



**OPERATIONS AND CHOICE
NEIGHBORHOOD COMMITTEE
MEETING
FEB. 20, 2020**



BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair	Jessica Weaver Vice Chair	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Olga Kauffman Commissioner	Sofia A. Lopez Commissioner	Ruth Rodriguez Commissioner
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PRESIDENT & CEO

David Nisivoccia

SAN ANTONIO HOUSING AUTHORITY
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or
****SPECIAL BOARD MEETING**
910 N. Mittman St., San Antonio, TX 78202
2:00 p.m., Thursday, February 20, 2020

The Board of Commissioners will convene for a Committee, or Special Board meeting, in the Community Room of the Wheatley Park Senior Living Apartments located at 910 N. Mittman St., San Antonio, TX, 78202, for discussion on the following matters:

MEETING CALLED TO ORDER

1. The Board of Commissioners or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time, during the course of the meeting.

PUBLIC COMMENT

2. Public Comment - Citizens are provided three minutes each to speak to any agenda items.

OPERATIONS

3. Consideration and appropriate action regarding Resolution 6011, authorizing the San Antonio Housing Finance Corporation to approve an inducement resolution for the proposed tax credit and tax exempt bond financing of the Kitty Hawk Flats Apartments project (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
4. Consideration and appropriate action regarding Resolution 6012, authorizing the award of a contract for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for one additional one-year term (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
5. Consideration and appropriate action regarding Resolution 6015, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual cumulative amount not to exceed \$3,350,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual cumulative amount not to exceed \$1,350,000.00 through U.S. Communities Government Purchasing Alliance/Omnia Partners; for a period of one year with the option to renew for up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
6. Consideration and appropriate action regarding Resolution 6013, authorizing the award of a contract for Burning Tree Apartments Interior, Exterior and Site Improvements to Gibraltar Construction Co.,

Inc. for an amount not to exceed \$2,375,209.01 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability; Kristi Baird, Director of Beacon Communities)

7. Consideration and appropriate action regarding Resolution 6014, authorizing the expenditure of additional funds for the Victoria Plaza substantial rehabilitation project to Stoddard Construction Management, Inc., for an amount not to exceed \$1,386,829.50 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

CHOICE NEIGHBORHOOD

8. Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

INDIVIDUAL ITEMS FOR CONSIDERATION

9. Update and discussion of Federal Housing Programs End of Year Report and Federal Housing Programs Quarterly Report
10. Update and discussion regarding Public Housing Capital Projects Quarterly Report
11. Update and discussion regarding Beacon Communities Capital Projects Quarterly Report
12. Adjournment

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

**Note: If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full Board, unless the full Board is present.

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


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

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

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

**RESOLUTION 6011, AUTHORIZING THE SAN ANTONIO HOUSING FINANCE CORPORATION
TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX
EXEMPT BOND FINANCING OF THE KITTY HAWK FLATS APARTMENTS PROJECT**

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David Nisivoccia
President and CEO

DocuSigned by:

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Timothy E. Alcott
Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6011, authorizing the San Antonio Housing Finance Corporation to approve an inducement resolution for the proposed tax credit and tax exempt bond financing of the Kitty Hawk Flats Apartments project.

FINANCIAL IMPACT:

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

SUMMARY:

In August 2019, the Las Varas Public Facility Corporation induced this project. Due to some anticipated delay in timing for construction permits, NRP will be unable to close under the current bond reservation deadline of 180 days and has requested to withdraw our current reservation and re-submit an application for allocation for this project under the San Antonio Housing Finance Corporation.

If we were to resubmit an application through the Las Varas Public Facility Corporation, we would be requesting volume cap from funds reserved for public facility corporations. Requests for those funds are currently oversubscribed by approximately \$300 million and additional projects are unlikely to receive volume cap; therefore, SAHA is requesting permission to realign by using a different issuer. By submitting an application through the San Antonio Housing Finance Corporation, the project will be allocated volume cap out of the funds reserved for housing finance corporations and not public facility corporation funds, and will have a better chance of receiving volume cap.

All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive; therefore, the applications must be submitted as soon as possible. SAHA will also have to apply for the tax credits to the Texas Department of Housing and Community Development. Accordingly, we are asking the Board to authorize these actions so that we may begin the process, but ***we are not asking the Board to specifically approve or be bound to this project. This is a non-binding Resolution.*** This will enable us to move forward, make applications for volume cap and tax credits and begin to

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

coordinate the financing together and negotiate the specific terms of the deal, which we will bring back for Board approval at a later time.

The project will consist of 240 multifamily units, all of which will be made available to families whose incomes average 60% of the area median income and will be rent-restricted per Texas Department of Housing and Community Affairs rents.

In this transaction, the San Antonio Housing Finance Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation or another SAHA-affiliated entity will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

The attached Resolution authorizes the San Antonio Housing Finance Corporation to approve the inducement Resolution for the project.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6011

Map

**CERTIFICATE FOR RESOLUTION
KITTY HAWK FLATS APARTMENTS**

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

1. In accordance with its bylaws, the Board of Commissioners of SAHA (Board) held a meeting on March 5, 2020 (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 6011, AUTHORIZING THE SAN ANTONIO HOUSING FINANCE CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING OF THE KITTY HAWK FLATS APARTMENTS PROJECT

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 Articles of Incorporation and the Bylaws of the Issuer.

SIGNED AND SEALED this 5th day of March 2020.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 6011**

**RESOLUTION 6011, AUTHORIZING THE SAN ANTONIO HOUSING FINANCE CORPORATION
TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX
EXEMPT BOND FINANCING OF THE KITTY HAWK FLATS APARTMENTS PROJECT**

WHEREAS, the City Council of the City of San Antonio, Texas (City), has, pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code, as amended (Act), approved and created the San Antonio Housing Finance Corporation, a nonstock, nonprofit housing finance corporation (Issuer); and

WHEREAS, the Issuer, on behalf of the City, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds; and

WHEREAS, Kitty Hawk Flats Ltd., or a similar Texas limited partnership (User), has filed an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, and equipping of a proposed 240-unit multifamily housing facility to be located on the tract shown on the attached map and known as the Kitty Hawk Flats Apartments (Project); and (ii) the Issuer file a 2020 and/or 2021 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (Board) of the Issuer to issue housing revenue bonds pursuant to the Act (Bonds) to finance and pay any Development Costs, as defined in the Act, for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$28,000,000.00 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (Code); and

WHEREAS, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or a "Application for Carryforward for Private Activity Bonds" (Allocation Application) to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (Expenditures) and expects to reimburse the Expenditures with proceeds of the Bonds; and

WHEREAS, in order to allocate under Treasury Regulation §1.150-2 (Regulation) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project.

