

BOARD OF COMMISSIONERS



Regular Board Meeting
March 2, 2017



Creating Dynamic Communities Where People Thrive

BOARD OF COMMISSIONERS

Chairman Morris A. Stribling, DPM	Vice-Chairman Charles R. Muñoz	Commissioner Thomas F. Adkisson	Commissioner Francesca Caballero	Commissioner Charles Clack	Commissioner Marie R. McClure	Commissioner Jessica Weaver
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President and CEO
David Nisivoccia

**San Antonio Housing Authority
*Regular Board Meeting
818 S. Flores St., San Antonio, TX, 78204
1:00 p.m., Thursday, March 2, 2017**

1. Meeting called to order

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

3. Minutes

- Approval of the February 2, 2017, Regular Board Meeting minutes
- Approval of the February 16, 2017, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)
- Approval of the February 16, 2017, Special Board Meeting minutes (Finance Committee)

CONSENT ITEMS - Operations and Choice Neighborhood Committee held on February 16, 2017

4. Consideration and approval regarding Resolution 5707, authorizing the award of a contract for Castle Point Apartments burned units' rehabilitation to Geofill Material Technologies, LLC DBA Geofill Construction (SBE) for an amount not to exceed \$1,137,361.70 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
5. Consideration and approval regarding Resolution 5712, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Potranco transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Potranco; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer; Ramiro Maldonado, Senior Development Planning Manager)
6. Consideration and approval regarding Resolution 5713, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Old Tezel Road transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Old Tezel Road; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer; Ramiro Maldonado, Senior Development Planning Manager)

CONSENT ITEMS - Finance Committee held on February 16, 2017

7. Consideration and approval regarding Resolution 5711, authorizing the appointment of all Officers of the San Antonio Housing Authority, other than the President and Chief Executive Officer, as Assistant Secretary/Treasurers of all SAHA Affiliate Corporations (Muriel Rhoder, Chief Administrative Officer)
8. Consideration and approval regarding Resolution 5706, certifying the San Antonio Housing Authority's Investment Policy and Investment Strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act (Ed Hinojosa, Chief Financial Officer)

INDIVIDUAL ITEMS FOR CONSIDERATION

9. Consideration and approval regarding Resolution 5710, authorizing the award of a contract for Real Estate Appraisal Services to the following company: Noble Appraisers, Inc. for an annual cumulative amount not to exceed \$50,000.00 for a period of one year with the option to renew for four additional one-year terms (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
10. Update and discussion regarding the February 16, 2017, Operations and Choice Neighborhood Committee meeting (Morris A. Stribling, DPM, Chair, Operations and Choice Neighborhood Committee)
11. Update and discussion regarding the February 16, 2017, Finance Committee meeting (Thomas F. Adkisson, Chair, Finance Committee)
12. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
13. President's Report
 - San Antonio Chamber of Commerce SA to DC Trip
 - Digital Inclusion Summit
 - Education Investment Foundation/REACH Scholarships Deadline
 - President and CEO Listening Tour
 - Community Job Fair
 - Fiesta Medal Poster Contest Winner
 - Black History Month
 - Education Investment Foundation Garage Sale
 - CLPHA and NAHRO Conferences

14. *Closed Session:

Real Estate/Consultation with Attorney

Deliberate the management, purchase, exchange, lease or value of certain legal 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).

- East Meadows

15. **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.

The Board thanks you for coming to the meeting.

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
February 2, 2017

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

COMMISSIONERS PRESENT:

Morris A. Stribling, DPM, Chair
Charles R. Munoz, Vice-Chair
Thomas F. Adkisson, Commissioner
Francesca Caballero, Commissioner
Charles Clack, Commissioner
Marie R. McClure, Commissioner
Jessica Weaver, Commissioner

COMMISSIONERS ABSENT:

COUNSEL: Doug Poneck, Escamilla & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Development Services and Neighborhood Revitalization Officer
Adrian Lopez, Director of Community Development Initiatives
David Clark, Director of Public Housing
Janie Rodriguez, Director of Human Resources
Jo Ana Alvarado, Director of Innovative Technology
Brandee Perez, Director of Assisted Housing Programs

Steven Morando, Director of Procurement and General Services
Rosario Neaves, Director of Communications and Public Affairs
Hector Martinez, Director of Construction Services and Sustainability
Domingo Ibarra, Director of Security
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Thomas Roth, Director of Asset Management
Richard Milk, Director of Policy and Planning

Item 1: Meeting called to order

Chair Stribling called the meeting to order at 1:08 p.m.

Item 2: Pledge of Allegiance/Moment of Silence

Recitation of pledge and moment of silence

Item 3: Presentation regarding San Antonio Independent School District and Promise Neighborhood

Item 4: Minutes

- Approval of the Dec. 1, 2016, Regular Board Meeting minutes

- Approval of the Dec. 13, 2016, Special Board Meeting minutes
- Approval of the Jan. 19, 2017, Special Board Meeting minutes (Resident Services Committee)
- Approval of the Jan. 19, 2017, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

Motion: Commissioner Adkisson moved to approve all sets of minutes. Commissioner Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Francesca Caballero, Commissioner	X			
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

- Item 5: Resolution 5663, authorizing the Independent Auditor's Report for the year ending June 30, 2016**
Consent
- Item 6: Resolution 5700, authorizing approval of acceptance of \$1.5 million and execution of Inner City Tax Increment Zone (TIRZ) agreement with the City of San Antonio for the Victoria Courts multi-family development**
Consent
- Item 7: Resolution 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20**
Consent
- Item 8: Resolution 5703, authorizing the award of a contract for concrete and asphalt maintenance, repair and replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HEB, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms**
Consent
- Item 9: Resolution 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance**
Consent
- Item 10: Resolution 5705, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to HD Supply through the U.S.**

Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00
 Consent

Motion: Commissioner Caballero moved to approve consent items 5-10. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Francesca Caballero, Commissioner	X			
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 11: Citizens to be Heard (moved from Item 17 on the agenda)

George Alejos
 Clara Gomez

Item 12: Update and discussion regarding the January 19, 2017, Resident Services Committee meeting

Committee Chair Charles Clack reported on the Resident Services Committee meeting held on Jan. 19, 2017. Commissioner attendees included Board Chair Morris A. Stribling, DPM, Vice-Chair Charles R. Munoz, Commissioner Thomas F. Adkisson, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff. Committee Chair Clack reported the Resident Services Committee discussed the following topics: HUD Jobs Plus at Cassiano Homes, Community Development Initiatives Report, Ombudsman Report and ConnectHome.

Item 13: Update and discussion regarding the January 19, 2017, Operations and Choice Neighborhood Committee meeting

Chair Stribling reported on the Operations and Choice Neighborhood Committee meeting held on Jan. 19, 2017. Commissioner attendees included: Board Chair Morris A. Stribling, DPM, Vice-Chair Charles R. Munoz, Commissioner Thomas F. Adkisson, Commissioner Francesca Caballero, Commissioner Charles Clack, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff. Chair Stribling advised the following topics were discussed: Wheatley Choice Neighborhood Activities, Acceptance of \$1.5 million and execution of Inner City Tax Increment Zone (TIRZ) agreement, contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc., contract for concrete and asphalt maintenance, repair and replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt, extension of a contract for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance, extension of a contract for maintenance supplies, services and products to HD Supply through U.S. Communities Government Purchasing Alliance, discussion regarding owner representative contract management company awarding a contract

to JMI Contractors for replacement of siding and exterior painting, discussion regarding Home Buyer Readiness Program 2016 accomplishments.

Item 14: Update and discussion regarding the Procurement Activity Report

Steven Morando reported there is only one Request for Proposals, one Invitation for Bids and two short solicitations being advertised for New Affordable Home Construction Services, Castle Point Apartments Burned Units' Rehabilitation, Replace Roof at 4846 Melvin Drive and Foundation Repair at 2806 Del Rio St.

Six solicitations have closed and are currently being evaluated. They include: Accounts Payable Automation Software, Security Guard Services at SAHA Central Office, Install New Access Control Doors at SAHA Central Office, Property Casualty and Construction Estimating Software, Real Estate Appraisal Services and Frank Hornsby Portico Repairs.

Procurement continues to work on a number of solicitations for advertising, Property Management Services for various Beacon Communities; Inspection Services and Replacement of Fire Extinguishers; Closed Loop Systems Water Treatment Services; Fire Safety Control Inspection; Testing and Repairs; Residential Real Estate Broker Services; Banking Services; Translation Services; Carpet Replacement and Installation Services; Services to Update Public Housing and Assisted Housing Programs Waiting List; Automatic Door Maintenance and Repair; Automatic Gate Maintenance and Repair; Hazardous Materials Abatement Greater than Four Stories; Hazardous Materials Abatement Less than Four Stories; HVAC Maintenance and Repair Services; Portable Air Conditioning Units; On-Call Grief Counselors Services; Automated Fraud Hotline Services; Alcohol and Drug Testing and Physical Examinations; Disaster Mitigation Services; Services to Secure Vacated Scattered Site Properties; and Title Searches/Title Commitments for Scattered Site Properties.

Item 15: Update and discussion regarding the Sponsorship Committee

Rosario Neaves briefed the Board on sponsorships that have been approved since the Oct. 6, 2016 Regular Board meeting. Ms. Neaves advised, to-date, \$12,980.00 has been spent from the total budget. The costs are included in the Communications and Public Affairs Department's budget for Fiscal Year 2016-2017.

Item 16: President's Report

- "A Tale of Two Communities" Eastside Promise Zone Documentary
- MLK March
- The Source Interview
- Kids-In-Action Raffle
- CafeCollege Workshop and Scholarship
- Tree Planting Day at Cassiano Homes
- Human Resources Job Shadow Day

Chair Stribling recessed for closed session at 3:13 p.m. No action was taken during closed session.

The regular board meeting was reconvened at 4:49 p.m.

Item 17: *Closed Session:

Real Estate/Consultation with Attorney

Deliberate the management, purchase, exchange, lease or value of certain legal 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).

- East Meadows
- Legal 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 Process

Item 18: Adjournment

With no objections, Chair Stribling adjourned the meeting at 4:49 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE
SPECIAL BOARD MEETING
February 16, 2017

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

COMMISSIONERS PRESENT:

Morris A. Stribling, DPM, Chair
Thomas F. Adkisson, Commissioner
Francesca Caballero, Commissioner
Charles Clack, Commissioner
Marie R. McClure, Commissioner
Jessica Weaver, Commissioner

COMMISSIONERS ABSENT:

Charles Munoz, Vice-Chair

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Development Services
and Neighborhood Revitalization Officer
Adrian Lopez, Director of Community
Development Initiatives
David Clark, Director of Public Housing
Janie Rodriguez, Director of Human
Resources
Jo Ana Alvarado, Director of Innovative
Technology

Steven Morando, Director of Procurement and
General Services
Rosario Neaves, Director of Communications and
Public Affairs
Hector Martinez, Director of Construction Services
and Sustainability
Domingo Ibarra, Director of Security
Lorraine Robles, Director of Development Services
and Neighborhood Revitalization
Thomas Roth, Director of Asset Management
Richard Milk, Director of Policy and Planning
Brandee Perez, Director of Assisted Housing
Programs

Item 1: Meeting called to order

Chair Stribling called the meeting to order at 2:05 p.m.

Item 2: Presentation regarding Procurements for Housing Authorities

Item 3 Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

Mr. Lopez highlighted success stories regarding three former Jobs Plus coaches that have transitioned out of employment with Jobs Plus. One is working with Ella Austin Child Care Center, another is attending St. Philip's College, and the third has secured full-time employment with Tri-Starr Personnel. Mr. Lopez stated the first major event held and associated with education strategies was a Super Bowl Fun Day-themed party that encouraged about 40 families to participate in educational activities. Mr. Lopez also reported the University of Texas at San Antonio college students have begun tutoring sessions for children in grades 2nd through

6th grade. The first session was held on Feb. 8 and will continue through April. Mr. Lopez spoke on reduced crime, focusing on “Crime Prevention through Environmental Design Efforts,” clean-up efforts and engagement of businesses. While crime was not eliminated, one particular intersection had a 25 percent reduction in crime and showed an advancement in the right direction. Through the work that is being conducted with the Resurgence Collaborative, Choice Neighborhood has seen lower rates in recidivism.

Ms. Robles stated East Meadows Phase I is 85 percent complete. To date, all 12 buildings have been turned over to property management. Of the 66 units currently available, 15 are occupied, and approximately 35 percent are pre-leased. Ms. Robles also mentioned Wheatley Park Senior Living is 10 percent complete. As of Feb. 3, the entire foundation has been poured and has been completed. Regarding East Meadows II, staff continues to work diligently to submit application paperwork for the 9 percent tax credit.

As part of the Critical Community Improvements Plan, Arrie Porter, Senior Manager of Choice Neighborhood Program, reported the Choice Neighborhood team held a meeting regarding the infill development strategy. Approximately 25 people were in attendance along with Councilman Allan Warrick at the first meeting on Feb. 11. The Choice team has also started hosting meetings for the Garcia Street Urban Farm community rollout and design planning.

Item 4: Resolution 5707, authorizing the award of contract for Castle Point Apartments burned units’ rehabilitation to Geofill Material Technologies, LLC DBA Geofill Construction (SBE) for an amount not to exceed \$1,137,361.70

Mr. Morando and Mr. Martinez reported, on Sept. 1, 2016, SAHA Board of Commissioners approved the award of a construction contract to Geofill Material Technologies, LLC, dba Geofill Construction, for Castle Point burned units’ rehabilitation, and the contract was subsequently executed. However, at the pre-construction meeting the contractor realized they did not bid on a major portion of the scope of work involving exterior removal and replacement of the exterior of the building finishes. Although the original drawings called for only half of the building to receive these exterior improvements, an addendum was issued during bidding time indicating contractors were to bid the project with full exterior improvements. Geofill Material Technologies overlooked this change, submitted an incomplete bid, and later submitted a written request to withdraw their bid. SAHA agreed to cancel the contract and eventually re-bid the project, with the appropriate changes made to the construction documents.

On Jan. 10, 2017, SAHA issued an “Invitation For Bids” for Castle Point burned units’ rehabilitation which closed on Jan. 31, 2017. Geofill Material Technologies, LLC, dba Geofill Construction, remained the lowest responsive and responsible bidder and therefore, was recommended for contract award.

Motion: Commissioner Clack moved to approve Resolution 5707. Commissioner Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 5: Resolution 5710, authorizing the award of contracts for Real Estate Appraisal Services to the following companies: Noble Appraisers, Inc. and The M.C. Glen Company, each for an annual cumulative amount to not exceed \$50,000.00 for a period of one year with the option to renew for four additional one-year terms

Mr. Morando reported SAHA requires the services of real estate appraisal companies to provide current property values for the disposition of existing property in SAHA, or its affiliates, current inventory to include industrial warehouses, commercial vacant land and various single-family houses.

These appraisals will also assist with liquidation of any non-performing assets and revitalization initiatives that include the buying and selling of newly constructed or rehabilitated, single-family housing in areas of redevelopment.

A total of four proposals were received in response to a Request For Qualifications. The two highest rated responsive and responsible companies were recommended for contract award: Noble and Associates and The Glen Company.

Motion: Commissioner Clack moved to approve Resolution 5710. Commissioner Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 6: Resolution 5712, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Potranco transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Potranco; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith

Mr. Alcott reported Artisan at Potranco, an approximately 186-unit housing development located at 1120 W Loop 1604 North, will be targeted specifically for working families and will consist of 94 tax credit units at 30 percent to 60 percent of area median income and 92 market-rate units.

The new development will provide a mix of two- and three-bedroom units with appropriate design considerations and amenities.

SAHA will partner with Franklin Development Properties, Ltd. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. Franklin Development will provide ongoing guarantees and long-term property management.

Motion: Commissioner Caballero moved to approve Resolution 5712. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 7: Resolution 5713, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Old Tezel Road transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Old Tezel Road; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith

Mr. Alcott reported Artisan at Old Tezel Road will be an approximately 120-unit housing development located at the northwest corner of Old Tezel Road and Tezel Road. The development will be targeted specifically for working families and will consist of 100 tax credit units at 30 percent to 60 percent of area median income and 20 market-rate units. The new development will provide a mix of two- and three-bedroom units with appropriate design considerations and amenities.

SAHA will partner with Franklin Development Properties, Ltd. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. Franklin Development will provide ongoing guarantees and long term property management.

