Renovations, Castle Point Exterior Renovations and Site Improvements (REBID), Utility Submeter Billing Services for Beacon Communities, Apartment Marketing Services for Beacon Communities, Purchase and Installation of Bathtub and Shower Inserts/Liners, Unit Make Ready Painting Services for Beacon Communities, Submeter Repair and Upgrade for Legacy at Crown Meadows, Bulk Waste Pickup Services, Pecan Hill Plumbing Repair for Foundation Stabilization and Tree Plan, Printing and Publication Services, Public Relations Consulting Services, Pre-Construction and General Contracting Services for SAHA EPC II, Roof Replacement at Parkview Apartments, Roof Replacement at Alazan Community Office Building, Elevator Maintenance and Repair - Agency Wide, On Site Construction Security Cameras and Monitoring Services - Mirasol Neighborhoods, New Affordable Home Construction Services for Villas de Fortuna (REBID), Demolition of House at 1071 Poinsettia, Development Partners for SAHA Projects - Pool, Retirement Plan Investment Advisory Services, HUD Consulting and Guidance Services, Remodel of Vacant Units for ConnectHome Computer Lab and Supportive Services Offices (REBID), Third Party Fleet Maintenance Services, Vending Concessions - Agency Wide and Collection Services - Agency Wide.

**Blanket Awards:**

Awarded projects for the blanket board approved awards are listed below:

**SAN ANTONIO HOUSING AUTHORITY****September 5, 2019**

<b>Contract Title</b>	<b>Number of Awards</b>	<b>Amount of Blanket Award</b>	<b>Projects Awarded Second Quarter 2019</b>
Architectural and Engineering Services	8	\$1,500,000.00	\$76,840.00
Carpet and Flooring Purchase, Replacement and Installation	2	\$325,000.00	\$55,224.00
Environmental Engineering	1	\$600,000.00	\$91,906.00
Professional Engineering	4	\$1,500,000.00	\$9,900.00
Residential Style HVAC Systems	3	\$1,200,000.00	\$300,390.00
Legal Services	9	\$500,000.00	\$8,500.00
Bond/Mixed Finance Counsel	3	1% of Bond of Issue	
Special Counsel Board Matters	1	\$60,000.00	\$31,881.00
Pest Control for Beacon Communities	2	\$220,000.00	\$4,513.00
Pest Control for Various SAHA Public Housing and Administrative Properties	2	\$500,000.00	\$21,600.00
Residential Real Estate Appraisal Services	3	\$150,000.00	\$0.00
Commercial Real Estate Broker	6	Maximum 6% fee; \$200/consulting and market analysis	\$0.00
Residential Real Estate Broker Services	2	\$250,000.00	\$51,075.00
Temporary and Contract Personnel Services	4	\$2,600,000.00	\$490,924.00
Make Ready Services for Public Housing	4	\$2,200,000.00	\$519,043.00
Plumbing and Related Maintenance Services	3	\$2,200,000.00	\$261,133.00



**SAN ANTONIO HOUSING AUTHORITY****September 5, 2019**

Disaster Restoration of Operations Services	2	\$150,000.00	\$0.00
Architectural & Engineering and Other Forensic Consulting Services	4	\$1,500,000.00	\$1,320.00

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Amounts paid according to award provisions.