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$28,000,000.00;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (Contracts), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any,

on the Bonds; payment of fees, charges, and expenses of the Issuer and the City (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the City, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (State), the City, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, the City, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the City against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the City) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of the City Council.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2020 and/or 2021 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000.00 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for

which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$28,000,000.00. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary, Treasurer or any Assistant Secretary of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 15. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 5th day of March 2020.

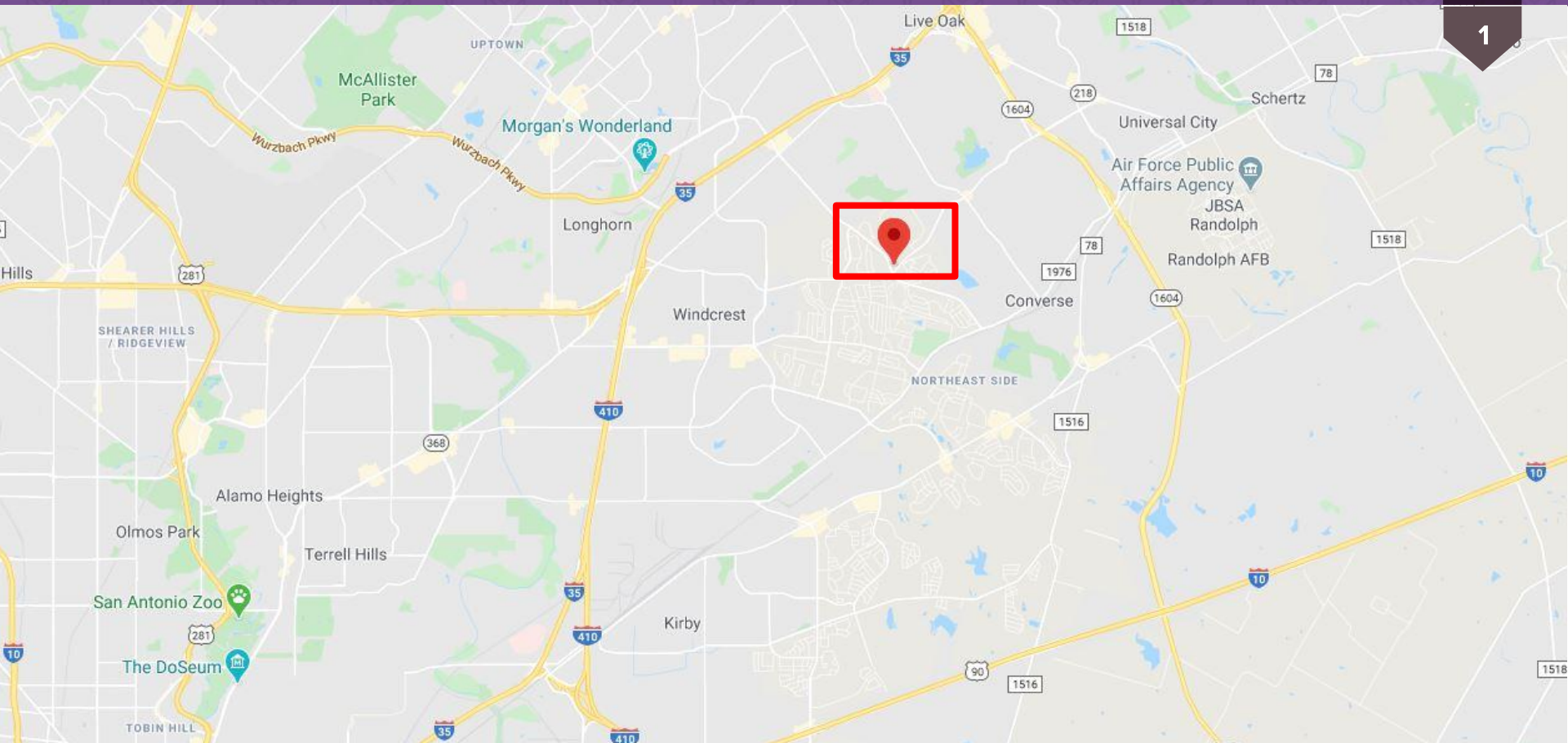
Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