Motion: Commissioner Adkisson moved to approve Resolution 5713. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

The Operations and Choice Neighborhood Committee meeting recessed at 4:34 p.m. to commence the San Antonio Housing Facility Corporation meeting and reconvened at 4:37 p.m.

The Operations and Choice Neighborhood Committee recessed at 4:47 p.m. for closed session.

Item 8: *Closed Session:

Real Estate/Consultation with Attorney

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

- Victoria Commons
- SAHA applications for tax credit funding

Item 9. Adjournment

With no objections, Chair Stribling adjourned the meeting at 4:56 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
FINANCE COMMITTEE
SPECIAL BOARD MEETING
February 16, 2017

SCHEDULED: 3:30 p.m. at 818 S. Flores St., San Antonio, TX, 78204

COMMISSIONERS PRESENT:

Morris A. Stribling, DPM, Chair
Francesca Caballero, Commissioner
Charles Clack, Commissioner
Marie R. McClure, Commissioner
Jessica Weaver, Commissioner

COMMISSIONERS ABSENT:

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

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Adrian Lopez, Director of Community
Development Initiatives
David Clark, Director of Public Housing
Janie Rodriguez, Director of Human
Resources
Jo Ana Alvarado, Director of Innovative
Technology
Brandee Perez, Director of
Assisted Housing Programs

Steven Morando, Director of Procurement and
General Services
Rosario Neaves, Director of Communications and
Public Affairs
Hector Martinez, Director of Construction Services
and Sustainability
Domingo Ibarra, Director of Security
Lorraine Robles, Director of Development Services
and Neighborhood Revitalization
Thomas Roth, Director of Asset Management
Richard Milk, Director of Policy and Planning

Item 1: Meeting called to order

Chair Stribling called the meeting to order at 5:02 p.m.

Item 2: Resolution 5711, authorizing the appointment of all Officers of the San Antonio Housing Authority, other than the President and Chief Executive Officer, as Assistant Secretary/Treasurers of all SAHA Affiliate Corporations

Ms. Rhoder reported in previous years, SAHA identified the Assistant Secretary/Treasurer by name. It has been determined this is not an effective way to identify the Assistant Secretary/Treasurer but rather identify each by title. Currently, the only position functioning as Assistant Secretary/Treasurer is the Chief Financial Officer. For consistency in operation, SAHA staff recommends that all Officer positions, in lieu of specifically identified Officer positions, to serve in this capacity.

Motion: Commissioner Clack moved to approve Resolution 5711. Commissioner Caballero seconded the motion. Approved.

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

Item 3 Resolution 5706, certifying the San Antonio Housing Authority’s Investment Policy and Investment Strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act

Mr. Hinojosa briefed the Committee on the requirement by the Texas Public Funds Investment Act (PFIA). Mr. Hinojosa also reported that SAHA remains in compliance with requirements set forth in Section 2256.005 (E) of the PFIA act.

Motion: Commissioner Clack moved to approve Resolution 5706. Commissioner Weaver seconded the motion. Approved.

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

Item 4: Update and discussion regarding the Quarterly Financial Report

Staff reported the total operating revenue was approximately \$23.2 million below budget, due to unfavorable variances of \$778,000 in Tenant Revenue, \$1.7 million in Grants and \$20.6 million in Section 8 Housing Assistance Program (HAP) Payment Revenue. The \$778,000 unfavorable variance in Tenant Revenue was due to lower public housing rental income than budgeted, higher than expected vacancies at the Cottage Creek and Woodhill Apartments and higher than anticipated loss to lease adjustments for the Converse Ranch I and II Apartments. Section 8 HAP Payment Revenue ended the period below budget by \$20.6 million. SAHA’s HAP funding for the months of August, September and part of October was reduced by the amount of funds reported to the U.S. Department of Housing and Urban Development (HUD) as Housing Choice Voucher reserves, which were subsequently transitioned to HUD-Held Funds.

Total Operating Expenses ended the period \$5.7 million below budget, due primarily to favorable variances of \$3.4 million in Section 8 HAP Expenses, \$1.4 million in Salaries and Benefits and \$1.6 million in Other Expenses. Salaries and Benefits expense ended the period \$1.4 million below budget due to favorable variances in the majority of sectors, with the largest variances resulting from vacant positions in Central Office and Section 8. Ordinary Maintenance and Operations ended the period \$790,000 over budget due to unfavorable variances in Public Housing and Beacon Communities, with the most significant variances occurring in plumbing

repairs, HVAC parts, painting services and other maintenance contract costs. Expenditures included in Other Expenses were \$1.6 million lower than expected due to favorable variances realized in consulting and legal fees, insurance costs and other contract costs.

Item 5: Update and discussion regarding the budgeting process and federal funding environment

Staff reported the SAHA's Fiscal Year 2017-2018 budget process began in early October 2016 and is proceeding on schedule. Budget staff has completed budget training workshops and has made available to all personnel the 2018 budget preparation materials and timeline. The budget module was opened Nov. 2, 2016, and was closed on Jan. 6, 2016. Directors and Budget staff are currently reviewing and revising budgets as necessary.

After all budgets have been reviewed by Budget staff, a series of internal meetings will be scheduled and budgets will be further refined. During March and April, a further review by Directors and the Executive Team will be scheduled, and department heads will be asked to justify their budgets.

The draft budget will be presented to the Finance Committee and the Board of Commissioners at the May 2017 committee meeting and scheduled budget workshop. After the final review, budgets will be finalized and presented for approval at the June 2017 Board of Commissioners meeting.

Item 6: Quarterly update and discussion regarding the Internal Audit Department

Helen Madison, Acting Director of Internal Audit, announced reports for 2014-2015 and 2015-2016 have been completed and are currently waiting for executive review. Audits within the current 2016-2017 audit plan are being postponed due to vacancies within the department.

In accordance with the approved Internal Audit Charter, the Chief Audit Executive (CAE), i.e., the Acting Director of Internal Audit, is required to communicate any significant deviation from the approved annual internal audit plan to the Audit Committee, the CEO, and the Legal and Compliance Officer, or equivalent, through periodic activity reports.

Item 7 With no objections, Chair Stribling adjourned the meeting at 4:56 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date

BOARD OF COMMISSIONERS

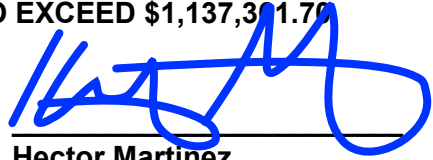
RESOLUTION 5707, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT BURNED UNITS' REHABILITATION TO GEOFILL MATERIAL TECHNOLOGIES, LLC, DBA GEOFILL CONSTRUCTION (SBE) FOR AN AMOUNT NOT TO EXCEED \$1,137,361.70



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and approval regarding Resolution 5707, authorizing the award of a contract for Castle Point burned units' rehabilitation to Geofill Material Technologies, LLC, dba Geofill Construction (SBE) for an amount not to exceed \$1,137,361.70.

SUMMARY:

Castle Point Apartments, a development within the Beacon Communities portfolio, was acquired in 1993 by the San Antonio Housing Authority. This is a family apartment community located in north central San Antonio that consists of 18 residential two-story buildings, one laundry room and a maintenance shop. There are a total of 220 units consisting of 24 efficiency apartments, 136 one-bedroom apartments, 44 two bedroom medium apartments, and 16 large two-bedroom apartments.

On Sept. 1, 2016, (Item 5), SAHA Board of Commissioners approved the award of a construction contract to Geofill Material Technologies, LLC, dba Geofill Construction, for Castle Point burned units' rehabilitation, and the contract was subsequently executed. However, at the pre-construction meeting the contractor realized they did not bid on a major portion of the scope of work involving exterior removal and replacement of the exterior of the building finishes. Although the original drawings called for only half of the building to receive these exterior improvements, an addendum was issued during bidding time indicating that contractors were to bid the project with full exterior improvements. Geofill Material Technologies overlooked this change, submitted an incomplete bid, and later submitted a written request to withdraw their bid. SAHA agreed to cancel the contract and eventually re-bid the project, with the appropriate changes made to the construction documents.

SAHA requires the services of a general contractor to provide building envelope repairs, exterior improvements and comprehensive fire damage repairs to eight units in building 6, including units 601 through 604, and units 613 through 616.

On Jan. 10, 2017, SAHA issued an "Invitation For Bids" (IFB) #1701-909-62-4616 for Castle Point burned units' rehabilitation which closed on Jan. 31, 2017. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa, various other venues and direct solicited to contractors. A total of three bids were received in response to the IFB: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, Section 3 Business); Cleanology Service & Supply (ABE, ESBE, MBE, SBE); and Geofill Material Technologies, LLC,

dba Geofill Construction (SBE). All bids were evaluated on “Best Value” to include: purchase price; reputation of the bidder and their goods or services; 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 listed within the solicitation document. Based on the above, Geofill Material Technologies, LLC, dba Geofill Construction, is the lowest responsive and responsible bidder and is, therefore, recommended for contract award.

Geofill Material Technologies, LLC, dba Geofill Construction was established in 2003 and is located in Schertz, Texas, with a field office in Houston, Texas. This contractor has been certified as a SBE by the South Central Texas Regional Certification Agency. They are a general contractor and construction company providing services in Texas, Louisiana, Mississippi and Florida. Their expertise extends to residential, commercial and multi-story construction projects to include: construction management services; new construction; rehabilitation and renovations; large and catastrophic loss; roofing; life and safety repairs; interior rehabilitation and finish out; in house heating and cooling repairs and replacement; energy audits; and weatherization. They have received prior awards from SAHA for Repair and Replace Roofs at HB Gonzalez; Pecan Hill Re-Roof; Replace Roofs at Westway Apartments; Fair Avenue Burn Units Reconstruction; Repairs at Gus Garcia and Towering Oaks; Repair and Replace Roofs at Sun Park; 10145 Galesburg Reconstruction; H.B. Gonzalez Structural and Foundation Repairs; and Unit Make Ready. They have also worked with the following housing authorities: Bexar County Housing Authority; McAllen Housing Authority; Floresville Housing Authority; and Stockdale Housing Authority. Their San Antonio, Texas, clients include: Starr Properties, Lynd Co., United Apartment Group, and American Opportunity For Housing.

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor’s adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor’s Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor’s SWMBE subcontractor good faith utilization plan.

FINANCIAL IMPACT:

The cost for the building repairs and exterior improvements to the fire damaged units is not expected to exceed an amount of \$1,137,361.70 that includes a base bid amount of \$840,396.42, plus unit prices in the amount of \$97,705.00, plus alternates in the amount of \$9,700.00, and a 20 percent contingency of \$189,560.28, which will only be used as necessary. The funding source for this project is casualty loss proceeds and operations.

ATTACHMENTS:

Resolution 5707
Company Profile
Bid Tabulation
Advertisement List
Map of Property Location
Picture of Property

**San Antonio Housing Authority
Resolution 5707**

RESOLUTION 5707, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT BURNED UNITS' REHABILITATION TO GEOFILL MATERIAL TECHNOLOGIES, LLC, DBA GEOFILL CONSTRUCTION (SBE) FOR AN AMOUNT NOT TO EXCEED \$1,137,361.70

WHEREAS, on Jan. 10, 2017, SAHA issued an "Invitation For Bids" (IFB) #1701-909-62-4616 for Castle Point burned units' rehabilitation, which closed on Jan. 31, 2017; and

WHEREAS, a total of three bids were received in response to this solicitation; and

WHEREAS, Geofill Material Technologies, LLC, dba Geofill Construction, is the lowest responsive and responsible bidder and is, therefore, recommended for contract award; and

WHEREAS, the cost for the building repairs and exterior improvements to the fire damaged units is not expected to exceed an amount of \$1,137,361.70 that includes a base bid amount of \$840,396.42, plus unit prices in the amount of \$97,705.00, plus alternates in the amount of \$9,700.00, and a 20 percent contingency of \$189,560.28, which will only be used as necessary. The funding source for this project is casualty loss proceeds and operations; 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 5707, authorizing the award of a contract for Castle Point burned units' rehabilitation to Geofill Material Technologies, LLC, dba Geofill Construction (SBE), for an amount not to exceed \$1,137,361.70.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of March 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Geofill Material Technologies, LLC dba Geofill Construction Company Profile

Geofill Material Technologies, LLC dba Geofill Construction was established in 2003 and is located in Schertz, Texas with a field office in Houston, Texas. They specialize in construction management services; new construction; rehabilitation and renovations; large and catastrophic loss; roofing; life and safety repairs; interior rehabilitation and finish out; in house heating and cooling repairs and replacement; energy audits; and weatherization serving Texas, Louisiana, Mississippi and Florida.

This contractor has been certified as a SBE by the South Central Texas Regional Certification Agency.

They have received prior awards from SAHA for Repair and Replace Roofs at HB Gonzalez; Pecan Hill Re-Roof; Replace Roofs at Westway Apartments; Fair Avenue Burn Units Reconstruction; Repairs at Gus Garcia and Towering Oaks; Repair and Replace Roofs at Sun Park; 10145 Galesburg Reconstruction; H.B. Gonzalez Structural and Foundation Repairs; and Unit Make Ready. They have also worked with the following housing authorities: Bexar County Housing Authority; McAllen Housing Authority; Floresville Housing Authority; and Stockdale Housing Authority. Their San Antonio, Texas clients include: Starr Properties, Lynd Co., United Apartment Group, and American Opportunity For Housing.

Bid Tabulation 1701-009-02-4616 Castle Point Burn Units Rehabilitation									
	Vendor	Geefill Construction	Delivery Days	All Pro General Construction**	Delivery Days	Cleanology Service & Supply	Delivery Days		
Base Bid Rehabilitation of Castle Point Burn Units									
Section 3 Evaluation Factor = Add 5% or \$40,000 (maximum)									
		\$840,396.42	150	\$696,400.00	160	\$935,000.00	150		
		\$40,000.00		N/A		\$40,000.00			
Total of Unit Prices									
Alternates									
		\$87,705.00		\$702,108.50		\$82,868.09			
1	lot	\$1,000.00	1	\$3,220.00	\$3,220.00	\$380.00	\$380.00		
2	lot	\$7,200.00	1	\$24,000.00	\$24,000.00	\$180.00	\$180.00		
3	lot	\$1,000.00	1	\$16,500.00	\$16,500.00	\$35.00	\$35.00		
4	lot	\$500.00	1	\$3,500.00	\$3,500.00	\$20.00	\$20.00		
Total Alternates- SAHA accepts all 4									
Total Base Bid, Unit Prices, Alternates									
Section 3 Preference = 5% or \$40,000 maximum									
Total Alternates plus Base Bid with Section 3									
** All Pro General Construction is a Section 3 Business Concern									