**STRATEGIC OBJECTIVE:**

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

**ATTACHMENT:**

Procurement Activity Report

## Procurement Activity Report as of August 21, 2019

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Development Services	IFB	Development Services Construction Project Management Staff Augmentation	8/14/2019	8/23/2019
Finance	RFP	Technical Accounting and GASB Consulting Services	8/8/2019	8/26/2019
Construction Services	IFB	Natural Gas Operator Qualification Training	8/13/2019	8/26/2019
Construction Services	IFB	Cassiano Burn Units Rehabilitation	7/9/2019	8/27/2019
Development Services	RFP	Development Partner for Alazan Apache Courts	8/9/2019	8/30/2019
Beacon Communities	QQ	Lift Station Maintenance, Repair, and Inspection Services for Beacon Communities	N/A	9/4/2019
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
Agency Wide	IFB	Automatic Gate Maintenance, Repair, and Replacement Services Agency Wide	6/7/2019	Board Meeting September 5, 2019
Development Services	RFP	Master Developer for the Remaining Victoria Commons Sites	6/13/2019	
Agency Wide	IFB	Biohazard Cleanup Services	7/12/2019	
Innovative Technology	N/A	Emphasys Computer Solutions	N/A	
Communications	QQ	Videography Services	7/8/2019	Negotiation Due Diligence Procurement Evaluation
Development Services	QQ	Demolition of House and Driveway at 1323 N Walters Street	7/25/2019	
Beacon Communities	QQ	Exterior and Interior Repairs Pecan Hill Apartments #117 and #118	7/25/2019	
Agency Wide	IFB	Removal and Replacement (R&R) of Bathtubs and Shower Pans SAHA Wide	8/5/2019	
Development Services	QQ	Demolition of House and Driveway at 1021 El Paso Street	8/8/2019	
Risk Management	RFP	Insurance Broker of Record for Commercial Property, Casualty and Other SAHA Insurance Related Services	8/12/2019	
Future Solicitations				
Beacon Communities		La Providencia Apartments Exterior Renovations and Site Improvements	September 2019	
		Burning Tree Apartments - Exterior Renovations	September 2019	
		Castle Point Exterior Renovations and Site Improvements (REBID)	September 2019	
		Utility Submeter Billing Services for Beacon Communities	September 2019	
		Apartment Marketing Services for Beacon Communities	September 2019	
		Purchase and Installation of Bathtub and Shower Insert/Liners	September 2019	
		Unit Make Ready Painting Services for Beacon Communities	September 2019	
		Submeter Repair and Upgrade for Legacy at Crown Meadows	September 2019	
		Bulk Waste Pickup Services	October 2019	
		Pecan Hill Plumbing Repair for Foundation Stabilization and Tree Plan	October 2019	
Communications and Public Affairs		Printing and Publication Services	October 2019	
		Public Relations Consulting Services	October 2019	
Construction Services		Pre-Construction and General Contracting Services for SAHA EPC II	August 2019	
		Roof Replacements at Parkview Apartments	August 2019	
		Elevator Maintenance and Repair - Agency Wide	September 2019	
		Roof Replacement at Alazan Community Office Building	October 2019	
Development Services		On Site Construction Security Cameras and Monitoring Services - Mirasol Neighborhoods	September 2019	
		New Affordable Home Construction Services for Villas de Fortuna (REBID)	September 2019	
		Demolition of House at 1071 Poinsettia	October 2019	
		Development Partners for SAHA Projects - Pool	October 2019	
Executive		Retirement Plan Investment Advisory Services	August 2019	
Finance		HUD Consulting and Guidance Services	September 2019	
Procurement and General Services		Third Party Fleet Maintenance Services	October 2019	
Public Housing		Remodel of Vacant Units for ConnectHome Computer Lab and Supportive Services Offices (REBID)	August 2019	
Agency Wide		Vending Concessions for SAHA and Its Affiliate Entities	September 2019	
		Collection Services - Agency Wide	September 2019	

## Informal Awards Up to \$50,000

SAHA Department	Solicitation Name	Vendor	Amount	Date
Public Housing	Security Systems	Knight Security Systems	\$50,000.00	4/22/2019
Public Housing	27 Dell Latitude 5490	Dell Marketing	\$41,261.00	5/17/2019
Development Services	Development Services Staff Augmentation	Greener Cities Consulting	\$50,000.00	5/17/2019
Asset Management	Laptop Setup	Dell Marketing	\$2,831.00	5/15/2019
Assisted Housing Programs	Stackable Chairs for Section 8	J.R., Inc.	\$12,602.00	6/4/2019
Community Development Initiatives	Rental Items for Fathers Day Event 2019	KKH Rentals dba Illusions Rentals and Designs	\$6,126.00	6/6/2019
General Services	Refinish Tile Floor	Shaw Contract Flooring Services, Inc. dba Spectra Contract Flooring	\$2,750.00	6/12/2019
Public Housing	Golf Car Repairs	River City Marketing, Inc. dba Golf Cars, Etc.	\$3,090.00	6/13/2019
Public Housing	Floor/Ceiling Repairs Cassiano Homes, 1659 Drought	R&J Muniz Remodeling	\$2,778.00	6/21/2019
Construction Services	Computer Stations	Dell Marketing	\$3,985.00	6/21/2019
Agency Wide	Towing Services	Zednanreh dba Parking Solutions of San Antonio	\$50,000.00	6/21/2019
Beacon Communities	Call Management Services	Gilson Software Solutions	\$50,000.00	6/24/2019
Beacon Communities	Emergency 911 Phone Equipment and Services	On Guard, Inc.	\$50,000.00	6/24/2019
Development Services	Greenhouses for Garcia Street Urban Farm	T Muth Enterprises, Inc. dba Greenhouses, etc.	\$10,770.00	6/25/2019
Public Housing	Roof/Ceiling Repairs 1513 San Carlos	Mendoza & Mendoza	\$2,975.00	6/27/2019
Development Services	Metal Signs for Garcia Street Urban Farm	Rachel G Fuentes, Inc. dba Signs By Tomorrow	\$1,979.00	6/27/2019
Public Housing	Equipment Upgrade for Public Wi-Fi	Netsync Network Solutions	\$33,025.00	7/1/2019
Development Services	Clearing and Grubbing Services for Garcia Street Urban Farm	A&S Landscaping Services	\$7,395.00	7/5/2019
Beacon Communities	Rain Damage Repairs 117 & 112 Sunshine Apartments	Mendoza & Mendoza	\$2,995.00	7/9/2019
General Services	Front Lobby Signs	Pinnacle Sign Team, Inc.	\$1,670.00	7/10/2019
Beacon Communities	Uniforms	CINTAS	\$6,917.00	7/10/2019
Innovative Technology	Write Project Management System	Softek International, Inc.	\$37,400.00	7/10/2019
Public Housing	Various Repairs 7446 Rimhurst, Scattered Site	MDC Painting	\$2,785.00	7/11/2019
Executive	Executive Recruitment Services for SAHA Chief Operating Officer	S. Renee Narloch & Associates	\$24,950.00	7/17/2019