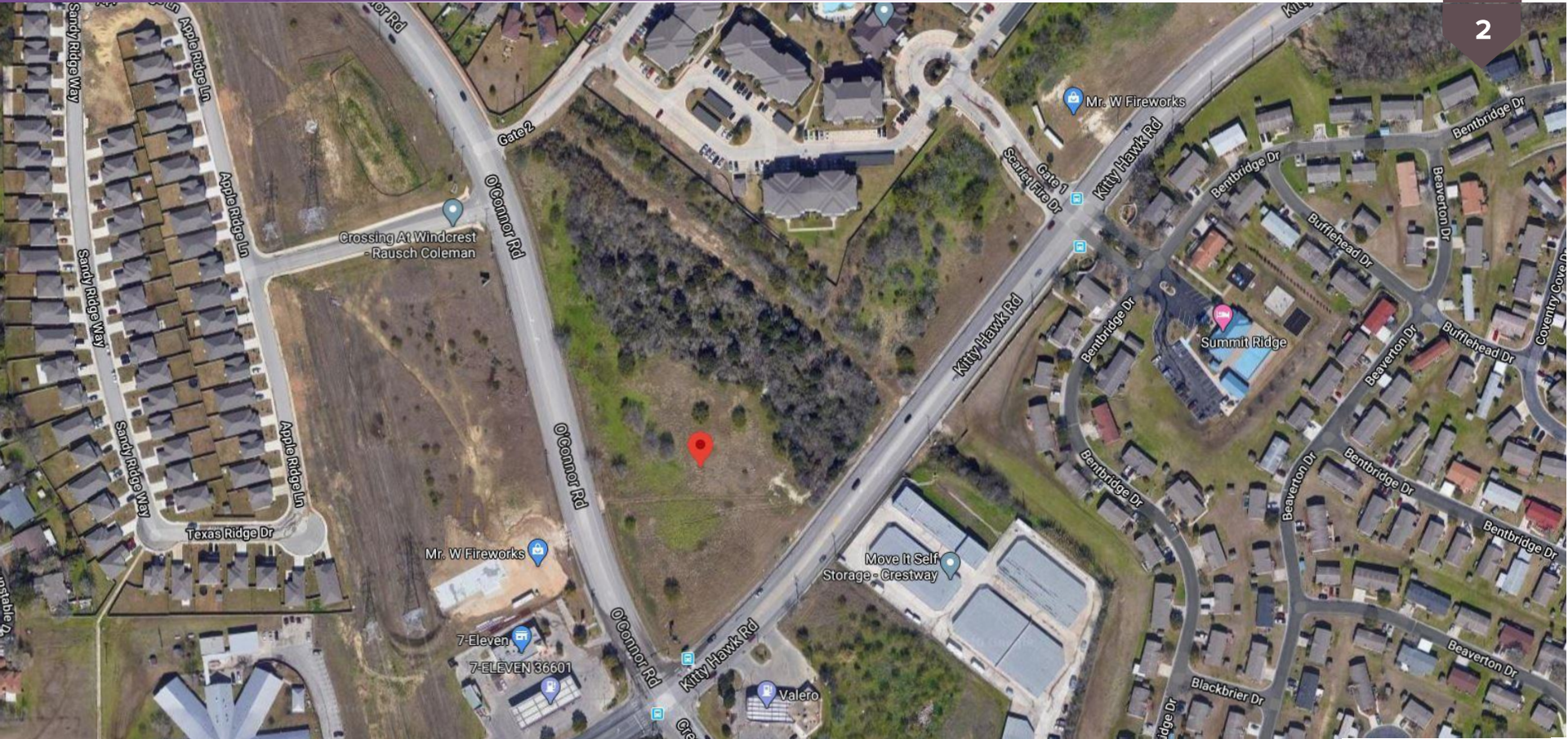
KITTY HAWK APARTMENTS MAP

1



KITTY HAWK APARTMENTS MAP

2



KITTY HAWK APARTMENTS SITE

3




SAN ANTONIO HOUSING AUTHORITY


February 20, 2020

**BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee****RESOLUTION 6012, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT SERVICES MANAGEMENT CONSULTANT TO GREENER CITIES CONSULTING SOLUTIONS, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$100,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR TERM**

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David Nisivoccia
President and CEO

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Steven Morando
Director of Procurement
and General Services

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Lorraine Robles
Director of Development
Services and Neighborhood
Revitalization

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6012, authorizing the award of a contract for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for one additional one-year term.

FINANCIAL IMPACT:

The current award recommendation for Development Services Management Consultant is not expected to exceed an amount of \$100,000.00 and will be funded through the operating budget and/or available reserves.

SUMMARY:

On July 10, 2018, SAHA issued a Quick Quote for Development Services Staff Augmentation that closed on July 17, 2018. Utilizing Contracting Officer authority, on July 25, 2018, SAHA entered into an agreement with Greener Cities Consulting Solutions, LLC. A second Agreement was executed with this firm on May 17, 2019.

SAHA's Procurement Policy allows for Procurement by noncompetitive proposal when an item or service is available only from a single source based on a good faith review of available sources.

During the last year and a half, Linda Deatrick, of Greener Cities Consulting Solutions, LLC, has been trained in the affordable housing process and financing products; HUD procurement and disposition process; obtained required HUD approvals; developed and reviewed legal documents; built and nurtured third party and neighborhood relationships; and created the necessary contracts for these projects with the intimate knowledge of the specific details required for implementation and management.

Ms. Deatrick has also assisted with the build out of Victoria Commons, the development of the remaining forty-eight single-family homes for the Westside Redevelopment Project, and oversees the build-out of the twenty-six Choice Infill houses. Given the extensive details involved in these

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

projects and the increasing number of projects the Development Services and Revitalization Department (DSNR) has undertaken, staff finds it necessary to continue with an individual who possesses the necessary knowledge of the projects and their current state to see them through to completion.

The Development Services and Neighborhood Revitalization department is finally in a position to move forward with the due diligence planning for the Master Developer for Victoria Commons, procure an affordable housing single family builder for the completion of the forty-eight single-family homes in the Westside Reinvestment Initiative (aka Mirasol Homes) project, and convey and monitor the last of the infill houses being constructed by Terramark Interests, LLC for the East Meadows Choice Neighborhood. Extensive training would be required for a new firm/individual to become fully competent in our current projects and would set each project back causing serious delays, and placing funding in jeopardy.

Based on the above, we are recommending a contract award to Greener Cities Consulting Solutions, LLC. They have the knowledge and expertise to plan, implement, and manage our development projects.

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.

STRATEGIC GOAL

Strategically expand the supply of affordable housing

ATTACHMENT:

Resolution 6012

**San Antonio Housing Authority
Resolution 6012**

RESOLUTION 6012, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT SERVICES MANAGEMENT CONSULTANT TO GREENER CITIES CONSULTING SOLUTIONS, LLC FOR AN ANNUAL AMOUNT NOT TO EXCEED \$100,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR TERM

WHEREAS, SAHA's Procurement Policy allows for Procurement by noncompetitive proposal when an item or service is available only from a single source based on a good faith review of available sources; and

WHEREAS, Greener Cities Consulting Solutions, LLC was awarded a contract on July 25, 2018. A second contract was executed with this firm on May 17, 2019; and

WHEREAS, Greener Cities Consulting Solutions, LLC has the knowledge and expertise to plan, implement, and manage our development projects; and

WHEREAS, the current award recommendation for Development Services management consultant is not expected to exceed an annual cumulative amount of \$100,000.00 and will be funded by the operating budget and/or available reserves; and

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

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

- 1) Approves Resolution 6012, authorizing the award of a contract for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for one additional one-year term.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of March 2020.