Item #	DESCRIPTION	Unit Of Measure	Estimated Quantity	Cost	Extended Cost
1	Install 5/8" GYP. BD. PTD.	SQ.FT.	120	\$3.50	\$420.00
2	Install 5/8 Water resistant G.W.B PTD.	SQ.FT.	60	\$3.50	\$210.00
3	Gyp. BD. Repair PTD. (repair includes R&R)	SQ.FT.	100	\$3.50	\$350.00
4	R-19 Insulation Kraft faced	EA.	9	\$20.00	\$180.00
5	R&R building wrap	SQ.FT.	100	\$0.50	\$50.00
6	Installed Imperial II series-Single Solar Lamp & Lamp Post Model # GS-97NS (78")	EA.	4	\$800.00	\$3,200.00
7	Installed Imperial II series-Double Solar Lamp & Single Lamp Post Model # GS-97ND (78")	EA.	4	\$1,000.00	\$4,000.00
8	Pole Base Concrete footing 9"L x10.23"W x24"D	EA.	8	\$100.00	\$800.00
9	R&R Brick Veneer	SQ.FT.	50	\$20.00	\$1,000.00
10	Tuckpointing Brick	SQ.FT.	100	\$5.00	\$500.00
11	R&R 2"x 2" Yellow Pine Framing Lumber	LF.	75	\$5.00	\$375.00
12	R&R 2"x 4" Yellow Pine Framing Lumber	LF.	120	\$20.00	\$2,400.00
13	R&R 2"x 6" Yellow Pine Framing Lumber	LF.	100	\$22.00	\$2,200.00
14	R&R 2"x 8" Yellow Pine Framing Lumber	LF.	50	\$24.00	\$1,200.00
15	R&R 2"x 10" Yellow Pine Framing Lumber	LF.	30	\$25.00	\$750.00
16	R&R 2"x 6" Yellow Pine Rafter	LF.	3	\$20.00	\$60.00
17	R&R 2"x 8" Yellow Pine Rafter	LF.	3	\$22.00	\$66.00
18	R&R 2"x 10" Yellow Pine Joist	LF.	3	\$24.00	\$72.00
19	R&R 2"x 12" Yellow Pine Joist	LF.	3	\$25.00	\$75.00
20	R&R Interior Door trim	LF.	240	\$5.00	\$1,200.00
21	R&R 16-1/2" Pre Engineered Wood Truss	EA.	4	\$200.00	\$800.00
22	R&R 5/8" Plywood (Decking)	SQ.FT	30	\$2.30	\$69.00
23	R&R 1/2" Plywood (Decking)	SQ.FT	10	\$2.30	\$23.00
24	Install Cementitious Lap Siding 8.25" Smooth	LF.	600	\$5.00	\$3,000.00
25	Install Cementitious Trim 3.5" Smooth	LF.	100	\$5.00	\$500.00
26	Install Cementitious Soffit Board 1.5"	LF.	150	\$5.00	\$750.00
27	Install Cementitious Trim 1.65"	LF.	200	\$5.00	\$1,000.00
28	Install Cementitious Fascia 7.25"	LF.	300	\$10.00	\$3,000.00
29	install Cementitious Soffit smooth perforated	LF.	300	\$10.00	\$3,000.00
30	Install 1.25" Square Steel pipe (welded)	LF.	90	\$40.00	\$3,600.00
31	Installed 1.5" Square Steel pipe (welded)	LF.	30	\$45.00	\$1,350.00
32	New Mechanical Pad A/C condensor (refer to Sheet S2.01 Detail #3)	EA.	8	\$500.00	\$4,000.00
33	Remove and replace Stair Tread and bracket.	EA.	30	\$200.00	\$6,000.00
34	Patio concrete pad repair	SQ.FT	30	\$500.00	\$15,000.00
35	Install Light Weight Concrete	CY.	10	\$700.00	\$7,000.00
36	Prep, & Paint (Stair Assembly and Railing)	SQ.FT	30	\$2.00	\$60.00
37	Shrub removal	EA.	10	\$10.00	\$100.00
38	Shrub Pruning	CY.	20	\$10.00	\$200.00
39	Install Landscape steel edging	LF.	175	\$5.00	\$875.00
40	Install Weed barrier	CY.	20	\$100.00	\$2,000.00
41	Install Mulch	CY.	20	\$50.00	\$1,000.00
42	Install Sod (Zoysia El Toro)	SQ.FT	1000	\$2.00	\$2,000.00
43	Tree Pruning	CY.	20	\$10.00	\$200.00

44	Install Top soil (Landscape Mix)	CY.	600	\$30.00	\$18,000.00
Perennial Xeriscape plants					
45	Nolina Foothill (1.25 QT)	EA.	3	\$10.00	\$30.00
46	Aztec Grass (1.25 QT)	EA.	30	\$10.00	\$300.00
Perennial Xeriscape Shrub					
47	Dalea Black (1 gallon)	EA.	4	\$10.00	\$40.00
48	Rosemary (1 gallon)	EA.	4	\$10.00	\$40.00
49	Lavender (1 gallon)	EA.	4	\$15.00	\$60.00
50	Esperanza (1gallon)	EA.	4	\$30.00	\$120.00
Annuals Xeriscape Flowers					
51	Gaillardia Red (1 Flat)	EA.	4	\$40.00	\$160.00
52	Indian Paint Brush (1 Flat)	EA.	4	\$40.00	\$160.00
53	Bougainvillea (1 Flat)	EA.	4	\$40.00	\$160.00
54	Landscape Maintenance - Establishment Period (per Month)	MO.	2	\$1,000.00	\$2,000.00
Annuals Xeriscape Flowers					
56	Gaillardia Red (1 Flat)	EA.	4	\$25.00	\$100.00
57	Indian Paint Brush (1 Flat)	EA.	4	\$25.00	\$100.00
58	Bougainvillea (1 Flat)	EA.	4	\$25.00	\$100.00
59	Landscape Maintenance - Establishment Period (per Month)	MO.	2	\$500.00	\$1,000.00

Advertisement List
Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	Email
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	Email
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	Email
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	Email
American Institute of Architects	Paula	paula@aiasa.org	Email
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	Email
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	Email
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	Email
CDC News		plans@cdcnews.com	Email
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	Email
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	Email
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	Email
Greater San Antonio Builders Association	Becky Oliver	oliverpub@aol.com	Email
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	Email
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	Email
I Square Foot Plan Room		agcquin@isqft.com saprojects@isqft.com	Email
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	Email
Lift Fund		info@liftfund.com	Email
MCA-SMACNA		mca-smacna@mca-smacna.org	Email
Minority Business Council	Hector Garcia	hector@hegarciaacpa.com	Email
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	Email
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	Email
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	Email
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	Email
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	Email

2/18/2016

**Advertisement List
Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation**

Entity	Contact Name	Email	Method of Contact(Specify)
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	Email
SAABE	Melodie	mg.assoc.mgmt@gmail.com	Email
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	Email
SA Chapter of the Associated General Contractors	Dana Marsh	dmarsh@sanantonioagc.org	Email
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	Email
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	Email
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	Email
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	Email
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	Email
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	Email
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	Email
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	Email
TIBH Industries	Robert Olivo	robertolivo@tibh.org	Email
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	Email
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	Email
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	Email
Women's Business Center	Brittany Sharnsky	businesscenter@liffund.com bsharnsky@liffund.com	Email
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	Email
NAHRO	Web Site	http://nahro.economicengine.com	Email
Public Purchase	Web Site	www.publicpurchase.com	Email
Texas ESD	Web Site	https://portal.cpa.state.tx.us/	Email
North San Antonio Chamber of Commerce	Web Site	http://northsachamber.chambermaster.com	Email
HUBS or CMBL			
Cobos Construction	Samuel Cobos	scobos001@satx.rr.com	Returned
MLP Ventures, Inc.	Liborio Perez	mlp@att.net	
Business World	Edwin Serrano	govops@sbcglobal.net, corp@bwcsolutions.com	Rejected-full
Tejas Premier	Andrew Wallace	andrew@tejaspremierbc.com	
Section 3 Bidders			
Abeco Contracting	A. Juarez	cathy@abecoContracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	

2/18/2016

Advertisement List
Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
RL Jones, LP	Jermiah Jones	admin@rljoneslp.com	
Tejas Premier	Julissa Carielo	julissa@tejaspremierbc.com	
MMC Contracting	Dina Juarez	Cathy@MMCCContractingLLC.com	
H. Karp Construction	Bryan Karp	hkarpjr@yahoo.com	
Abeco Contracting	A. Juarez	cathy@abecoContracting.com	
AEHS, Inc	Marcie Hart	mhart@aehs-sa.com	
All Pro General Construction	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Bolado Envrnmntl & Const.	Jesse Bolado	jboladoenviron@sbcglobal.net	
Bolero Ventures	Edwin Pape	bolero bids@gmail.com	
Business World Contractors	Carlos Cardenas	corp@bwcsolutions.com	
Cleanology Service	Mike	Mike@cleanologyservices.com	
Freire Custom Homes Gen	Robert Freire	robertfreirecan@aol.com	
Greco	Delores	greco@satx.rr.com	
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	
Hadar Construction	Terry Nunn	hadarconstruction@sbcglobal.net	
Harper Painting & Const	Jenna Link	harperpaintingandconstruction@yahoo.com	
JAS Development	Adam Sanchez	asanchez@jasdc.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction, LLC	R. Guajardo	lgjosiahconstruction@gmail.com	
LOGD Enterprises LLC	Adrian Casillas	gcasillas@pdr-usa.net	undeliverable
M&M Weatherization Co.	Laura Ramirez	asilva@mcortpx.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
MMC Contracting LLC	Dina Juarez	Cathy@MMCCContractingLLC.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
Ram's Weatherization	Ramiro Reyes	ramscustomhomes@gmail.com	
Direct Bids			
19K Home Repair	Isaak Rashkovsky	isaak@armorhomerepair.com	
360 TXC	Tony Lester	contact@360txc.com	
5W Contracting	Michael Williams	mwilliams@5wcontracting.com	
8A Electric, Inc.	Hilda Fernandez	hilda@8aelectric.com	
A & L Sanchez Painting	Lesley S. Greer	lgreer@a-lsanchezpainting.com	
Action Restoration, Inc.	Susan Rising	srising@aol.com	Rejected
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	

2/18/2016

Advertisement List
Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
Adolfson & Peterson Construction	Jody Lee	jlee@a-p.com	
Aggieland Construction	Britt Jones	britt.jones@aggielandconstruction.com	
AGH2O Holdings, LLC	James R. Lesko	jlesko@austin.rr.com	
Allied Electric Services, Inc.	Paige Paul	paige@alliedelectric.us	
Ambient Control Service Co	Alejandro Rodriguez	arod@ambientcontrol.org	
Amer Electric	Olga Espericueta	amer.electric@yahoo.com	
Ashley Cnstrctn & Dvlpmnt	Dennis Ashley	acandd.llc@gmail.com	
B.I.T Construction	Britanie L. Olvera	britanie@bitservicesinc.com	
Bayside Plumbing Services	Jacob Hayman	jacob.hayman@yahoo.com	
Benco Construction Services,	Alvaro Nunez	bert@benco-rfg.com	
Benson Commercial Const	Jim Benson	jim@bensoncc.com	Does not Exist
Bentley Builder, LLC	Rian Keller	rian3677@yahoo.com	
Bougambillas Const. LLC	Miguel A. Cisneros	bugconst@gmail.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Bruce's General Construction,	Jill Broussard	jillbgc@swbell.net	
Built For Dreams, Inc.	Alisha L. Gregg	algregg@builtfordreams.com	
Business Thru Government-Texas	Dina Rozenoyer	dfwcontracts@biz-gov.com	No such User
Byrdson Services	Jim Griffin	jgriffin2440@yahoo.com	
C. Link	Tim Weeks	operations@clinkcorp.com	
CDMTEK	Chris Mansour	chris@cdmtek.com	
Central Texas Express Metalwork,	Kara Clayton	kara@myexpresscontracting.com	
CGI Commercial Contracting,	Danny Blanton	dblanton@cgi-commercial.com	
Charles N. White Construction Co	William G. Farnum	billf@whiteconst.com	
Clovis Contracting Company	Bert Kivell	admin@cloviscontracting.com	
Confidence Const & Consltng Ser	Renee Harris	rharrisc21@yahoo.com	
Crain Group, Llc	Phillip B. Crain	brad@craingroup.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cruz Maintenance And Const.	Christopher Cruz	ccruz@cruzcmc.com	
Cubit Contracting, LLC	Doug Criswell	cubit@cubitcontracting.com	
Diverse Roofing	Gilbert Garzoria	ggarzoria@gmail.com	
Charles N. White Construction	William G. Farnum	billf@whiteconst.com	
DK Winship Company, LLC	Darla K. Winship	winshipco@aol.com	
DRC Construction Llc	Dawn Cockerill	dawn@DRC-Construction.com	
Dura Pier Facilities Services	Tammi L. Terry	tammi@facilitiesources.com	
Durand & Smith Homes, LLC	Joey Smith	jsmith@durandsmith.com	
EAS Contracting, LP	Carroll Edwards	ag@easlp.com	
Elicerio Construction	Fernando Elicerio	felicerio@hotmail.com	
Enterprise Painting & Drywall	Nery Contreras	sales@enterprisepainting.com	

2/18/2016

Advertisement List
Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
EPSH	Jose F Mondragon	paco@bltexas.com	
Everest Group, Inc	Stephen Robertson	chrisr@everestconstructiongroup.com	
Firenda Group Inc	Miguel Hernandez	mahpastrana@firenda.com	
Fred Berry Construction	Fred Berry Const	fredberryconstruction@yahoo.com	
Funk And Company	Alex Aguirre, President	alex@funkandcompany.com	
Garrett & Associates General	Karen Garrett	KGARRETT@GARRETTGC.COM	Does not Exist
GCGCTX, LLC	Brian Hood	info@gulfcoastgeneralcontractors.com	
General Contractor Services,	Pamela Teltschick	genconser@aol.com	
GLD And Associates	Frank Milner	mollymilner@sbcglobal.net	
H.J. Laredo Co.,Inc	Hector Laredo	hector@laredoco.com	
Hamilton Construction & Install	Tiffany L. Hamilton	contact@tiffanylhamilton.com	
Hardwood Construction, LLC	Noah Yuchnitz	hardwood0S02@gmail.com	
High Plains Contractors	Michael Ramirez	michael.ramirez@highplainsmanagem ent.com	
Holden Roofing Inc.	Charles Stetzel	cstetzel@holdenroofing.com	
	Sadie Rucker	aakashani@HGIUSA.COM	Unknown
	Kathleen Wimbish	KWIMBISH@ILCOR.COM	
Imani Quality Concepts, LLC	Hardy Jones, III	imaniqualityconcepts@gmail.com	
J&J Worldwide Services	Jill Richardson	jrichardson@jjwws.com	
J's Total Service, Inc.	Ivy M. Lanier	ivy@jstotalservice.com	
Jakeco Construction, Inc.	Nicole	jacoinc@aol.com	
JER Services, LLC	Ronny Garza	rgarza@brothersafety.com	
JMM Construction LLC	Jim Long	constructionjmm@yahoo.com	
Joch Enterprises, LLC	Jose Gonzalez	jose@jochcc.com	
Jtex Contracting Inc.	Justin C Hitchcock	justin@jtexcontracting.com	
KS Restoration, Inc.	Kim Smith	ksrestoration@yahoo.com	
Leetex Group, LLC	David Jasso	david@leetexgroup.com	
Lexine Inc	Frank	frank@lexinegroup.com	
Lifesaver Const And Supply	Gina Alsup	choiceins@hotmail.com	
Live Sytems LLC	Allen Heiser	allen@livesystemslc.com	
Luxor Custom Construction,	Eligio Vela	ELIGIOVELA@GMAIL.COM	
Majestic Services, Inc.	Sharal Brown	majesticvcinc@aol.com	
MDP Multi-Level Services	Michael Paul	servicesbymdp@yahoo.com	
Mechanical Technical Services Inc.	Dennis Link	dennis.link@comfortsystemsusa.com	
Mid-America Contractors, LLC	Elizabeth Cravens	elizabeth@midamericacontractors.net	
Mid-Continental Restoration	Andy Cook	andy_cook@midcontinental.com	
Millenia Construction Co	Marvin Williams	marvin.williams@milleniaconstruction.c om	
Millennium Project Solutions,	Luke Morgan	mmorgan@mps-team.com	