## PRESIDENT'S REPORT

### September 5, 2019

#### 2019 EIF Golf Tournament

The San Antonio Housing Authority is hosting the 4th Annual Education Investment Foundation's Annual Par-Tee Golf Tournament on Friday, September 13, 2019, at the Silverhorn Golf Club, 1100 W. Bitters Rd. Staff is happy to report that the number of sponsorships have exceeded last year's sponsorships and participation in team golfers is almost sold out. Funds raised from this event provides scholarships for our students from families participating in affordable housing programs and pursuing higher education.



#### Alazan Lofts Zoning Approval

On Thursday, August 22, 2019, City Council unanimously voted to rezone 2.9 acres on the city's westside to pave the way for the development of the Alazan Lofts. SAHA held several community meetings to inform the entire community of the development plans regarding the Alazan Lofts, an eighty-eight unit mixed-income project. The Alazan Lofts is a development partnership between SAHA and the NRP Group. Plans to revitalize the West Side has stirred debate between SAHA and advocacy



groups who have concerns that the projects will change the footprint of the neighborhood with the new mixed income project. Although Councilwoman Shirley Gonzalez has been criticized by citizens and preservation groups, she has publicly expressed her support of the Alazan Lofts in the hopes of improving the image of the West Side.

#### **HUD Approves Additional Funding for Victoria Plaza**

Asset Management Director, Tom Roth, was pleased to report that HUD's Special Application Center approved SAHA's request to use current and future net sale proceeds from the Public Housing scattered site portfolio to fund a portion of the modernization contract at Victoria Plaza.

#### **Risk Management Awards**

SAHA has been invited to accept two Risk Management Awards during the HAI Group's Board and Committee Meeting, which will be held September 26, 2019. The Director of Risk Control and Consulting was pleased to announce that SAHA was a recipient of the 2019 HAI Group Risk Management Awards. SAHA garnered two awards, one for Collaboration with Local/Community Organization under the category of food sustainability, and the other for Resident Safety Award.

#### **Employee Health Fair**

The SAHA Employee Health Fair that was held August 21, 2019, provided a day of wellness services and information. Employees met with more than thirty health and wellness representatives, including Habitat for Humanity, Donate Life Texas, HEB, Mothers Against Drunk Drivers, Nix Behavioral Health and many others during the annual employee health fair. Employees who participated in the event received free flu shots and were entered in a drawing for raffle prizes.



## Back to School Events

### Alazan-Apache

Alazan-Apache residents were prepared for the new school year. Westside organizations joined SAHA on August 8, 2019, to distribute free backpacks, school supplies, and dental supplies. In addition, more than 200 children in the Alazan community received free haircuts. The event at Guadalupe Plaza included raffle prizes and various community resources, such as voter registration and free health screenings.





### **Jobs Plus Back to School Event**

The Jobs Plus event helped families with a strong start for back to school. The KIPP Academy, University Health Systems, Target and Zapatos equipped more than 250 children living at Cassiano Homes with back-to-school supplies and clothing at a Back to School Event on July 26, 2019. KIPP Academy donated backpacks and school supplies, University Health Systems administered free immunizations, Target donated funds for socks, Zapatos sized all youth for shoes and the Cassiano Resident Council donated shirts. Bexar County Clerk Lucy Adame-Clark volunteered at the community to size the children for shoes. Approximately eighty percent of the families living at Cassiano Homes have children in their household. The annual median income for households at the community is about \$12,000.



### **2019 William “Bill” Sinkin Education Summit**

The San Antonio Housing Authority’s Education Investment Foundation (EIF) kicked off its back to school season with the annual William “Bill” Sinkin Education Summit on August 10, 2019. The event was held for all San Antonio Housing Authority clients and included students and their families for a day of workshops and activities focused on helping youth reach their full educational potential. The event also recognized exceptional students and adults had an opportunity to walk the stage as they received their certificates/diplomas. Since its creation in 1991, EIF has provided more than \$1,000,000.00 in scholarships.