**Dr. Ana "Cha" Guzman
Chair, Board of Commissioners**


Attested and approved as to form:

**David Nisivoccia
President and CEO**

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020****BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee**

RESOLUTION 6015, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE OF MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES AND SERVICES TO HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,350,000.00 AND HOME DEPOT U.S.A., A DELAWARE CORPORATION, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,350,000.00 THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE/OMNIA PARTNERS; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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David Nisivoccia
President and CEO

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

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Kristi Baird
**Director of Beacon
Communities**

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6015, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual cumulative amount not to exceed \$3,350,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual cumulative amount not to exceed \$1,350,000.00 through U.S. Communities Government Purchasing Alliance/Omnia Partners; for a period of one year with the option to renew for up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for the purchase of maintenance, repair and operations (MRO) supplies and services is not expected to exceed an amount of \$4,700,000.00 and will be funded by the approved operating budgets and/or available reserves.

SUMMARY:

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award of contracts are based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA is currently a member of the U.S. Communities Government Purchasing Alliance/Omnia Partners, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process.

On August 4, 2016, Maricopa County, Arizona, as the lead agency for US Communities, issued Request for Proposals, Serial 16154-RFP for Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services that closed on September 22, 2016. Their scope of work included four areas: retail, wholesale, industrial supplies and related products and services

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020**

(installation, service and renovations). On February 1, 2017, Contracts were awarded to four companies to include HD Supply Facilities Maintenance, Ltd., Florida Limited Partnership; and Home Depot U.S.A., a Delaware Corporation. The initial contract term for these Agreements is for a period of five years through December 31, 2021. Maricopa County may, at its option and with the agreement of the contractor, renew these Agreements for additional terms up to a maximum of five additional years. SAHA is limited to participating in a contract for a maximum of five years, unless approved by HUD for a longer period.

On May 4, 2017 (Item 7), SAHA received Board approval to award contracts for the purchase of MRO supplies and services to four companies: Applied Industrial Technologies, Inc., an Ohio Corporation, for an annual amount not to exceed \$50,000.00; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company, for an annual amount not to exceed \$200,000.00; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual amount not to exceed \$2,300,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual amount not to exceed \$1,000,000.00 through U.S. Communities Government Purchasing Alliance; all for a period of one year with the option to renew up to four additional one-year terms.

The items available from the MRO suppliers are necessary to maintain the efficient operations of the agency. These materials, supplies, and appliances provide for daily maintenance, repair and replacement allowing staff and property management to respond to both agency and resident needs without maintaining a warehouse inventory. Additionally, our contracts for unit make ready and painting services specify that SAHA will furnish all building materials and supplies, such as paint, texture, caulking, flooring, doors, appliances, etc.

SAHA has seen an increase in the usage of our contracts with HD Supply and Home Depot. This stems from an increase in the number of make ready units being performed, new and replacement appliances, residential air conditioners, and properties transitioning back from third party management companies.

This request will supercede our prior Board approval and re-award contracts to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership and Home Depot U.S.A., a Delaware Corporation, increasing the combined award amount for both suppliers from \$3,300,000.00 to \$4,700,000.00. Approval for the two remaining suppliers will remain in effect through the end of the Board approved term.

Home Depot has several store locations around the San Antonio area to fulfill immediate needs, at discounted prices with volume rebates, allowing staff to respond to emergency situations to include weekends and after-hours. HD Supply allows staff to order products, also at discounted prices, for routine maintenance needs with free next-day delivery. HD Supply and Home Depot are the primary suppliers of maintenance supplies for SAHA but this does not preclude SAHA from purchasing through other more cost effective vendors.

Items available under these contracts include, but are not limited to, appliances, building materials, doors, flooring, hardware, HVAC supplies and materials, kitchen cabinets and countertops, sprinkler and irrigation parts, janitorial supplies, landscaping equipment and supplies, paints, plumbing materials and supplies, swimming pool supplies, tools, windows and window coverings, and electrical parts and supplies.

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020**

Although there is some overlap in products available from multiple vendors, historically, the contracts have been used based on the situation and time sensitivity of the products needed for the projects with price comparisons completed by field staff.

HD Supply

- Discounts on more than 70,000 MRO and property management products
- Online ordering
- Discounts vary by product category: 5, 10, 15, or 20 percent off
- Firm, fixed discount on all extended inventory items
- 2 percent annual rebate based on the total annual net purchases made by the agency
- Early pay invoice discount; 2 percent in 10 days
- Tiered customer rebate (1 - 2 percent) based on agency annual purchases
- No minimum order requirement with free delivery in the U.S.
- Assortment of products across 22 major categories
- Contract for purchase of product and labor services

Home Depot PRO

- Bulk and volume pricing discount on all orders over \$2,500.00 (qualifying orders)
- Buy online or local pick-up
- Gold tier member - Pro Paint Rewards Program offers discounts on liquid paint based upon annual spend up to 20 percent on annual spend of \$7,500.00 or greater
- Top categories: HVAC, Electrical, Plumbing and Tools
- Tiered customer rebate based on agency annual purchase. Rebate of 2 percent up to \$100,000.00; 5 percent on over \$100,000.00 in spending

Contract oversight will be provided by Brandee Perez, Chief Operating Officer, 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.

ATTACHMENT:

Resolution 6015

**San Antonio Housing Authority
Resolution 6015**

RESOLUTION 6015, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE OF MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES AND SERVICES TO HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,350,000.00 AND HOME DEPOT U.S.A., A DELAWARE CORPORATION, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,350,000.00 THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The San Antonio Housing Authority is currently a member of the U.S. Communities Government Purchasing Alliance/Omnia Partners, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process; and

WHEREAS, on August 4, 2016, Maricopa County, Arizona, as the lead agency for U.S. Communities, issued Request for Proposals, Serial 16154-RFP, for Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services that closed on September 22, 2016; and

WHEREAS, contracts were awarded to Applied Industrial Technologies, Inc. an Ohio Corporation; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership; and Home Depot U.S.A., a Delaware Corporation, for the purchase of maintenance repair and operating (MRO) supplies and services; and