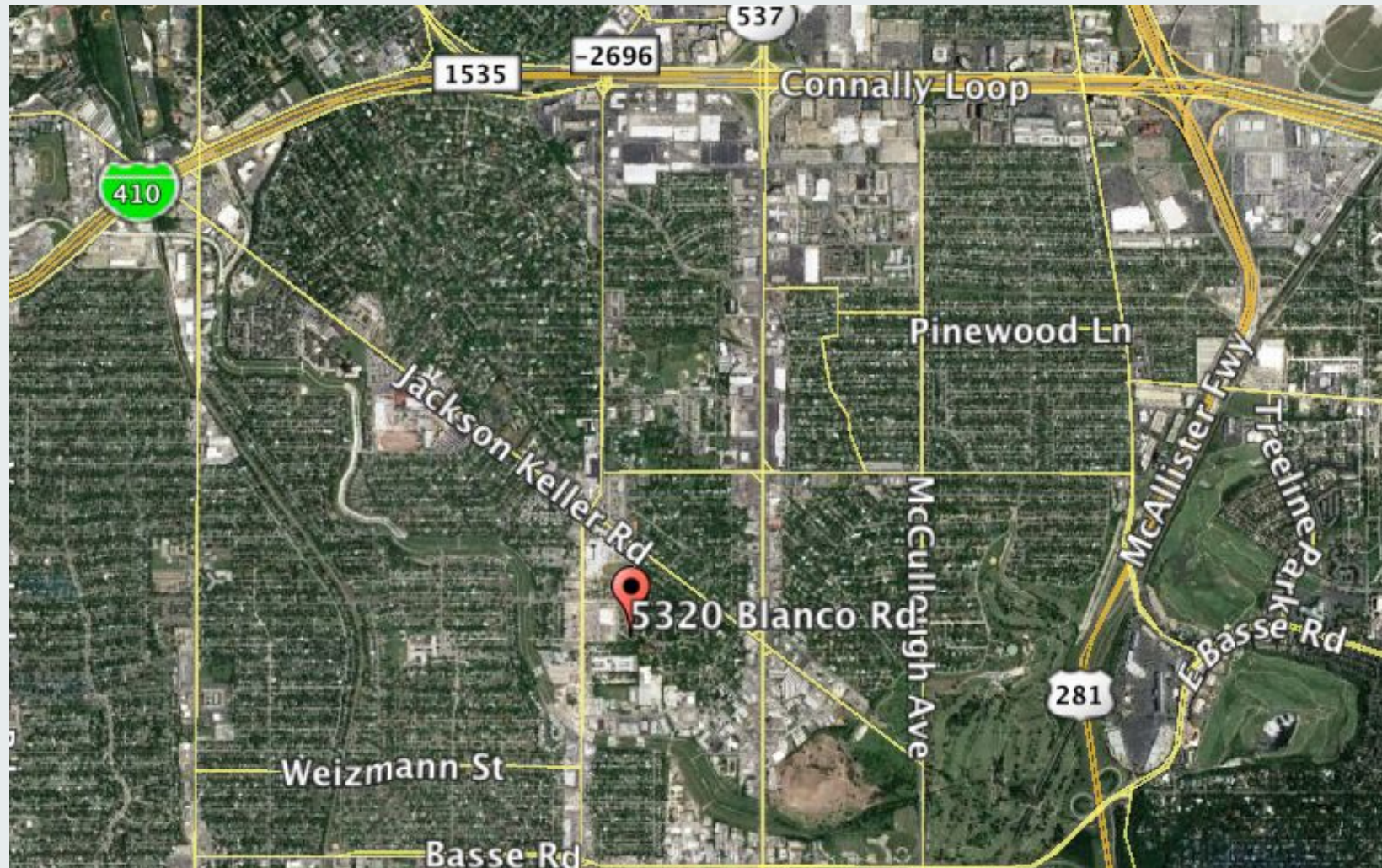
2/18/2016

Advertisement List
Solicitation # 1701-909-62-4616
Castle Point Burn Units Rehabilitation

Entity	Contact Name	Email	Method of Contact(Specify)
Mission Plumbing Co Inc.	Lorenzo Mendoza	missionplumbing@elp.rr.com	
MNR Construction	Maria Nuno	mnr-construction@hotmail.com	
Mo-Gon Construction	Garmon-Gonzalez	mosesgarmongonzalez@gmail.com	
Moe-Loe Enterprises	Lawrence Lerma	llclawrencelerma@gmail.com	
Morgan - Jackson Construction	F. A. Franklin	frederick@morganjacksonconstruction.com	No one at this address
Mulder Plumbing Services	Jerry Mulder	mrrsatxjerry@gmail.com	
MYBK Enterprises, Inc.	Maria Godina	mgodina.mybkent@yahoo.com	
Nechemya Construction Solutions	Daleth Johnson	daleth@nechemyasolutions.com	
Nelson+Morgan, Architects	Alan Nelson	anelson@nelsonmorgan.com	
New World Contracting, LLC	D. Vanderberg	dorrett@newworldcontractingllc.com	
Newcorp1-Houston Holding,	Harvey Catchings	hcatchings2002@yahoo.com	
Norman Construction, Inc.	Mike Basler	nci21@aol.com	
Ollies Contracting LLC	Dulce Cano	olliescontracting@gmail.com	
Onsite Contracting, LLC	Benny Ximenez	benny@onsite-contracting.com	
Ortels, LLC	Leon G. Hamilton	leon.g.hamilton@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Partners Remodeling Restoration	Daniel Besa	Danielbesaprrw@yahoo.com	
Peak Contractors, LLC	Michael Herrera	mherrera@peakcontractorstx.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	
QA Construction Services,	Lily Gutierrez	qacs@QASYSTEMS.COM	
R. G. Williams Const & Remodeling	Robert G. Williams	rgw_77446@yahoo.com	
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
R.M. Electrical Contractor Inc	Rodney Mayberry	rl1@suddenlink.net	Over quota
Republic Restoration LLC	Ben Hornbeck	ben@homestorenow.com	Not Found
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Slocum & Associates	Thomas Slocum	thomas.slocum1@gmail.com	
South Coast Construction	F. Farjadtehrani	mike@sccsi.net	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Stuart Dean	Peter Seoane	pseoane@stuartdean.com	No such user
The Apur Group	Aruna Srivastava	apurgroup@optimum.net	Invalid Recip
The Butler Enterprises	Cass Butler	bids@TheButlerEnterprises.com	
Thomas Enterprises Inc.	James Thomas	jamesthomasenterprise@yahoo.com	
TMG Contracting, LLC	Tony Gutierrez	TMG_03@msn.com	
Trubon Lee Inc.	Trubon Lee	trubon@leeservicesinc.com	
Universal Service Enterprises	Sid Naeimi	sidnaeimi@useengineering.com	

2/18/2016

CASTLE POINT APARTMENTS



CASTLE POINT APARTMENTS

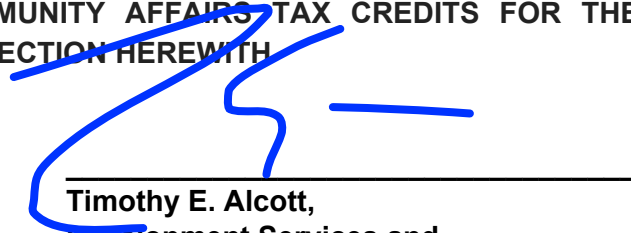


BOARD OF COMMISSIONERS

RESOLUTION 5712, AUTHORIZING FRANKLIN DEVELOPMENT PROPERTIES, LTD. AS DEVELOPER OF ARTISAN AT POTRANCO TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR ARTISAN AT POTRANCO; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH



David Nisivoccia
President and CEO



Timothy E. Alcott,
Development Services and
Neighborhood Revitalization Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 5712, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Potranco transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Potranco; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

SUMMARY:

Franklin Development Properties, Ltd., a San Antonio-based and nationally recognized “Top 50 Builder,” specializes in the development, construction and management of high quality senior and multi-family residential properties. The developer has approached SAHA with an opportunity to partner in the development of affordable, multi-family housing.

The Artisan at Potranco will be an approximately 186-unit housing development located at 1120 W Loop 1604 North, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 94 tax credit units at 30 percent to 60 percent of area median income and 92 market-rate units. The new development will provide a mix of two- and three-bedroom units with appropriate design considerations and amenities. Artisan at Potranco will represent the very best housing in terms of quality and sustainability in the marketplace today.

Franklin Development will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation’s ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. Franklin Development will provide ongoing guarantees and long term

property management.

FINANCIAL IMPACT:

The final deal terms will be presented to the Board of Commissioners once negotiated.

ATTACHMENTS:

Resolution 5712

Artisan at Potranco Executive Summary

Aerial Map

**San Antonio Housing Authority
Resolution 5712**

RESOLUTION 5712, AUTHORIZING FRANKLIN DEVELOPMENT PROPERTIES, LTD. AS DEVELOPER OF ARTISAN AT POTRANCO TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR ARTISAN AT POTRANCO; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

Whereas, Franklin Development Properties, Ltd., has proposed a development for affordable, multifamily rental housing located on W. Loop 1604 N between Military Drive and Potranco Road, named Artisan at Potranco (TDHCA No. 17087) in the City of San Antonio; and

Whereas, at the request of Franklin Development Properties, Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

Whereas, Franklin Development Properties, Ltd. has advised that it intends to submit an application to the TDHCA for 2017 Competitive 9 percent Housing Tax Credits for Artisan at Potranco; and

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

Whereas, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of SAHFC.

NOW, THEREFORE, BE IT RESOLVED, that the San Antonio Housing Authority, acting through its governing body, hereby confirms that it supports the proposed Artisan at Potranco located on W. Loop 1604 N between Military Drive and Potranco Road, San Antonio, TX, 78251, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.

Passed and approved the 2nd day of March 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO



ARTISAN

Executive Summary

Artisan at Potranco

1120 N Loop 1604, San Antonio, Texas 78251



Franklin Development Properties, Ltd.

21260 Gathering Oak, Suite 101

San Antonio, TX 78260

(210) 694-2223

Aubra Franklin, President

Ryan Wilson, Vice President

ryan@franklindevelopment.net | (210) 325-7360



Our Mission Statement

The Franklin Companies are committed to developing, building and managing exceptional housing communities and will treat our residents with dignity and respect.

Background

Franklin Development Company, nationally recognized “Top 50 Builder” specializes in the development, construction, and management of high quality senior and multifamily residential properties. Franklin Development has earned a reputation for high, quality, professionalism, and is a recognized leader in the industry.

Over the past decade, Franklin Development has developed over 4,000 multifamily, including nearly 3,000 affordable and nearly 1,000 senior housing units. Franklin Development has particular and organizational strengths in ranging complex, layered financing solutions, understanding and navigating the legal and political environments, obtaining the required governmental, community and regulatory approvals, and managing the planning, design, construction, and operation of multifamily affordable housing.

Franklin Development’s competitive advantage lies in its size—as a smaller development company, Franklin has built its reputation on providing personalized service to each development from conception through asset management. Our strength lies in our ability for all our team members, including Franklin Development’s Founder, Aubra Franklin, to be involved in each phase of the development and therefore the full benefit of combined experience is realized in each project.



The Product: Artisan at Potranco

The Artisan at Potranco will be an approximately 186 unit housing development located at 1120 N Loop 1604, San Antonio, Texas. The development will be targeted specifically for families with appropriate design considerations and amenities. The new development will consist of a mix of two and three bedroom units.

Artisan at Potranco will represent the very best housing in terms of quality and sustainability in the marketplace today.

Building on Franklin's experience, we have the unique perspective of being able to truly understand community needs, especially as they relate to multifamily construction. We have learned that the collaborative process with residents, community leaders, City Partners, the San Antonio Housing Authority and other stakeholders is the key to developing a plan for not only providing a higher quality of life, but also to provide for sustainability in the long term. Our plan involves incorporating ideals like:

- Safety
- Respect
- Sustainability
- Open/Green Space
- Cleanliness
- Support and Enhance existing neighborhood
- Community/Stakeholder Involvement
- Education
- Economic Opportunities
- A positive effect on quality of life



Site Location



Conceptual Site Plan



Sample Developments by Franklin



SAMPLE RENDERINGS

2-3 Story Building/ Townhome Type Concept



Sketched Elevations

Sample building materials – mix of stone (or brick), stucco, and siding



❖ Planning

Franklin Development has incorporated important concepts into an initial plan for Artisan at Potranco that highlights a development that has provided thoughtful planning to integrate within the existing community.

❖ Project Specifics

- Medium Density of around 19 units/acre – property would be rezoned to MF 25
- Building heights would be 2-3 stories with 2 story adjacent to residential
 - Minimize impact to neighbors to the East
 - Buildings will blend more seamlessly into existing neighborhood
- A green buffer / set-back from residential neighboring developments
- Parking designed to eliminate car lights into adjacent neighborhood
- Centralized outdoor recreational and common areas
- Onsite illumination using “down lighting” fixtures
- Community input on architectural elevations and site plan
- Traffic mitigation
- Tree preservation where applicable

❖ Affordability

So what is “affordable” housing? Affordable housing simply means residents rent are restricted based on their incomes. More importantly, here is what affordable housing is NOT:

Affordable Housing is not “subsidized” – residents must be able to demonstrate ability to pay their full rent, just like any other family that rents an apartment. In fact, all residents MUST meet the following criteria:

- Be employed (which must be verified)
- Must not have a criminal history
- Must have a positive rental and credit history
- Must meet income eligibility (see chart below)
- Must demonstrate that their rent is no more than 2.5X their gross income.

Artisan at Potranco will partner with the San Antonio Housing Authority for the benefit of financial feasibility in the tax exemption. But this project is NOT public housing or Section 8 project based – residents will receive no financial assistance from Owner to comply with financial responsibilities. The Franklin Companies will provide ongoing guarantees and long term property management.



In short, Artisan at Potranco represents a Class A quality residential apartment community with rents targeted as follows:

Unit Mix	Rent Level	Number of Units	Square Feet	Net Rents
2bd/2ba	30%	4	922	\$419
2bd/2ba	50%	18	922	\$699
2bd/2ba	60%	24	922	\$839
2bd/2ba	Market	46	922	
3bd/2ba	30%	6	1097	\$484
3bd/2ba	50%	20	1097	\$808
3bd/2ba	60%	22	1097	\$969
3bd/2ba	Market	46	1097	

Family Size	Family of 4	Family of 5	Family of 6
30% Income	\$18,630	\$20,130	\$21,630
50% Income	\$31,050	\$33,550	\$36,050
60% Income	\$37,260	\$40,260	\$43,260

90% of the residents will earn incomes between \$30,000 and \$41,000 per year.

Below are a few sample occupations of residents that meet the income criteria.



Insurance agent



Dental Hygienist



*Call Center Customer Service Rep
Bank Tellers*



*Cashiers/ Order Selectors/
Quality Assurance*



Teacher Aides



*Certified Nursing Assistant (CNA)/
File Clerks and Receptionist*



Paralegals



Military Veterans



❖ **Project Amenities**



Project amenities for construction of the multi-family project will include:

- on-site community center
- furnished clubhouse
- laundry facility
- swimming pool
- fitness center
- business center
- on-site After School activities
- social Service center
- BBQ grills/ picnic tables
- 24 hour maintenance
- furnished childrens activity center
- children and adult social services
- perimeter fencing with controlled access gates
- theatre room
- dog park



A 2-3 story design is being proposed with wood frame, 100% masonry on exterior (hardie board, stone and stucco), concrete slab on grade – post tension, pitched composition 30 year shingle roof, , R-15 Walls/ R-30 Ceilings, and condensing/compressing units ground pad mounted. Additional unit amenities include: covered entries, nine foot ceilings in living room and all bedrooms (at minimum), microwave ovens, self-cleaning and continuous cleaning ovens; refrigerators with icemaker; storage room, or closet; and covered parking.

❖ **Green Initiatives:**

Water Conservation • Energy Efficiency • Healthy Living Environments

The following amenities and green building initiatives will be present at the Artisan at Potranco:

- Efficiency heating and air conditioning systems;
- Electric vehicle recharging station;
- All interior light fixtures to be fluorescent, CFL or LED lamps;
- low flow or high efficiency toilets, faucets and shower heads;
- thermally and draft efficient doors; and
- Healthy low-chemical paints and flooring materials.
- native trees and plants installed that are appropriate to the site's soils and microclimates and located to allow for shading in the summer and heat gain in the winter;
- bicycle stations provided throughout the site to promote fitness
- recycling plan for waste during construction



❖ **Integration of Green Space and Recreation**

Strategically placed “pocket parks” and conservation of open space for multifamily will promote safe and healthy recreation and community interaction.



❖ Development Timeline and Phasing Plan

The following detailed timeline and phasing plan outlines the anticipated schedule for the development:

2017

- January 2 Application Acceptance Period begins
- January 9 TDHCA Pre-application Final Delivery Date
- March 1 TDHCA Full Application Delivery Date
 - Final input from Elected Officials Delivery Date
 - *Resolution for Local Government support and State Representative*
- May 1 Market Analysis Delivery Date
- Mid-May Final Scoring Notices Issued for Majority of Applications Considered “Competitive”
- June Release of Eligible Applications for Consideration for Award in
- July Final Awards
- Mid-August Commitments are Issued
- November 2 Carryover Documentation

2018

- January Set of Construction Plans Finalized/ Permit Approved
- February Close Tax Credit Financing. Construction loan and permanent loan financing.
- March Notice to Proceed/ Begin Construction

Artisan at Potranco Road

Loop 1604



Property Location



West Loop 1604 N

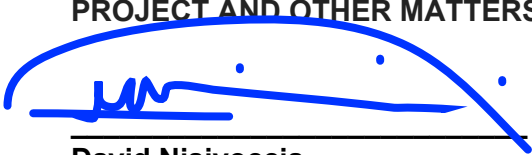


Concept Elevations: mix of stone (or brick), stucco and siding

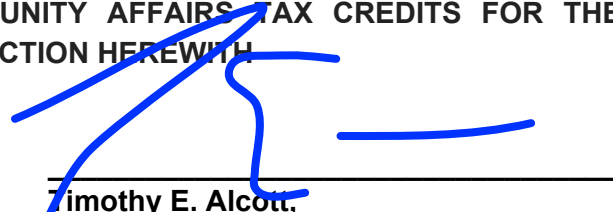


BOARD OF COMMISSIONERS

RESOLUTION 5713, AUTHORIZING FRANKLIN DEVELOPMENT PROPERTIES, LTD. AS DEVELOPER OF ARTISAN AT OLD TEZEL ROAD TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR ARTISAN AT OLD TEZEL ROAD; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith



David Nisivoccia
President and CEO



Timothy E. Alcott,
Development Services and
Neighborhood Revitalization Officer

REQUESTED ACTION:

Consideration and approval regarding resolution 5713, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Old Tezel Road transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Old Tezel Road; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

SUMMARY:

Franklin Development Properties, a San Antonio-based and nationally recognized “Top 50 Builder,” specializes in the development, construction and management of high quality senior and multi-family residential properties. The developer has approached the San Antonio Housing Authority with an opportunity to partner in the development of affordable multi-family housing.