WHEREAS, on May 4, 2017 (Item 7), SAHA received Board approval to award contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to four companies: Applied Industrial Technologies, Inc., an Ohio Corporation, for an annual amount not to exceed \$50,000.00; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company for an annual amount not to exceed \$200,000.00; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual amount not to exceed \$2,300,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual amount not to exceed \$1,000,000.00 through U.S. Communities Government Purchasing Alliance; all for a period of one year with the option to renew up to four additional one-year terms; and

WHEREAS, this request will supercede our prior Board approval and re-award contracts to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, and Home Depot U.S.A., a Delaware Corporation, increasing the combined award amount for both suppliers from \$3,300,000.00 to \$4,700,000.00. Approval for the two remaining suppliers will remain in effect through the end of the Board approved term. This will be funded by the approved operating budgets and/or available reserves; and

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

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

- 1) Approves Resolution 6015, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual cumulative amount not to exceed \$3,350,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual cumulative amount not to exceed \$1,350,000.00 through U.S. Communities Government Purchasing Alliance/Omnia Partners; for a period of one year with the option to renew for up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of March 2020.

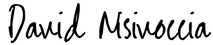
Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020****BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee****RESOLUTION 6013, AUTHORIZING THE AWARD OF A CONTRACT FOR BURNING TREE APARTMENTS INTERIOR, EXTERIOR AND SITE IMPROVEMENTS TO GIBRALTAR CONSTRUCTION CO., INC. FOR AN AMOUNT NOT TO EXCEED \$2,375,209.01**

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**David Nisivoccia
President and CEO**

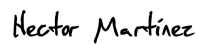
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**Steven Morando
Director of Procurement and
General Services**

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

DocuSigned by:



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**Kristi Baird
Director of Beacon Communities****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6013, authorizing the award of a contract for Burning Tree Apartments Interior, Exterior and Site Improvements to Gibraltar Construction Co., Inc. for an amount not to exceed \$2,375,209.01.

FINANCIAL IMPACT:

The current award recommendation for the interior, exterior and site improvements at Burning Tree Apartments is not expected to exceed an amount of \$2,375,209.01, to include a base bid of \$2,065,399.14, plus a 15% contingency of \$309,809.87, that will only be used, as necessary. This project will be funded using loan proceeds and available reserves.

SUMMARY:

Burning Tree Apartments is a family development within Beacon Communities portfolio that is located in north east San Antonio, Council District 10. This community was built in 1983, and is comprised of two and three-story, wood-framed garden-style apartments. There are a total of 108 units and include eighty-four one-bedroom and twenty-four two-bedroom units.

In an effort to preserve the physical asset/market value and provide capital improvements to the communities, SAHA seeks to enter into an agreement with a qualified General Contractor to provide physical improvements, including: new patio enclosures, repainting community buildings; paving and asphalt repairs, installation of new hot water heaters, HVAC systems, kitchen appliances, dumpster enclosures, energy efficient exterior lighting and window solar screens.

On November 25, 2019, SAHA issued an Invitation For Bids #1910-909-63-4971 for Burning Tree Apartments Exterior Improvements and New HVAC and Water Heaters that closed on December 19, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and directly solicited to 178 contractors.

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020**

A total of six proposals were received in response to this solicitation: Alpha Building Corporation (WBE), Cleanology Service & Supply (ABE, ESBE, MBE, SBE), Gibraltar Construction Co., Inc., Joel Brown & Co., LLC dba J.B. & Co. LLC, Shimerda Enterprises, LLC dba Country Boy Coolin & Heating (ESBE, SBE, WBE, Section 3 Business), and Tejas Premier Building Contractor, Inc. (DBE, HABE, MBE, SBE, WBE). All proposals were evaluated on the following criteria: experience in affordable, mixed-income and multi-story construction, rehabilitation and site improvements, project management, capacity/financial viability, construction plan, price proposal, and strength of the contractor's Section 3 and SWMBE Utilization Plans. Best and Final Offers were requested from the two highest rated proposers that were due to Procurement on January 30, 2020.

Based on the above, SAHA is recommending a contract award to Gibraltar Construction Co., Inc. The two highest rated proposers were within .01 of each other due to the highest rated being certified as a Section 3 Business Concern and receiving a preference of .01 added to their score. There is a significant difference in the total project cost with the highest rated proposing \$296,336.76 more than the second highest rated after Best and Final Officers were received. Therefore, it is in the best interest of SAHA to award to the second highest rated proposer.

Gibraltar Construction Co., Inc. was established in 1972, and is headquartered in Annapolis, Maryland. This contractor is a full service general contracting and construction management company with clients in both the public and private multi-residential industry to include, but not limited to, HUD/subsidized housing, college and university dormitory, military housing, and the hotel/motel markets. They have experience in an array of projects to include, but not limited to, comprehensive Rental Assistance Demonstration (RAD) renovations; construction management to include design and development, construction and post-construction phases; commercial site work; retaining walls; interior and exterior renovations in both occupied and unoccupied spaces; ADA conversions; and remodeling and modernization. Gibraltar Construction Co., Inc. has received a prior award from SAHA for modernization of kitchens at 93 units of various properties. Their Housing Authority clients include, but are not limited to, Austin Housing Authority, Brownsville Housing Authority, Corpus Christi Housing Authority, Midland Housing Authority, Albany Housing Authority, Housing Authority of the City of Charlotte, Harrisburg Housing Authority, Housing Authority of Columbus, Housing Authority of the County of San Joaquin, Ovation Housing (Orlando Housing Authority), and Tampa Housing Authority. This contractor's Section 3 Good Faith Effort Plan includes hiring three to five individuals in the laborers (unskilled) category.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

ATTACHMENTS:

Resolution 6013

Scoring Matrix

Advertisement List

Maps and Photos

**San Antonio Housing Authority
Resolution 6013**

RESOLUTION 6013, AUTHORIZING THE AWARD OF A CONTRACT FOR BURNING TREE APARTMENTS INTERIOR, EXTERIOR AND SITE IMPROVEMENTS TO GIBRALTAR CONSTRUCTION CO., INC. FOR AN AMOUNT NOT TO EXCEED \$2,375,209.01.

WHEREAS, on November 25, 2019, SAHA issued an Invitation For Bids #1910-909-63-4971 for Burning Tree Apartments Exterior Improvements and New HVAC and Water Heaters that closed on December 19, 2019; and

WHEREAS, a total of six proposals were received in response to this solicitation; Best and Final Offers were requested from the two highest rated proposers that were due to Procurement on January 30, 2020; and

WHEREAS, we are recommending a contract award to Gibraltar Construction Co., Inc. The two highest rated proposers were within .01 of each other due to the highest rated being certified as a Section 3 Business Concern and receiving a preference of .01 added to their score. There is a significant difference in the total project cost with the highest rated proposing \$296,336.76 more than the second highest rated after Best and Final Offers were received. Therefore, it is in the best interest of SAHA to award to the second highest rated proposer; and

WHEREAS, the current award recommendation for the interior, exterior and site improvements and at Burning Tree Apartments is not expected to exceed an amount of \$2,375,209.01, to include a base bid of \$2,065,399.14, plus a 15% contingency of \$309,809.87, that will only be used, as necessary. This project will be funded using loan proceeds and available reserves; and

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

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

- 1) Approves Resolution 6013, authorizing the award of a contract for Burning Tree Apartments Interior, Exterior and Site Improvements to Gibraltar Construction Co., Inc. for an amount not to exceed \$2,375,209.01.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of March 2020.

Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Scoring Matrix							
Burning Tree Apartments Exterior Improvements and New HVAC							
RFP 1910-909-63-4971							
Criterion Description	Max Points Weights	Gibraltar Construction Co. Inc.	Shimerda Enterprises, LLC	Tejas Premier Building	Cleanology Service & Supply	Joel Brown & Co. LLC	Alpha Building Corporation
Experience:	1-5 20%						
Rater 1		4.00	5.00	5.00	4.00	3.00	5.00
Rater 2		5.00	4.00	4.00	4.00	3.00	4.00
Rater 3		5.00	4.00	5.00	2.00	4.00	3.00
Total Score		14.00	13.00	14.00	10.00	10.00	12.00
Average Score		4.67	4.33	4.67	3.33	3.33	4.00
Weighted Score		0.93	0.87	0.93	0.67	0.67	0.80
Quality and Methodology:	1-5 20%						
Rater 1		3.00	4.00	3.00	3.00	3.00	3.00
Rater 2		4.00	4.00	3.00	3.00	3.00	3.00
Rater 3		4.00	4.00	4.00	2.00	2.00	3.00
Total Score		11.00	12.00	10.00	8.00	8.00	9.00
Average Score		3.67	4.00	3.33	2.67	2.67	3.00
Weighted Score		0.73	0.80	0.67	0.53	0.53	0.60
Capacity Financial Viability:	1-5 15%						
Rater 1		3.00	4.00	4.00	4.00	3.00	3.00
Rater 2		5.00	3.00	4.00	2.00	2.00	3.00
Rater 3		4.00	3.00	4.00	2.00	3.00	4.00
Total Score		12.00	10.00	12.00	8.00	8.00	10.00
Average Score		4.00	3.33	4.00	2.67	2.67	3.33
Weighted Score		0.60	0.50	0.60	0.40	0.40	0.50
Proposed Plan	1-5 10%						
Rater 1		3.00	4.00	3.00	3.00	3.00	4.00
Rater 2		4.00	4.00	4.00	3.00	3.00	3.00
Rater 3		3.00	3.00	4.00	2.00	2.00	4.00
Total Score		10.00	11.00	11.00	8.00	8.00	11.00
Average Score		3.33	3.67	3.67	2.67	2.67	3.67
Weighted Score		0.33	0.37	0.37	0.27	0.27	0.37
Price proposal:	1-5 25%						
Total Score		5.00	4.00	4.55	3.90	4.57	3.21
Weighted Score		1.25	1.00	1.14	0.97	1.14	0.80
Strength of the Section 3 plans:	1-5 5%						
Rater 1		2.00	5.00	3.00	3.00	2.00	3.00
Rater 2		3.00	4.00	3.00	4.00	3.00	3.00
Rater 3		4.00	3.00	3.00	3.00	3.00	2.00
Total Score		9.00	12.00	9.00	10.00	8.00	8.00
Average Score		3.00	4.00	3.00	3.33	2.67	2.67
Weighted Score		0.15	0.20	0.15	0.17	0.13	0.13
Strength of the S/W/MBE plans:	1-5 5%						
Rater 1		1.00	5.00	2.00	3.00	1.00	3.00
Rater 2		3.00	5.00	4.00	3.00	3.00	3.00
Rater 3		4.00	3.00	3.00	3.00	3.00	3.00
Total Score		8.00	13.00	9.00	9.00	7.00	9.00
Average Score		2.67	4.33	3.00	3.00	2.33	3.00
Weighted Score		0.13	0.22	0.15	0.15	0.12	0.15
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.							
Category 1: As detailed in Attachment D	5 (.25)						
Category II: As detailed in Attachment D	4 (.2)						
Category III: As detailed in Attachment D	3 (.15)						
Category IV: As detailed in Attachment D	2 (.1)		0.10				
Total Weighted Score		4.13	4.05	4.00	3.16	3.26	3.35

Scoring Matrix - BAFO Burning Tree Apartments Exterior Improvements and New HVAC RFP 1910-909-63-4971			
Criterion Description	Max Points Weights	Gibraltar Construction Co. Inc.	Shimerda Enterprises, LLC
Experience:	1-5 20%		
Rater 1		4.00	5.00
Rater 2		5.00	4.00
Rater 3		5.00	4.00
Total Score		14.00	13.00
Average Score		4.67	4.33
Weighted Score		0.93	0.87
Quality and Methodology:	1-5 20%		
Rater 1		3.00	4.00
Rater 2		4.00	4.00
Rater 3		4.00	4.00
Total Score		11.00	12.00
Average Score		3.67	4.00
Weighted Score		0.73	0.80
Capacity Financial Viability:	1-5 15%		
Rater 1		3.00	4.00
Rater 2		5.00	3.00
Rater 3		4.00	3.00
Total Score		12.00	10.00
Average Score		4.00	3.33
Weighted Score		0.60	0.50
Proposed Plan	1-5 10%		
Rater 1		3.00	4.00
Rater 2		4.00	4.00
Rater 3		3.00	3.00
Total Score		10.00	11.00
Average Score		3.33	3.67
Weighted Score		0.33	0.37
Price proposal:	1-5 25%		
Total Score		5.00	4.37
Weighted Score		1.25	1.09
Strength of the Section 3 plans:	1-5 5%		
Rater 1		2.00	5.00
Rater 2		3.00	4.00
Rater 3		4.00	3.00
Total Score		9.00	12.00
Average Score		3.00	4.00
Weighted Score		0.15	0.20
Strength of the S/W/MBE plans:	1-5 5%		
Rater 1		1.00	5.00
Rater 2		3.00	5.00
Rater 3		4.00	3.00
Total Score		8.00	13.00
Average Score		2.67	4.33
Weighted Score		0.13	0.22
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.			
Category 1: As detailed in Attachment D	5 (.25)		
Category II: As detailed in Attachment D	4 (.2)		
Category III: As detailed in Attachment D	3 (.15)		
Category IV: As detailed in Attachment D	2 (.1)		0.10
Total Weighted Score		4.13	4.14