The Artisan at Old Tezel Road will be an approximately 120-unit housing development located at the northwest corner of Old Tezel Road and Tezel Road, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 100 tax credit units at 30 percent to 60 percent of area median income and 20 market-rate units. The new development will provide a mix of two- and three-bedroom units with appropriate design considerations and amenities. Artisan at Old Tezel Road will represent the very best housing in terms of quality and sustainability in the marketplace today.

Franklin Development Properties, Ltd. will partner with the San Antonio Housing Authority which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation’s ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. Franklin Development will provide ongoing guarantees and long term property management.

FINANCIAL IMPACT:

The final deal terms will be presented to the Board of Commissioners once negotiated.

ATTACHMENTS:

Resolution 5713

Artisan at Old Tezel Road Executive Summary

Aerial Map



ARTISAN

Executive Summary

Artisan at Old Tezel Road

Corner of Tezel Rd. and Old Tezel Rd.

San Antonio, Texas



Franklin Development Properties, Ltd.

21260 Gathering Oak, Suite 101

San Antonio, TX 78260

(210) 694-2223

Aubra Franklin, President

Ryan Wilson, Vice President

ryan@franklindevelopment.net | (210) 325-7360



Our Mission Statement

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Background

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Over the past decade, Franklin Development has developed over 4,000 multifamily, including nearly 3,000 affordable and nearly 1,000 senior housing units. Franklin Development has particular and organizational strengths in ranging complex, layered financing solutions, understanding and navigating the legal and political environments, obtaining the required governmental, community and regulatory approvals, and managing the planning, design, construction, and operation of multifamily affordable housing.

Franklin Development’s competitive advantage lies in its size—as a smaller development company, Franklin has built its reputation on providing personalized service to each development from conception through asset management. Our strength lies in our ability for all our team members, including Franklin Development’s Founder, Aubra Franklin, to be involved in each phase of the development and therefore the full benefit of combined experience is realized in each project.



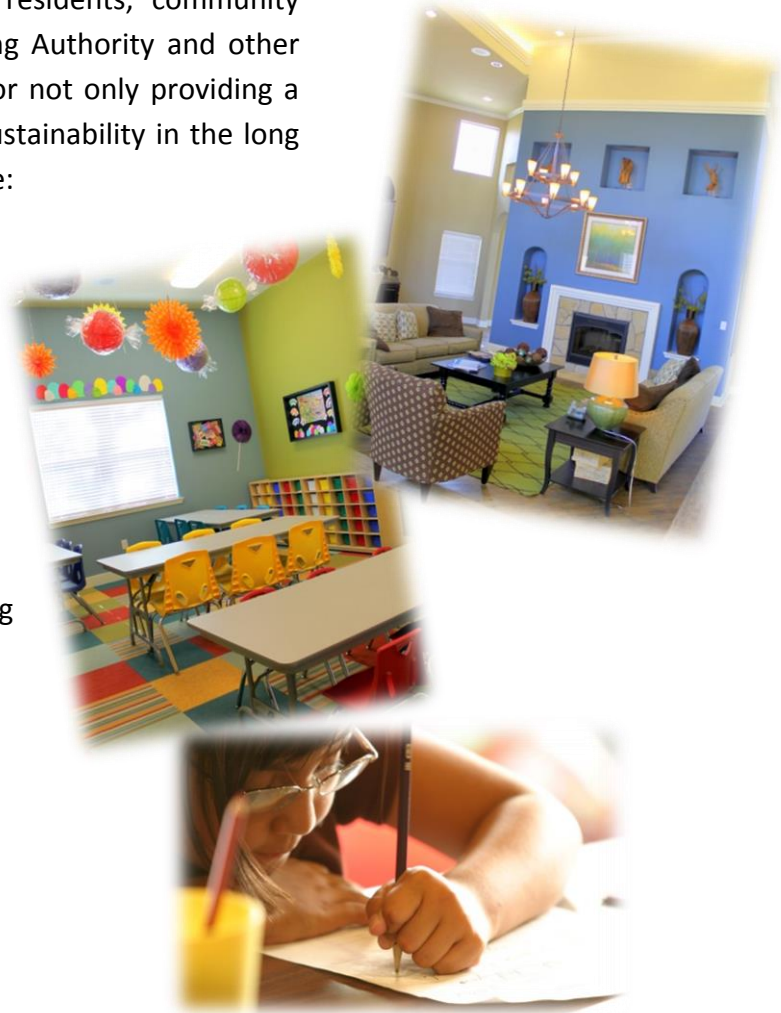
The Product: Artisan at Old Tezel Road

The Artisan at Old Tezel Road will be an approximately 120 unit housing development located at the northwest corner of Old Tezel Road and Tezel Road, San Antonio, Texas. The development will be targeted specifically for families with appropriate design considerations and amenities. The new development will consist of a mix of two and three bedroom units.

Artisan at Old Tezel Road will represent the very best housing in terms of quality and sustainability in the marketplace today.

Building on Franklin's experience, we have the unique perspective of being able to truly understand community needs, especially as they relate to multifamily construction. We have learned that the collaborative process with residents, community leaders, City Partners, the San Antonio Housing Authority and other stakeholders is the key to developing a plan for not only providing a higher quality of life, but also to provide for sustainability in the long term. Our plan involves incorporating ideals like:

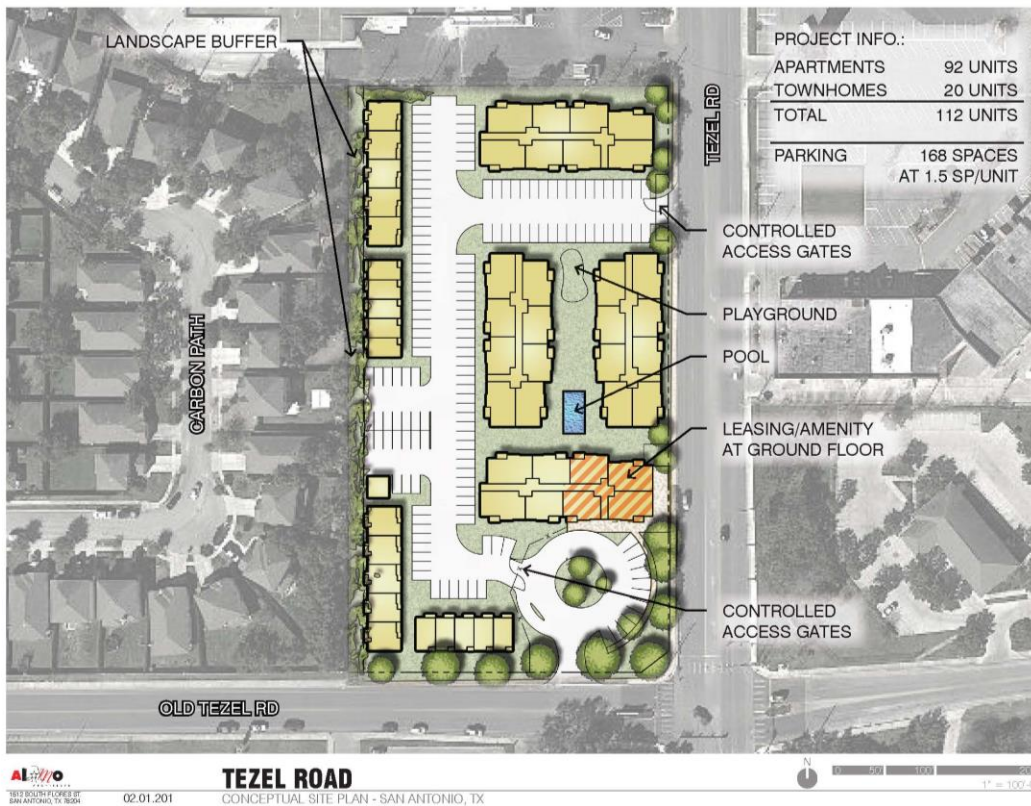
- Safety
- Respect
- Sustainability
- Open/Green Space
- Cleanliness
- Support and Enhance existing neighborhood
- Community/Stakeholder Involvement
- Education
- Economic Opportunities
- A positive effect on quality of life



Site Location



Conceptual Site Plan



Sample Developments by Franklin



SAMPLE RENDERINGS

2-3 Story Building/ Townhome Type Concept



Sample Elevations

Sample building materials – mix of stone (or brick), stucco, and siding





❖ **Planning**

Franklin Development has incorporated important concepts into an initial plan for Artisan at Old Tezel Road that highlights a development that has provided thoughtful planning to integrate within the existing community.

❖ **Project Specifics**

- Building heights would be 2-3 stories with 2 story townhomes built to the back
 - Minimize impact to neighbors to the West
 - Buildings will blend more seamlessly into existing neighborhood
- Parking designed to eliminate car lights into adjacent neighborhood on the West
- A green buffer / set-back from neighboring homes
- Onsite illumination using “down lighting” fixtures
- Traffic impact mitigations
- Community input on architectural drawings
- Centralized outdoor recreational and common areas

❖ **Affordability**

So what is “affordable” housing? Affordable housing simply means residents rent are restricted based on their incomes. More importantly, here is what affordable housing is NOT:

Affordable Housing is not “subsidized” – residents must be able to demonstrate ability to pay their full rent, just like any other family that rents an apartment. In fact, all residents MUST meet the following criteria:

- Be employed (which must be verified)
- Must not have a criminal history
- Must have a positive rental and credit history
- Must meet income eligibility (see chart below)
- Must demonstrate that their rent is no more than 2.5X their gross income.

Artisan at Old Tezel Road will partner with the San Antonio Housing Authority for the benefit of financial feasibility in the tax exemption. But this project is NOT public housing or Section 8 project based – residents will receive no financial assistance from Owner to comply with financial responsibilities. The Franklin Companies will provide ongoing guarantees and long term property management.



In short, Artisan at Old Tezel Road represents a Class A quality residential apartment community with rents targeted as follows:

Unit Mix	Rent Level	Number of Units	Square Feet	Net Rents
2bd/2ba	30%	3	922	\$419
2bd/2ba	50%	18	922	\$699
2bd/2ba	60%	22	922	\$839
2bd/2ba	Market	10	922	
3bd/2ba	30%	6	1097	\$484
3bd/2ba	50%	19	1097	\$808
3bd/2ba	60%	22	1097	\$969
3bd/2ba	Market	10	1097	

Family Size	Family of 4	Family of 5	Family of 6
30% Income	\$18,630	\$20,130	\$21,630
50% Income	\$31,050	\$33,550	\$36,050
60% Income	\$37,260	\$40,260	\$43,260

90% of the residents will earn incomes between \$30,000 and \$41,000 per year.

Below are a few sample occupations of residents that meet the income criteria.



Insurance agent



Dental Hygienist



*Call Center Customer Service Rep
Bank Tellers*



*Cashiers/ Order Selectors/
Quality Assurance*



Teacher Aides



*Certified Nursing Assistant (CNA)/
File Clerks and Receptionist*



Paralegals



Military Veterans



❖ **Project Amenities**

Project amenities for construction of the multi-family project will include:

- on-site community center
- furnished clubhouse
- laundry facility
- swimming pool
- fitness center
- business center
- on-site After School activities
- social Service center
- BBQ grills/ picnic tables
- 24 hour maintenance
- furnished childrens activity center
- children and adult social services
- perimeter fencing with controlled access gates
- theatre room
- dog park



A 2-3 story design is being proposed with wood frame, 100% masonry on exterior (hardie board, stone and stucco), concrete slab on grade – post tension, pitched composition 30 year shingle roof, , R-15 Walls/ R-30 Ceilings, and condensing/compressing units ground pad mounted. Additional unit amenities include: covered entries, nine foot ceilings in living room and all bedrooms (at minimum), microwave ovens, self-cleaning and continuous cleaning ovens; refrigerators with icemaker; storage room, or closet; and covered parking.

❖ **Green Initiatives:**

Water Conservation • Energy Efficiency • Healthy Living Environments

The following amenities and green building initiatives will be present at the Artisan at Old Tezel Road:

- Efficiency heating and air conditioning systems;
- Electric vehicle recharging station;
- All interior light fixtures to be fluorescent, CFL or LED lamps;
- low flow or high efficiency toilets, faucets and shower heads;
- thermally and draft efficient doors; and
- Healthy low-chemical paints and flooring materials.
- native trees and plants installed that are appropriate to the site's soils and microclimates and located to allow for shading in the summer and heat gain in the winter;
- bicycle stations provided throughout the site to promote fitness
- recycling plan for waste during construction



❖ **Integration of Green Space and Recreation**

Strategically placed “pocket parks” and conservation of open space for multifamily will promote safe and healthy recreation and community interaction.



❖ Development Timeline and Phasing Plan

The following detailed timeline and phasing plan outlines the anticipated schedule for the development:

2017

- January 2 Application Acceptance Period begins
- January 9 TDHCA Pre-application Final Delivery Date
- March 1 TDHCA Full Application Delivery Date
 - Final input from Elected Officials Delivery Date
 - *Resolution for Local Government support and State Representative*
- May 1 Market Analysis Delivery Date
- Mid-May Final Scoring Notices Issued for Majority of Applications Considered “Competitive”
- June Release of Eligible Applications for Consideration for Award in
- July Final Awards
- Mid-August Commitments are Issued
- November 2 Carryover Documentation

2018

- January Set of Construction Plans Finalized/ Permit Approved
- February Close Tax Credit Financing. Construction loan and permanent loan financing.
- March Notice to Proceed/ Begin Construction

Artisan at Old Tezel Road



Property Location



Concept Elevations – mix of stone (or brick), stucco and siding



Old Tezel Rd. Access

BOARD OF COMMISSIONERS

RESOLUTION 5711, AUTHORIZING THE APPOINTMENT OF ALL OFFICERS OF THE SAN ANTONIO HOUSING AUTHORITY, OTHER THAN THE PRESIDENT AND CHIEF EXECUTIVE OFFICER, AS ASSISTANT SECRETARY/TREASURERS OF ALL SAHA AFFILIATE CORPORATIONS



David Nisivoccia
President and CEO



Muriel Rhoder
Chief Administrative Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 5711, authorizing the appointment of all Officers of the San Antonio Housing Authority, other than the President and Chief Executive Officer, as Assistant Secretary/Treasurers of all SAHA affiliate corporations.

SUMMARY:

On January 14, 2010, the SAHA Board of Commissioners appointed the following positions to serve as Assistant Secretary/Treasurers of the SAHA affiliated entities:

- Chief Financial Officer
- Public Affairs and Personnel Officer
- Legal and Compliance Officer

The only position currently at SAHA functioning as Assistant Secretary/Treasurer is the Chief Financial Officer. For consistency in operation, staff recommends that all Officer positions, in lieu of specifically identified Officer positions, to serve in this capacity. On April 8, 2009, the Board of Commissioners appointed the President and Chief Executive Officer as the Secretary/Treasurer of all SAHA affiliated entities.

Currently, the Officers for the San Antonio Housing Authority are:

- President and Chief Executive Officer - David Nisivoccia
- Chief Administrative Officer - Muriel Rhoder
- Chief Financial Officer - Ed Hinojosa
- Development Services and Neighborhood Revitalization Officer - Timothy E. Alcott

A listing of all SAHA affiliated corporations is attached.

FINANCIAL IMPACT:

None at this time.