Advertisement List
Solicitation # 1910-909-63-4971
Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	Not Delivered
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	Exceeds limit
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	failed
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in	Diane Hoskins	bexarpepp@sbcglobal.net	

Advertisement List
Solicitation # 1910-909-63-4971

Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Private Practice			
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 11/19/19			
	HUBS on CMBL		
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	

Advertisement List
Solicitation # 1910-909-63-4971
Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
HSC Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	
J. L. Bass Enterprise, Llc	Jeff Bass	jlbas47@jlbassconstruction.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
	Section 3 Bidders		
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbroconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	Refused delivery
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
	Direct Solicits		
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpuente.geofill@outlook.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
Guido Construction	Andy Servantes Maryanne Guido	andy@guidoco.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	Not found
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	
RG Williams Const & RmdIng	Robert G. Williams	rgw_77446@yahoo.com	

Advertisement List
Solicitation # 1910-909-63-4971

Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

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

Advertisement List
Solicitation # 1910-909-63-4971
Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	Not found
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, Llc	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	FRED ODANGA	contact@cedatex.com	
Cesar Suarez Construction Llc	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	CALIXTO COBOS	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmnt Group Inc	Eloina Guerrero	construmntinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hot.rr.com	
Dragon Construction, Llc	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicerio@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, Llc	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, Llc	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, Llc	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.co m	
JAJ Property Services Llc	Summer Jordan	summer.jordan@jajpropertyservices.c om	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI Enterprise Llc	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D.. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	
KBL Restoration, Llc	Amy M Barnes	amy@kblrestoration.com	

Advertisement List
Solicitation # 1910-909-63-4971
Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
	Shelly Orr	shelly.orr@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, Llc.	Lanie Hart	bids@meteoreducation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
Primero Industrial Services,	James Narvaez	jnarvaez@primeroindustrialservices.co	
Pro Finish Plus, Llc	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, Llc	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
The Sandoval Group, Llc	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder Llc	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, Llc	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, Llc	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	
Walling Construction Co	Daniel Walling	daniel@wallingconstruction.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.co	
		m	