ATTACHMENTS:

Resolution 5711
Listing of all SAHA Affiliate Corporations

CERTIFICATE FOR RESOLUTION 5711

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a Texas housing authority created pursuant to the laws of the State of Texas (“SAHA”), hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the “Open Meetings Act”), and the bylaws of SAHA, the Board of Commissioners of SAHA (the “Board”) held a meeting on March 2, 2017, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 5711, AUTHORIZING THE APPOINTMENT OF ALL OFFICERS OF THE SAN ANTONIO HOUSING AUTHORITY, OTHER THAN THE PRESIDENT AND CHIEF EXECUTIVE OFFICER, AS ASSISTANT SECRETARY/TREASURERS OF ALL SAHA AFFILIATE CORPORATIONS.

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Open Meetings Act and the Bylaws of SAHA.

SIGNED March 2, 2017.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 5711**

RESOLUTION 5711, AUTHORIZING THE APPOINTMENT OF ALL OFFICERS OF THE SAN ANTONIO HOUSING AUTHORITY, OTHER THAN THE PRESIDENT AND CHIEF EXECUTIVE OFFICER, AS ASSISTANT SECRETARY/TREASURERS OF ALL SAHA AFFILIATE CORPORATIONS

WHEREAS, on January 14, 2010, the SAHA Board of Commissioners appointed the following three Officer positions to serve as Assistant Secretary/Treasurers of all SAHA affiliate corporations: Chief Financial Officer; Public Affairs and Personnel Officer; Legal and Compliance Officer; and

WHEREAS, the only position currently at SAHA functioning as Assistant Secretary/Treasurer is the Chief Financial Officer; and

WHEREAS, on April 8, 2009, the SAHA Board of Commissioners appointed the position of President and Chief Executive Officer to serve as the Secretary/Treasurer of all affiliate SAHA corporations; and

WHEREAS, for consistency in operation, staff recommends that all Officer positions, in lieu of specifically identified Officer positions, to serve in the capacity of Assistant Secretary/Treasurer.

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

- 1) Approves Resolution 5711, authorizing the appointment of all Officers of the San Antonio Housing Authority, other than the President and Chief Executive Officer, as Assistant Secretary/Treasurers of all SAHA affiliate corporations.

Passed and approved the 2nd day of March 2017.

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

Attested and approved as to form

**David Nisivoccia
President and CEO**

San Antonio Housing Authority

Listing of all SAHA Affiliate Corporations

- San Antonio Housing Development Corporation
- San Antonio Housing Facility Corporation
- San Antonio Housing Finance Corporation
- San Antonio Housing Authority Foundation, aka Education Investment Foundation
- San Antonio Homeownership Opportunities Corporation
- Springhill/Courtland, PFC
- Woodhill PFC
- Sendero I PFC
- Sendero II PFC
- Refugio Street PFC
- Las Varas PFC
- Sunshine Apartments, Inc.
- Pecan Hill Apartments, Inc.
- Converse Ranch LLC
- Converse Ranch II LLC
- SAHA The Alhambra LLC
- Costa Almadena GP, LLC
- Costa Mirada GP, LLC
- SAHA San Juan Square, LLC
- SAHA San Juan Square II, LLC
- SAHA San Juan III, LLC
- Costa Valencia GP, LLC
- SAHA The Mirabella, LLC
- 252 ARDC Military, LLC
- 252 ARDC Binz, LLC
- ARDC San Marcos GP
- ARDC Sutton GP, LLC
- ARDC Sutton II GP, LLC
- Enclave Living GP, LLC
- Midcrowne Senior GP, LLC
- Durango Midrise GP, LLC
- New Braunfels 2 Development LLC
- Primrose SA IV Development LLC
- Clark 05 Development, LLC
- TX Pleasanton Development, LLC
- SAHA Wheatley I, LLC
- SAHA Wheatley Senior, LLC

BOARD OF COMMISSIONERS

RESOLUTION 5706, CERTIFYING THE SAN ANTONIO HOUSING AUTHORITY'S INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2256.005 (E) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT



David Nisivoccia
President and CEO



Ed Hinojosa
Chief Financial Officer

Requested Action:

Consideration approval regarding Resolution 5706, certifying the San Antonio Housing Authority's Investment Policy and Investment Strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act.

Summary:

Section 2256.005 (E) of the Texas Public Funds Investment Act (PFIA) requires the governing body of each covered entity review its Investment Policy and Investment Strategies, not less than annually, and adopt a written instrument by rule, order, ordinance or resolution stating such.

The Investment Policy denotes the allowed investment activities, which must conform to all federal, state and local statutes, governing the investment of public and nonpublic funds. The policy contains relevant information to guide responsible personnel regarding authorized investment activities.

The purpose of the review is to ensure SAHA remains in compliance with requirements set forth in Section 2256.005 (E) of the Texas Public Funds Investment Act.

There are no proposed changes to the Investment Policy at this time.

Financial Impact:

None

Attachments:

Resolution 5706
2017 Investment Policy

CERTIFICATE FOR RESOLUTION 5706

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a Texas housing authority created pursuant to the laws of the State of Texas ("SAHA"), hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of SAHA, the Board of Commissioners of SAHA (the "Board") held a meeting on March 2, 2017, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 5706, CERTIFYING THE SAN ANTONIO HOUSING AUTHORITY'S INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2256.005 (E) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT.

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Open Meetings Act and the Bylaws of SAHA.

SIGNED March 2, 2017.



David Nisivoccia
President and CEO

**SAN ANTONIO HOUSING AUTHORITY
RESOLUTION 5706**

RESOLUTION 5706, CERTIFYING THE SAN ANTONIO HOUSING AUTHORITY'S INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2256.005 (E) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT

WHEREAS, the State of Texas has passed legislation requiring written Investment Policies for all public agencies; and

WHEREAS, the State requires the governing body of an investing entity review its Investment Policy and Investment Strategies, not less than annually, and adopt a resolution stating such; and

WHEREAS, staff of the Authority has previously prepared the Investment Policy to meet the requirements of the State of Texas Law; and

WHEREAS, there are no proposed changes to this policy at this time.

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

- 1) Approves Resolution 5706, certifying the Investment Policy and Investment Strategies have been reviewed.

Passed and approved the 2nd day of March 2017.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

INVESTMENT POLICY

March 2, 2017

1.0 POLICY:

It is the policy of the Housing Authority of the City of San Antonio, Texas to invest all funds in a manner that will provide the highest investment return with the maximum security while assuring sufficient liquidity to meet the daily cash flow demands of the Housing Authority. Investment activities must conform to all federal, state and local statutes governing the investment of public and non-public funds.

2.0 SCOPE:

This investment policy applies to all financial assets of the Housing Authority and related entities. These funds are accounted for in the Housing Authority Annual Audit Reports and include:

- 2.1 Operating Funds and Reserves for Public Housing, Section 8, and all programs
- 2.2 Development Reserves, Bond Proceeds, and Escrow Accounts
- 2.3 Any newly acquired or special funds
- 2.4 Non-Profit and Partnership Funds

3.0 OBJECTIVE:

As required by the Act, the investment of funds shall be governed by the following investment objectives, in order of preference:

- 3.1 Preservation and safety of principal: Investment decisions of the Authority shall be undertaken in a manner that seeks to ensure the preservation and safety of capital in the overall portfolio. To obtain this goal, adequate diversification is required to assure that potential losses on individual investments do not exceed the income generated from the remainder of the portfolio. There shall be a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis.
- 3.2 Liquidity: The investment portfolio will remain sufficiently liquid to enable the Authority to meet all operating requirements that might be reasonably anticipated. Investment in securities with an active secondary market are preferred investments.
- 3.3 Yield and Return on Investment: The San Antonio Housing Authority investment

portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with the Authority's investment risk constraints and cash flow characteristics of the portfolio.

- 3.4 Legal Limitations: Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code and the U. S. Department of Housing and Urban Development Public and Indian Housing Notice 95-27 issued May 11, 1995.
- 3.5 Administrative Cost: In choosing an investment, the San Antonio Housing Authority shall consider the administrative work involved, particularly with regards to investments of short duration.

4.0 PRUDENCE:

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the context of managing the overall portfolio. Prudence shall be measured by considering the investment of all funds or funds under the entity's control over which the officer had responsibility rather than a consideration as to the prudence of a single investment.

This standard states: "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived." The investment officer and those delegated with investment authority under this policy, when acting in accordance with the written procedures and this policy in accord with the Prudent Person Rule, shall be relieved of personal responsibility and liability in the management of the portfolio, provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

5.0 DELEGATION OF AUTHORITY:

The Board of Commissioners of the Housing Authority of the City of San Antonio retains the ultimate responsibility as fiduciaries over the assets of the organization. The Board hereby delegates to the CEO and the CEO's designated staff the day-to-day responsibility of managing the Housing Authority's investment activities. The CEO will report the investment activities to the Board of Commissioners on at least a quarterly basis as required by the Public Funds Investment Act.

The CEO, with assistance from the CEO's designated staff, will establish the system of procedures and controls to regulate the investment activities. No officer or designee may

engage in an investment transaction except as provided under the terms of this policy and the procedures established and approved by the President and CEO.

The CEO designates the Chief Financial officer as responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. The Chief Financial Officer will also oversee all investment activities and assure that appropriate internal controls are in place and being followed.

The CEO also designates the Director of Finance and Accounting as the Investment Officer of the Housing Authority to be responsible for the day to day operating decisions related to investment decisions and activities. In addition, the Investment Officer shall be responsible for all transactions undertaken and together with the Chief Financial Officer, shall establish a system of procedures and controls to regulate the activities of subordinate officials and staff. The CEO, Chief Financial Officer and Director of Finance and Accounting shall be authorized to make investment decisions and place investment orders. All participants in the investment process shall act responsibly as custodians of the public trust.

6.0 ETHICS AND CONFLICTS OF INTEREST:

Officers, employees, board members, and investment officials involved in the investment process shall refrain from personal business activity that could conflict, or could reasonably be perceived as a conflict, with the proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Officers, employees, board members, and investment officials shall disclose to the President and CEO, in writing, any material financial interests in financial institutions that conduct business with this Authority. Officers, employees, board members, and investment officials shall further disclose any large personal financial investment positions that could be related to the investment activities of the Housing Authority, particularly with regard to the time of purchases and sale of investments. All Federal, State of Texas, and Housing Authority Ethics Policies shall be strictly followed.

7.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS:

The Investment Officer shall maintain a list of all financial institutions authorized to provide investment services for the Housing Authority.

7.1 All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with annual financial statements and certification in writing that the financial institution or the broker/dealer has read and will follow all Federal and State of Texas laws and regulations regarding investments made by the San Antonio Housing Authority.

7.2 An annual review of the financial statements will be completed by the Investment

Officer.

- 7.3 A current audited financial statement is required to be on file for each financial institution and broker/dealer with which the Housing Authority transacts business.
- 7.4 The board or designated investment committee of the San Antonio Housing Authority shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the San Antonio Housing Authority.

8.0 AUTHORIZED AND SUITABLE INVESTMENTS:

- 8.1 HUD Funds: The San Antonio Housing Authority is required to invest HUD sourced funds in investments approved by the U.S. Department of Housing and Urban Development. These investments must be fully collateralized. ATTACHMENT A is applicable to HUD funds and contains a listing and description of approved investments.
- 8.2 Non-HUD Funds: Funds in excess of HUD funds, unrestricted funds, reserves, partnership funds, bond proceeds, foundation funds, and other funds are not subject to ATTACHMENT A; however, these funds shall be invested in accordance with the Public Funds Investment Act.

9.0 COLLATERALIZATION:

Full collateralization is required for all Housing Authority investments. In order to protect the Housing Authority assets collateralization of one-hundred percent (100%) is required at all times. All collateral shall conform to those investment instruments listed in ATTACHMENT A of the Public Funds Investment Act.

Collateral will always be held by an independent third party with whom the financial institution or broker/dealer has a current custodial agreement. A clearly marked evidence of ownership or safekeeping receipt must be available to the Housing Authority.

Collateral substitution may be allowed when the substituted collateral is on the approved list of investments listed in ATTACHMENT A or the Public Funds Investment Act.

10.0 DIVERSIFICATION:

The San Antonio Housing Authority will diversify its investments by security type and institution. With the exception of U. S. Treasury securities and authorized investment pools, no more than 50% of the San Antonio Housing Authority total investment portfolio will be invested in a single security type or in securities issued by a single financial institution or broker/dealer.

11.0 MAXIMUM MATURITIES:

- 11.1 Operating Funds: To the extent possible the San Antonio Housing Authority will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the Authority will not directly invest in securities maturing more than three years (3) from the date of purchase. This maximum maturity policy applies to all operating funds.
- 11.2 Non-operating or excess funds: Funds in excess of operating needs, unrestricted funds, foundation funds, bond proceeds, reserves, escrow funds, and other funds not required for operations may be held in securities without regard to the three year (3) limitation referenced in Section 11.1. The Investment Officer shall assure that sufficient liquidity exists at all times to meeting operating commitments.

12.0 INTERNAL CONTROL:

The Investment Officer shall establish an annual process of independent review as part of the annual audit. This review will provide internal control by assuring compliance with policies and procedures.

13.0 PERFORMANCE STANDARDS AND REPORTING:

As required by Section 2256 of the Public Funds Act, at least quarterly, the Investment Officer or designee will prepare an investment report for the Housing Authority Board of Commissioners. The report shall contain the name of the financial institution or broker/dealer holding the investment, the investment position, the cost of the investment, the fair market value, the purchase date, maturity date, and any interest accrued. Investment performance will be measured by standards set by the U.S. Department of Housing and Urban Development.

14.0 INVESTMENT POLICY ADOPTION:

The San Antonio Housing Authority investment policy shall be adopted by resolution of the Board of Commissioners. The policy shall be reviewed on a periodic basis and revised by the Investment Officer as necessary. It is the intent of the Housing Authority that if any changes of federal or State of Texas laws affect this policy, the new law or change becomes effective as stated and this policy is automatically conformed to existing law.

15.0 EXEMPTION:

Any investment currently held that does not meet the guidelines of this policy shall be exempted from the requirements contained herein. At maturity or liquidation, such funds

shall be reinvested only as provided by this policy.

ATTACHMENT A

INVESTMENT INSTRUMENTS APPROVED BY HUD

1. DIRECT OBLIGATION OF THE FEDERAL GOVERNMENT BACKED BY THE FULL FAITH AND CREDIT OF THE UNITED STATES

- a. U.S. Treasury Bills

- b. U. S. Treasury Notes and Bonds
 - (1) U.S. Treasury Notes

 - (2) U.S. Treasury Bonds

2. OBLIGATIONS OF FEDERAL GOVERNMENT AGENCIES

- a. Federal Financing Bank (FFB)

- b. Government National Mortgage Association (GNMA). Mortgage-Backed Securities (GNMA I and GNMA II)

- c. GNMA Participation Certifies

- d. Maritime Administration Merchant Marine Bonds, Notes, and Obligations

- e. Small Business Administration (SBA). Small Business Investment Corporation (SBIC) Debentures

- f. Tennessee Valley Authority (TVA) Power Bonds and Notes

3. SECURITIES OF GOVERNMENT-SPONSORED AGENCIES

- a. Farm Credit Consolidated System-Wide Discount Notes
- b. Federal Farm Credit Banks Consolidated System-Wide Bonds
- c. Federal Home Loan Banks Consolidated Obligations

These securities are the secured joint and several obligations of the Federal Home Loan Banks comprised of:

- (1) Bonds
 - (2) Notes
 - (3) Discount Notes
- d. FHLMC Mortgage Participation Certificates (PC) (Guaranteed)
 - e. FHLMC Collateralized Mortgage Obligations (CMOs)
 - f. Federal National Mortgage Association (FNMA) Debentures
 - g. FNMA Notes
 - h. FNMA Short-Term Discount Notes
 - i. FNMA Capital Debentures
 - j. Student Loan Marketing Associations (SLMA) Obligations

SLMA issues obligations comprises of guaranteed student loans as follows:

- (1) Floating Rate and Master Notes
- (2) The Series E and F Floating Rate Notes
- (3) Zero Coupon Notes

4. DEMAND AND SAVINGS DEPOSITS

5. MONEY-MARKET DEPOSIT ACCOUNT

6. MUNICIPAL DEPOSITORY FUND

7. SUPER NOW ACCOUNTS

8. CERTIFICATES OF DEPOSIT

- a. Certificates of Deposit are permitted at depository institutions that are insured by an agency of the Federal Government. Caution must be exercised for certificates exceeding the \$250,000 insurance limit or when the term is longer than 30-90 days. The new FDIC limit of \$250,000 is in effect through December 2013. Although the certificates' rate of return may be attractive for larger amounts and longer terms, U. S. treasury Securities offer superior safety and liquidity for the same amounts and terms. Certificates shall be in the HA's name. In addition a General Depository Agreement must be executed by each financial institution that issues a Certificate of Deposit.
- b. Certificate amounts above \$250,000 are permitted provided that the excess is 100 percent collateralized by clearly identified (not pooled) U.S. Government securities. Possession of the collateral securities and a continuous perfected security interest may be the only sure protection against loss in case of bank

failure.

- c. Brokered deposits should be avoided because it is impossible to get \$100,000 federal insurance on a number of deposits placed by brokers.

9. REPURCHASE AGREEMENTS

Repurchase (repos) agreements for a term not to exceed 30 days may be entered into with Federally insured depository institution to purchase and sale of securities identified under subparagraphs b, c and d. A repurchase agreement is an agreement negotiated with a bank usually for a short period (1 to 7 days) where in securities approved for investment are purchased from that bank at a stated price with the bank agreeing to repurchase them on a specified date for a specified amount. The minimum may vary, although it is usually \$100,000. There are three main types: (1) fixed term, where both parties are bound to the negotiated time period; (2) demand, where the agreement stays in effect until terminated by either party, and; (3) day-to-day, where daily renewal is by mutual consent and 24-hour notice is required for termination. The HA should review existing and future repos for compliance with the following certifications. Prior approval by HUD is not necessary, however, the repos seller depository or its agency must provide a written certification to HUD, Assistant Secretary for Public and Indian Housing (Office of Finance and Budget), the Area Office, and to the HA.

- a. that the depository's repo program complies with applicable Federal and State statutes and regulations and that the program does not involve sales or loans of Federal securities by securities dealer that are not regulated or that report to the Federal Reserve Board;
- b. that the depository owns the underlying Federal securities (approved for repurchase under HUD guidelines) when the repo interest is sold and that the value of the securities is equal to or greater than the amount the HA pays for the repo;
- c. that the HA has possession of the securities (or the HA will take possession of the securities on behalf of the HA) as a bailee (evidenced by a safe keeping receipt and a written bailment for hire contract), from the time the repo interest is sold to the HA and will be (or is expected to be) maintained for the full term of the repo;
- d. that the repo agreement and any related documents identify specific Federal securities related to the specific repo purchased by the HA;
- e. that the repo interest does not represent any interest in a pool or fund of Federal securities for which registration under the Investment Company Act of 1940 may be required;
- f. that the HA will have a continuous perfected security interest in the underlying

Federal securities under State or Federal law for the full term of the repo (disclosing the method by which perfection has or will be accomplished, i.e., by possession, filing, registration of book-entry securities) and/or Federal preemption of State law by Federal regulation;

- g. that the depository or a reporting dealer selling the repo has not received any adverse financial report from a credit reporting agency, State or Federal regulatory agency; and
- h. that the depository will not substitute other securities as collateral, except to increase the value of the repo security to match the repo's purchase price.

10. SWEEP ACCOUNTS

11. SEPARATE TRADING OF REGISTERED INTEREST AND PRINCIPAL OF SECURITIES (STRIPS)

12. MUTUAL FUNDS

A Mutual Fund (Fund) is an investment company that makes investments on behalf of individuals and institutions. The Fund pools the money of the investors and buys various securities that are consistent with the Fund's objective.

- a. Mutual Fund Criteria: The Fund shall be organized as a no-load, open-end, diversified management company and its shares shall be registered under the Securities Act of 1933. The Fund shall be under the control of the Securities Exchange Act of 1934, Investment Adviser Act of 1940 and the Investment Company Act of 1940. The investment objective of the Fund shall be to obtain as much income as possible consistent with the preservation, conservation and stability of capital. The mutual fund objective cannot be changed without the prior approval of fund shareholders.
- b. The securities purchased by the Fund shall be on the HUD-approved list of investment securities. The fund will not engage in options or financial futures. The HA shall limit the amount of funds invested in the Fund to no more than 20 percent of the HA's available investment funds. The Fund shall disclose clearly the basis of earnings and how they are distributed. The HA shall obtain a statement of potential default and risk. The HA's invested funds shall be accessible to the HA daily. It shall be demonstrated that any limitations on withdrawals will not impair the HA's day-to-day cash management needs.
- c. The management fee shall be fixed at a reasonable amount. The Fund shall disclose the relationships of the investment advisor, manager, trustee, custodian

and transfer agent. The Fund shall clearly state all services (such as wire transfers and check writing privileges) and charges.

- d. Investment in the Fund shall be authorized by a Board Resolution. A certified copy of the resolution shall accompany the initial application for the Fund.

13. EFFECT OF LOSS OF REQUIRED RATING

An investment that requires a minimum rating under this section does not qualify as an authorized investment during the period the investment does not have the minimum rating. Management has the authority to waive the minimum portfolio credit quality if the quality decline is due to a downgrade or default of U.S. Government securities. The San Antonio Housing Authority shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

BOARD OF COMMISSIONERS

RESOLUTION 5710, AUTHORIZING THE AWARD OF A CONTRACT FOR REAL ESTATE APPRAISAL SERVICES TO THE FOLLOWING COMPANY: NOBLE APPRAISERS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$50,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Lorraine Robles
Director of Development
Services and Neighborhood
Revitalization

REQUESTED ACTION:

Consideration and approval regarding Resolution 5710, authorizing the award of a contract for real estate appraisal services to the following company: Noble Appraisers, Inc. for an annual cumulative amount not to exceed \$50,000.00 for a period of one year with the option to renew for four additional one-year terms.

SUMMARY:

The San Antonio Housing Authority (SAHA) requires the services of real estate appraisal companies to provide current property values for the disposition of existing property in SAHA or its affiliates current inventory to include industrial warehouses, commercial vacant land and various single-family houses.

These appraisals will also assist with liquidation of any non-performing assets and revitalization initiatives that include the buying and selling of newly constructed or rehabilitated, single-family housing in areas of redevelopment. For single-family properties, the appraised values assist SAHA in pricing homes to meet state law and federal guidelines. The single-family homes will be sold and marketed to the interested home buyers in SAHA and its affiliates' homeownership programs to include but not limited to: Section 8 Housing Choice Voucher, Section 24/9 and the Section 32 Homeownership Program. In addition, eligible income San Antonio citizens may also purchase these homes at fair market value. These programs provide homeownership opportunities to qualified low- to moderate-income participants.

On Dec. 9, 2016, SAHA issued a "Request For Qualifications" (RFQ) #1608-946-15-4553 for real estate appraisal services which closed on Jan. 10, 2017. The RFQ was published on SAHA's website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on the National Association of Housing and Redevelopment Officials website, Public Purchase and direct solicited to 37 companies. A total of four proposals were received in response to the RFQ: Noble Appraisers, Inc.; The Gerald A. Teel Company dba Valbridge Property Advisors; The M.C. Glen Company; and Weissler Appraisal Company, Inc. All proposals were evaluated on the following criteria: Firm's qualifications and experience, staff qualifications and experience, methods and resources, financial viability, and strength of the SWMBE and Section 3 plans.

The highest rated offeror has been deemed non-responsible due to unsatisfactory performance on past appraisal assignments. Based on the above, the second highest rated offeror Noble Appraisers, Inc. is recommended for contract award.

Noble Appraisers, Inc. was founded in 1954 and is located in San Antonio, Texas. This is a full-service real estate appraisal firm serving clients in the southern and western United States. Within the State of Texas, their coverage area is predominantly Bexar, Guadalupe, Comal and all surrounding counties. Their services include valuation of all property types to include residential, commercial, industrial, vacant land, agricultural, natural resources, special purpose, recreational, historic and eminent domain, ad valorem tax consultation, market analysis, litigation support, dispute resolution and court testimony. This company has received a prior award from SAHA for real estate appraisal services. Their client list includes: governmental and public agencies, public institutions, banks and law firms. Noble and Associates' Section 3 Good Faith Effort Plan includes hosting one summer youth program candidate and mentoring as needed one person at a time in the real estate appraisal business.

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

FINANCIAL IMPACT:

The cost for real estate appraisal services is not expected to exceed an annual cumulative amount of \$50,000.00. SAHA and its affiliated entities will pay a reasonable negotiated amount based on the type of project that will be funded through the department's approved operating budget.

ATTACHMENTS:

Resolution 5710
Company Profile
Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 5710**

RESOLUTION 5710, AUTHORIZING THE AWARD OF A CONTRACT FOR REAL ESTATE APPRAISAL SERVICES TO THE FOLLOWING COMPANY: NOBLE APPRAISERS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$50,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on Dec. 9, 2016, SAHA issued a "Request For Qualifications" (RFQ) #1608-946-15-4553 for real estate appraisal services, which closed on Jan. 10, 2017; and

WHEREAS, a total of four proposals were received in response to this solicitation; and

WHEREAS, Noble Appraisers, Inc. is recommended for contract award; and

WHEREAS, the cost for real estate appraisal services is not expected to exceed an annual cumulative amount of \$50,000.00. SAHA and its affiliated entities will pay a reasonable negotiated amount based on the type of project that will be funded through the department's approved operating budget; 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 5710, authorizing the award of a contract for real estate appraisal services to the following company: Noble Appraisers, Inc. for an annual cumulative amount not to exceed \$50,000.00 for a period of one year with the option to renew for four additional one year-terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of March 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Noble & Associates Company Profile

Noble & Associates was founded in 1954 and is located in San Antonio, Texas. They are a full-service real estate appraisal firm serving clients in the southern and western United States. Within the State of Texas, they predominantly cover an area that includes Bexar, Guadalupe, Comal and the surrounding counties. Their services include valuation of all property types to include residential, commercial, industrial, vacant land, agricultural, natural resources, special purpose, recreational, historic and eminent domain, ad valorem tax consultation, market analysis, litigation support, dispute resolution, and court testimony. The firm is 100% owned by Charles H. Noble, Jr. with Charles Noble III serving as President and Samuel Noble as Vice President. They employ five staff appraisers that possess the industry's major designations, including MAI, CRE, RM, SREA, ASA, CPM, GAA and CCIM.

This firm is one of the current vendors for the SAHA Real Estate Appraisal Services contract. Their client list includes various entities such as: governmental and public agencies, public institutions, banks and law firms.

TABULATION
Real Estate Appraisal Services
1608-946-15-4553

Criterion Description	Max Points Weight	The Glen Company	Noble & Associates, Inc	Valbridge Property Advisors	Weissler Appraisal Company
Firm's Qualifications and Experience:	1-5 30%				
Rater 1		4.00	4.00	4.00	3.00
Rater 2		4.00	4.00	4.00	3.00
Rater 3		4.00	3.00	3.00	2.00
Total Score		12.00	11.00	11.00	8.00
Average Score		4.00	3.67	3.67	2.67
Weighted Score		1.20	1.10	1.10	0.80
Staff Qualifications and Experience:	1-5 25%				
Rater 1		3.00	4.00	4.00	3.00
Rater 2		4.00	4.00	4.00	3.00
Rater 3		4.00	4.00	4.00	4.00
Total Score		11.00	12.00	12.00	10.00
Average Score		3.67	4.00	4.00	3.33
Weighted Score		0.92	1.00	1.00	0.83
Methods and Resources:	1-5 20%				
Rater 1		5.00	2.00	3.00	4.00
Rater 2		4.00	2.00	3.00	3.00
Rater 3		4.00	1.50	2.00	4.00
Total Score		13.00	5.50	8.00	11.00
Average Score		4.33	1.83	2.67	3.67
Weighted Score		0.87	0.37	0.53	0.73
Financial Viability:	1-5 5%				
Rater 1		3.00	3.00	1.00	3.00
Rater 2		4.00	4.00	1.00	3.00
Rater 3		4.00	3.00	1.00	3.00
Total Score		11.00	10.00	3.00	9.00
Average Score		3.67	3.33	1.00	3.00
Weighted Score		0.18	0.17	0.05	0.15
Strength of the SWM/BE plan:	1-5 10%				
Rater 1		3.00	1.00	0.00	1.00
Rater 2		3.00	1.00	1.00	1.00
Rater 3		4.00	2.00	0.00	2.00
Total Score		10.00	4.00	1.00	4.00
Average Score		3.33	1.33	0.33	1.33
Weighted Score		0.33	0.13	0.03	0.13
Strength of the Section 3 plan:	1-5 10%				
Rater 1		3.00	1.00	1.00	1.00
Rater 2		3.00	1.00	1.00	1.00
Rater 3		4.00	2.00	1.00	2.00
Total Score		10.00	4.00	3.00	4.00
Average Score		3.33	1.33	1.00	1.33
Weighted Score		0.33	0.13	0.10	0.13
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.					
Priority I: As detailed in Attachment D	5				
Priority II: As detailed in Attachment D	4				
Priority III: As detailed in Attachment D	3				
Priority IV: As detailed in Attachment D	2				
Total Weighted Score		3.83	2.90	2.82	2.78

Advertisement List
Solicitation # 1608-946-15-4553
Real Estate Appraisal Services

Entity	Contact Name	Email	Method of Contact(Specify)
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	eiva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
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	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
I Square Foot Plan Room		agcquoin@isqft.com saprojects@isqft.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
Lift Fund		info@liftfund.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	

Advertisement List
Solicitation # 1608-946-15-4553
Real Estate Appraisal Services

Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
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	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	
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	
HUBS on CMBL			
Eckmann Groll, Inc.	Lynn Eckmann	lynn@eckmanngroll.com	
Morgan?Brooks Resources, Inc.	Carol Wooten	mbresourcesinc@aol.com	

**Advertisement List
Solicitation # 1608-946-15-4553
Real Estate Appraisal Services**

Partners Realty, Inc.	Margie Galvan	margie@Partners-Realty.net	
Providence Commercial Real Estate	Steven Garza	steve@pcres.com	
	Section 3 Bidders		
	Direct Sellers		
Appraisal Associates of Central Texas		Appraisals@acentraltexas.com	
David W. Jauer		appraise@stic.net	
Cornerstone Appraisals		chris@cornerstoneappraisalsinc.com	
Darryl Pettit Associates		magicre@satx.rr.com	
Dietert Appraisal Services		deannedietert@satx.rr.com	
Dietert Appraisal Services D.A.S.		trentdietert@satx.rr.com	
Ed Gray & Associates		mary@edgray.net	
Gary Luensmann	Gary Luensmann	REAMAPP2@SBCGLOBAL.NET	
Hodges & Associates		Denise@hodges-associates.com	
Ingrid Calhoun		ingridcalhoun@sbcglobal.net	
Integra Realty Resources		egarcia@irr.com	
Integra Realty Resources		hbetts@irr.com	
International Real Estate		c-ramon@appraisers-us.com	
James W. Ponton		ponton3@sbcglobal.net	
John Dennis Blackburn Jr.		theonlyjuan_usa@yahoo.com	
John Fitzgerald		john_fitzgerald@sbcglobal.net	
Joyce Henderson		henderson3315@att.net	
JVI Solutions		jkeller@jvisolutions.com	
Momentum Appraisal Management Group	Desiree Trevino	support@momentumweb.com	
Neighborhood Appraisals & Real Estate		katralamo@yahoo.com	
Noble & Associates	Chris Noble Jr.	chnoblejr@aol.com	
Novogradac & Company		Tracey.Reichanadter@novoco.com	
Robert Hetrick		roberthetrick0067@sbcglobal.net	
Ruth Rhodes & Co.		rarrhodes@sbcglobal.net	

Advertisement List
Solicitation # 1608-946-15-4553
Real Estate Appraisal Services

Sandison Realty and Appraisal Services		walt@sandisonappraisal.com	
T.C. Doctor & Associates		tdoctor@satx.rr.com	
Austin Absolute Realty		r_bustammante@txaar.com	
Hector E. Garcia, CPA		hector@hgarciacpa.com	
Pala Advisors, LLC		hlowe@palaadvisors.com	
R. Mendoza & Co.		rosiem@mendozacpa.com	
Survey & Appraisal Services	Gary Tennison	gary.tennison@gmail.com	email
The Glen Company	Darin F. Poston	darin@theglenco.com	
Weissler Appraisal Company	John F. Weissler	john@weisslersa.com	



To: Board of Commissioners

Date: March 2, 2017

From: Morris A. Stribling, DPM, Chair, Operations and Choice Neighborhood Committee

Subject: Update regarding the February 16, 2017, Operations and Choice Neighborhood Committee Meeting

An Operations and Choice Neighborhood Committee meeting was held on Thursday, Feb. 16, 2017. Attendees included Board Chair Morris A. Stribling, DPM, Commissioner Thomas F. Adkisson, Commissioner Francesca Caballero, Commissioner Charles Clack, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following topics were discussed at the committee meeting:

Update and Discussion: Wheatley Choice Neighborhood Activities Relating to People, Neighborhood and Housing

Adrian Lopez, Director of Community Initiatives, highlighted success stories regarding three former Jobs Plus coaches that have transitioned out of employment with Jobs Plus. One is working with Ella Austin Child Care Center, another is attending St. Philip's College, and the third has secured full time employment with Tri-Starr Personnel.

Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported East Meadows Phase I is 85 percent complete. To date, all 12 buildings have been turned over to property management. Of the 66 units available, 15 are occupied and approximately 35 percent are pre-leased. Ms. Robles also mentioned that Wheatley Park Senior Living is 10 percent complete. Staff continues to work diligently to submit application paperwork for the 9 percent tax credit for East Meadows II.

Arrie Porter, Senior Manager of Choice Neighborhood Program, reported the Wheatley Choice Neighborhood team continues to host community meetings on projects to be completed through the Critical Community Improvements (CCI) Plan.

Resolution 5707, authorizing the award of a contract for Castle Point Apartments burned units' rehabilitation to Geofill Material Technologies, LLC DBA Geofill Construction (SBE) for an amount not to exceed \$1,137,361.70

The Operations and Choice Neighborhood Committee approved Resolution 5707 awarding a contract to Geofill Material Technologies, LLC DBA Geofill Construction (SBE), for building repairs and exterior improvements to the fire damaged units at Castle Point Apartments.



Resolution 5710, authorizing the award of contracts for Real Estate Appraisal Services to the following companies: Noble Appraisers, Inc. and The M.C. Glen Company, each for an annual cumulative amount not to exceed \$50,000.00 for a period of one year with the option to renew for four additional one-year terms

The Operations and Choice Neighborhood Committee approved Resolution 5710 awarding contracts to Noble Appraisers, Inc. and the M.C. Glen Company for real estate appraisal services to provide current property values for the disposition of existing property in SAHA's, or its affiliates, current inventory to include industrial warehouses, commercial vacant land and various single-family houses.

Resolution 5712, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Potranco transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) to enter into the agreement of limited partnership for Artisan at Potranco; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith

The Operations and Choice Neighborhood Committee approved Resolution 5712 authorizing Franklin Development Properties, LTD as the developer of Artisan at Potranco for affordable multi-family rental housing located on W. Loop 1604 N between Military Drive and Potranco Road. The new development will provide a mix of two- and three-bedroom units with appropriate design considerations and amenities.

Resolution 5713, authorizing Franklin Development Properties, Ltd. as developer of Artisan at Old Tezel Road transaction including: (i) execution of all documentation necessary to carry out transaction; (ii) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (iii) To enter into the agreement of limited partnership for Artisan at Old Tezel Road; and (iv) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith

The Operations and Choice Neighborhood Committee approved Resolution 5713, authorizing Franklin Development Properties, LTD as the developer of Artisan at Old Tezel Road for affordable, multi-family rental housing located on the northwest corner of Tezel Road and Old Tezel Road. The new development will provide a mix of two- and three-bedroom units with appropriate design considerations and amenities.



To: Board of Commissioners

Date: March 2, 2017

From: Thomas F. Adkisson, Committee Chair, Finance Committee

Subject: Update regarding the February 16, 2017, Finance Committee

A Finance Committee meeting was held on Thursday, Feb. 16, 2017. Attendees included Board Chair Morris A. Stribling, DPM, Commissioner Francesca Caballero, Commissioner Charles Clack, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following topics were discussed at the committee meeting:

Resolution 5711, authorizing the appointment of all Officers of the San Antonio Housing Authority, other than the President and Chief Executive Officer, as Assistant Secretary/Treasurers of all SAHA Affiliate Corporations

The Finance Committee approved Resolution 5711, authorizing all SAHA Officer positions, except for the President and Chief Executive Officer, as Assistant Secretary/Treasurers of all SAHA affiliate corporations.

Resolution 5706, certifying the San Antonio Housing Authority's Investment Policy and Investment Strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act

The Finance Committee approved Resolution 5706, certifying SAHA remains in compliance with requirements set forth in Section 2256.00 (E) of the Public Funds Investment Act and no changes were proposed.

Update and discussion regarding the Quarterly Financial Report

The Finance Committee received a report advising that the total operating revenue was approximately \$23.2 million below budget, due to unfavorable variances of \$778,000 in Tenant Revenue, \$1.7 million in Grants, and \$20.6 million in Section 8 Housing Assistance Program (HAP) Payment Revenue.

Total Operating Expenses ended the period \$5.7 million below budget, due primarily to favorable variances of \$3.4 million in Section 8 HAP Expenses, \$1.4 million in Salaries and Benefits and \$1.6 million in Other Expenses. Salaries and Benefits expense ended the period \$1.4 million below budget due to favorable variances in the majority of sectors, with the largest variances resulting from vacant positions in Central Office and Section 8.



Update and discussion regarding the budgeting process and federal funding environment


Staff reported to the Committee all budgets had been reviewed by Budget staff and a series of internal meetings will be scheduled and budgets will be further refined. During March and April, a further review by Directors and the Executive Team will be scheduled, and department heads will be asked to justify their budgets.

Quarterly update and discussion regarding the Internal Audit Department

The Finance Committee received a report by Helen Madison, Acting Director of Internal Audit, advising reports for 2014-2015 and 2015-2016 have been completed and are currently awaiting executive review. Audits within the current 2016-2017 audit plan are being postponed due to vacancies within the department.

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

SUMMARY:

For the calendar year 2016, the San Antonio Housing Authority's Procurement Department issued 28 formal and 22 informal solicitations, receiving a total of 248 responses. This resulted in an average of 4.6 responses per formal solicitation and 5.4 responses per informal solicitation, for an overall average response rate of 5 per solicitation. Total new contracts awarded during 2016 totaled \$12,678,946. Of this total, \$10,631,692, or 83.9 percent, were awarded to Small Minority and Women-Owned Business Enterprise (SWMBE) firms, and \$7,517,470, or 59.3 percent, were awarded to Section 3 business concerns.

For the calendar year 2016, SAHA contractors reported 106 of their 254 new hires qualified as Section 3 individuals, which represented 42 percent of all new hires. The weighted average wage rate for these Section 3 individuals for this period is \$12.39/hour.

- 18 new Section 3 hires earned below \$10.00 per hour
- 48 new Section 3 hires earned from \$10.00 to <\$12.00 per hour
- 22 new Section 3 hires earned from \$12.00 to <\$14.00 per hour
- 11 new Section 3 hires earned from \$14.00 to <\$16.00 per hour
- 4 new Section 3 hires earned from \$16.00 to <\$20.00 per hour
- 3 new Section 3 hires earned above \$20.00 per hour

During the fourth quarter alone, 21 of the 40 new hires were Section 3 individuals, which represented 52.5 percent of all new hires. The weighted average wage rate for these Section 3 individuals for this period is \$12.88/hour.

During the fourth quarter of 2016, Section 3 outreach efforts included OSHA 10 training and certification sponsored by our vendor, Waste Management and a job fair at Cassiano Homes.

Current Solicitations: There are currently two Request for Proposals and one short solicitation being advertised. They are for New Affordable Home Construction Services, Property Management Services for Various Beacon Communities and Alcohol and Drug Testing Services.

Closed/Pending Solicitations: There are five solicitations that have closed and are currently being evaluated. They include: Accounts Payable Automation Software, Security Guard Services at SAHA Central Office, Install New Access Control Doors at SAHA Central Office, Foundation Repairs at 2806 Del Rio and Property Casualty and Construction Estimating Software.

Solicitations in Development: Procurement is currently working on a number of solicitations for advertisement. These include: Property Management Software-Beacon Communities; Inspection Services and Replacement of Fire Extinguishers; Closed Loop Systems Water Treatment Services; Fire Safety Control Systems Inspection, Testing and Repairs; Residential Real Estate Broker Services; Banking Services; Translation Services; Carpet Replacement and Installation Services; Services to Update Public Housing and Assisted Housing Programs Waiting List; Automatic Door Maintenance and Repair; Automatic Gate Maintenance and Repair; Hazardous Materials Abatement Greater than Four Stories; Hazardous Materials Abatement Less than Four Stories; HVAC Maintenance and Repair Services; On-Call Grief Counselors Services; Automated Fraud Hotline Services; Disaster Mitigation Services; Services to Secure Vacated Scattered Site Properties and Title Searches/Title Commitments for Scattered Site Properties.

Change Orders (4th quarter 2016):

Project: 24 Gus Garcia fire Damage Reconstruction
 Contractor: Tejas Premier Building Contractor, Inc.
 Amount: \$41,000
 Purpose: Changes to general conditions and upgrades to more energy efficient products.

Blanket Awards:

Contract Title	Number of Awards	Amount of Blanket Award	Projects Awarded - Calendar Year 2016
Bond Counsel	3	1% of Bond of Issue	\$0.00
Legal Services - Real Estate	4	\$250,000	\$59,122.20
Architect and Engineering Services	9	\$1,500,000	\$281,964.24
Professional Engineering	5	\$1,500,000	\$252,037.00
Environmental Engineering	2	\$600,000	\$352,210.00
Temporary and Contracting Personnel Services	4	\$1,300,000	\$720,253.71
Professional Engineering	4	\$1,500,000	\$9,975.00
Commercial Real Estate Broker	6	Maximum 6% fee; \$200/consulting or market analysis	\$0.00
Legal Services	9	\$500,000	\$0.00

PROPOSED ACTION:

None

FINANCIAL IMPACT:

Amounts paid according to award provisions.

ATTACHMENT:

Procurement Activity Report

Procurement Activity Report February 10, 2017

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
HR/Risk	QQ	Alcohol and Drug Testing Services	N/A	2/22/2017
Beacon Communities	RFP	Property Management Services for Various Beacon Communities	2/1/2017	2/22/2017
DSNR	RFP	New Affordable Home Construction Services	12/2/2016	2/22/2017
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
DSNR	RFQ	Real Estate Appraisal Services	1/10/2017	Board Meeting 3/2/2017
Construction Services	IFB	Castle Point Burned Units Rehabilitation	1/31/2017	
Finance & Accounting	RFP	Accounts Payable Automation Software	10/3/2016	Procurement Evaluation Due Diligence Negotiation
Security	QQ	Security Guard Services at SAHA Central Office	10/25/2016	
General Services	QQ	Install New Access Control Doors at SAHA Central Office	12/12/2016	
Risk Management	RFP	Property Casualty and Construction Estimating Software	1/3/2017	
DSNR	QQ	Foundation Repair at 2806 Del Rio	1/23/2017	
QQ Awarded under \$50,000.00				
SAHA Department	Type	Solicitation Name	Vendor	Award Amount
Public Housing	QQ	Frank Hornsby Portico Repairs	Vaquero Consulting Group	\$11,750.00
DSNR	QQ	Replace Roof at 4846 Melvin	Tilmon D King	\$5,275.00

Future Solicitations		
SAHA Department	Solicitation Name	Projected Release Date
Asset Management	Title Searches/Title Commitments for Scattered Site Properties	March 2017
	Services to Secure Vacate Scattered Sites Properties	March 2017
Beacon Communities	Property Management Software-Beacon Communities	March 2017
Construction Services	Inspection Services and Replacement of Fire Extinguishers	March 2017
	Closed Loop Systems Water Treatment Services	March 2017
	Fire Safety Systems Inspection, Testing and Repairs	March 2017
DSNR	Residential Real Estate Broker Services	February 2017
Finance & Accounting	Banking Services	April 2017
Public Affairs	Translation Services	March 2017
Public Housing	Services to Update Waiting List - Public Housing and Assisted Housing Programs	ON HOLD
	Carpet Replacement and Installation Services	March 2017
	Automatic Door Maintenance and Repair	March 2017
	Automatic Gate Maintenance and Repair	March 2017
	Hazardous Materials Abatement Greater than 4 Stories	February 2017
	Hazardous Materials Abatement Less than 4 Stories	February 2017
	HVAC Maintenance and Repair Services	February 2017
On-Call Grief Counselors Services	February 2017	
Regulatory Oversight	Automated Fraud Hotline Services	March 2017
Risk Management	Disaster Mitigation Services	February 2017

PRESIDENT'S REPORT

March 2, 2017

San Antonio Chamber of Commerce SA to DC Trip

Muriel Rhoder, SAHA's Chief Administrative Officer, traveled to Washington, D.C., on Feb. 13-16, 2017, as part of The Greater San Antonio Chamber of Commerce's SA to DC 2017 trip. The Chamber takes a delegation of business and civic leaders to meet with key members of Congress, White House officials, cabinet members and military leaders to advocate for issues that affect San Antonio. Issues included education, healthcare, transportation, immigration and more.

Digital Inclusion Summit

SAHA hosted the city's first Digital Inclusion Summit from 8 a.m. to 4 p.m. on March 1, at the Central Public Library, 600 Soledad St. Panels of nonprofit organizations, municipal agencies, advocates, STEM organizations and Internet service providers held conversations around improving, expanding and promoting broadband access for all. ConnectHome is SAHA's initiative to connect people with digital literacy training, access to broadband and technology devices.

Education Investment Foundation/REACH Scholarships Deadlines

SAHA's Education Investment Foundation (EIF) is accepting applications for its EIF scholarship and Rewarding Educational Achievement and Cultivating Hope (REACH) awards. EIF awards graduating high school seniors and college students scholarships up to \$1,500 per academic year. REACH awards are given to public housing or assisted housing residents in elementary, middle and high school and who demonstrate perfect attendance and/or high honors. The EIF scholarship deadline is May 19, 2017. The REACH award deadline is June 9, 2017.

President and CEO Listening Tour

President and CEO David Nisivoccia hosted listening sessions throughout February to communicate with departments priority items he hopes to accomplish in the coming year as President and CEO. Nisivoccia also invited employees to share successes, challenges, concerns and ideas to improve customer service and the SAHA work environment.

Community Job Fair

SAHA is hosting a Community Job Fair from 9 a.m. to noon on March 31 at SAHA's Central Office. Approximately 20 vendors will be onsite seeking employees skilled in construction and trade, maintenance, business, customer service and more. SAHA's Jobs Plus and Family Self-Sufficiency Departments are partnering with Dress for Success to offer residents job readiness workshops in advance of the Job Fair.

Fiesta Medal Poster Contest Winner

SAHA's Education Investment Foundation is slated to unveil the Fiesta Medal Poster Contest winner in April 2017. With over 50 submissions in October 2016, SAHA youth and residents reflected on their community, education, family and healthy lifestyles to create original artwork using various mediums. Creativity was based upon criteria evaluated by former SAHA resident and international recognized artist Alex Rubio.

PRESIDENT'S REPORT

March 2, 2017

Black History Month

In celebration of Black History Month, SAHA hosted a community potluck luncheon on Feb. 17. Staff shared an assortment of side dishes and desserts while learning history about several African American individuals from the San Antonio area, including those who have SAHA properties named after them.

Education Investment Foundation Garage Sale

Attend The Great San Antonio Garage Sale from 9 a.m. to 2 p.m. on March 18 at SAHA's Central Office, benefiting Education Investment Foundation scholarships. The garage sale will feature food trucks, face painting, chalk art, live music and raffle prizes. Interested vendors can take advantage of the early bird special and rent a space for \$20 before March 3. Spaces cost \$25 thereafter. For more information, contact Yasmin Codina, SAHA's EIF Coordinator, at 210-477-6031.

CLPHA and NAHRO Conferences

SAHA President and CEO David Nisivoccia is attending the Council of Large Public Housing Authorities (CLPHA) Spring Meeting on March 23-24 in Washington, D.C. CLPHA meetings offer attendees unparalleled opportunities to interact with their peers and the best thinkers in the affordable housing industry. A team of SAHA delegates will be attending the National Association of Housing and Redevelopment Officials (NAHRO) Washington Conference on March 26-28. Delegates are sent every year to visit Capitol Hill and communicate legislative priorities.