Advertisement List

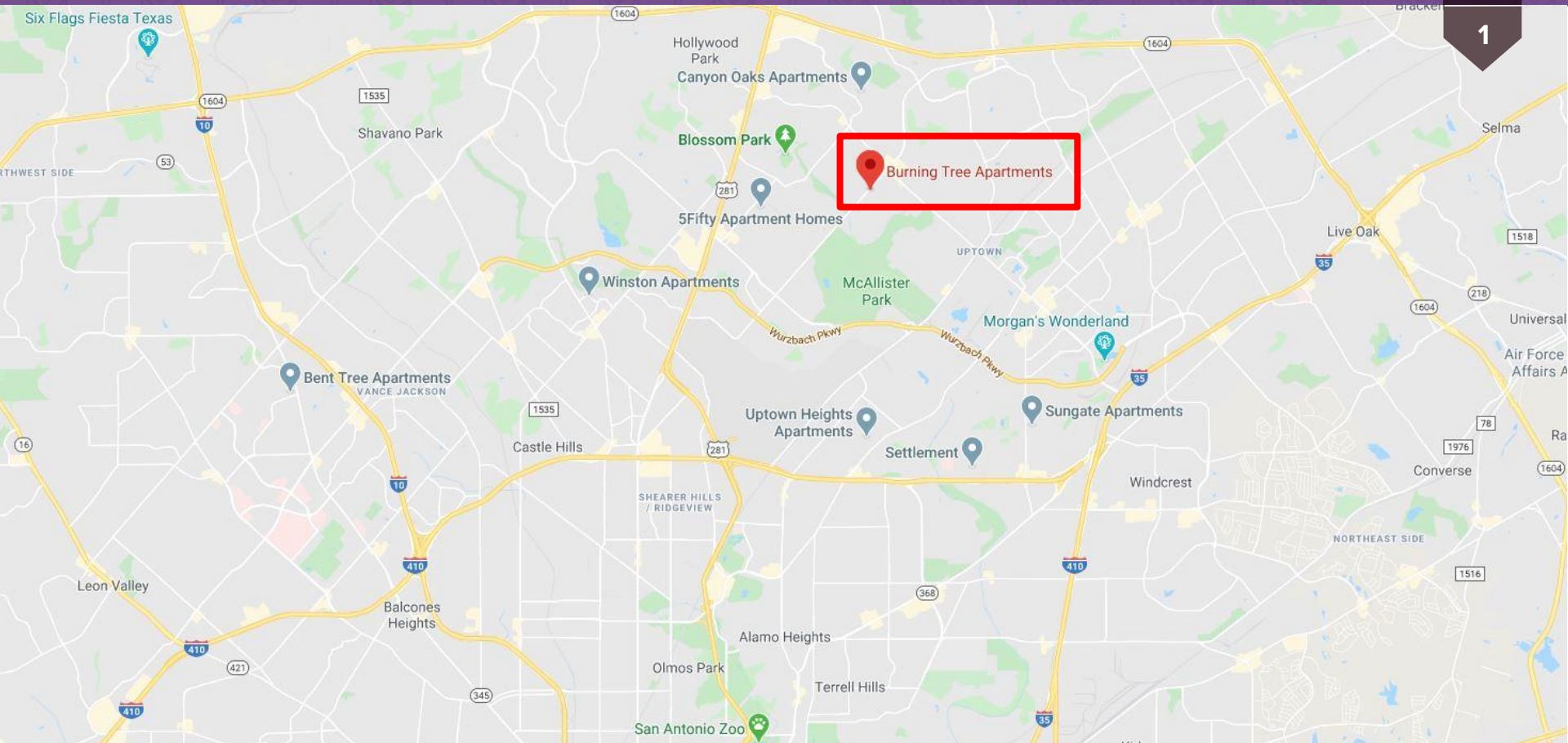
Solicitation # 1910-909-63-4971

Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

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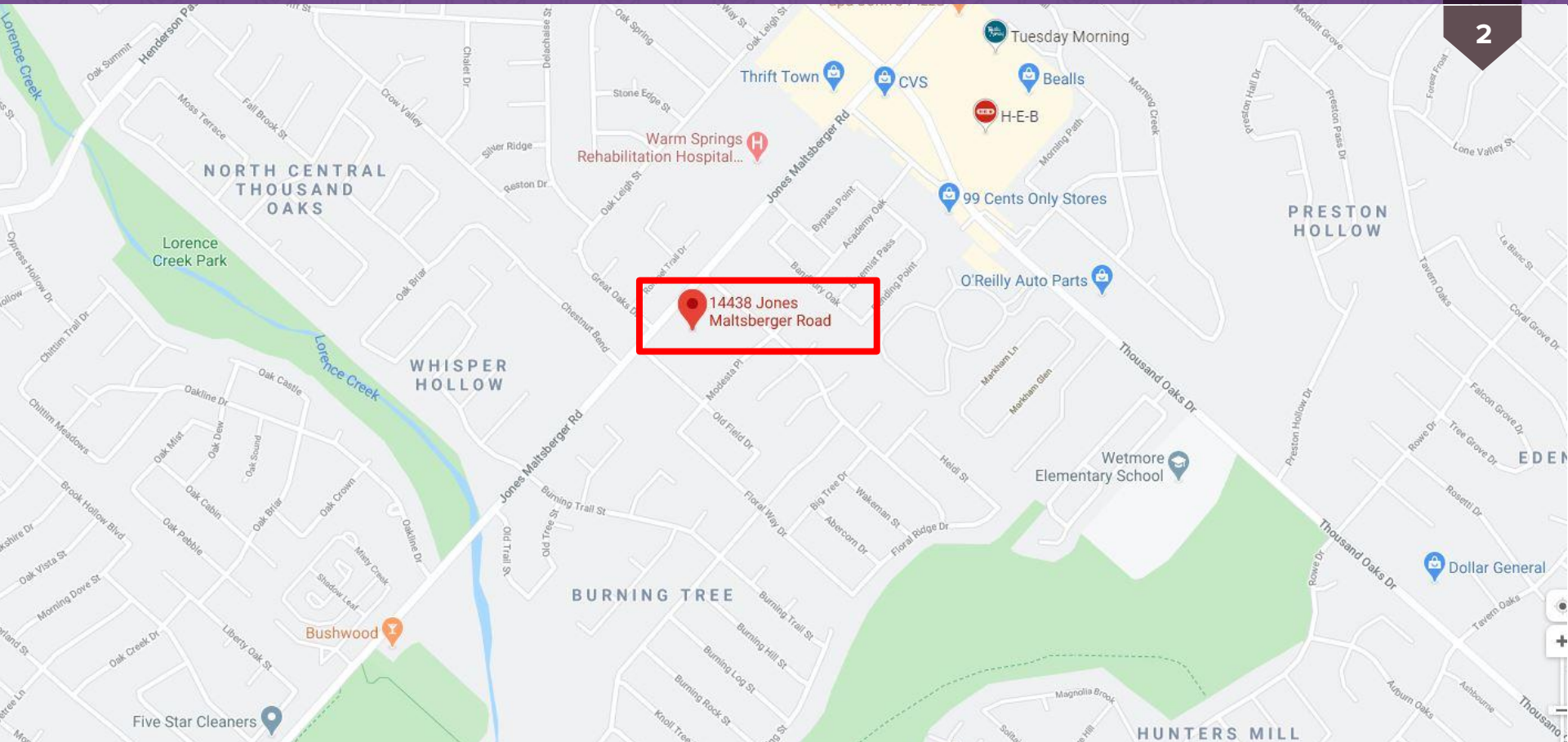
BURNING TREE APARTMENTS MAP

1



BURNING TREE APARTMENTS MAP

2



BURNING TREE APARTMENTS

3



BURNING TREE APARTMENTS

4



BURNING TREE APARTMENTS

5



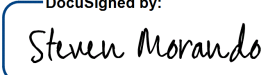
SAN ANTONIO HOUSING AUTHORITY**February 20, 2020**

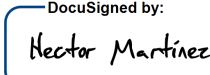
BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6014, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE VICTORIA PLAZA SUBSTANTIAL REHABILITATION PROJECT TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$1,386,829.50

DocuSigned by:

5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

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

DocuSigned by:

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

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6014, authorizing the expenditure of additional funds for the Victoria Plaza Substantial Rehabilitation Project to Stoddard Construction Management, Inc. for an amount not to exceed \$1,386,829.50.

FINANCIAL IMPACT:

The cost for the additional services is not expected to exceed an amount of \$1,386,829.50 and will be funded by unanticipated Capital Fund grant proceeds and MTW funds.

SUMMARY:

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

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

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

On June 6, 2019 (Item 11), SAHA received Board approval authorizing the expenditure of

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for an amount not to exceed \$2,000,000.00.

SAHA is requesting additional funding in the amount of \$1,386,829.50. This amount will fund critical path scope of work, including hydronic piping additional offset material and labor, electrical infrastructure, laundry room fan coil units, increased ceramic tile square footage and tile upgrade, and potentially, kitchen appliances, kitchen cabinets, countertops and powerwashing of the exterior structure. SAHA may opt to fund kitchen appliances, cabinets and countertops outside of SAHA's existing agreement with Stoddard CMI, Inc., if pricing is ultimately more advantageous for the agency to do so.

The total amount requested, which includes the previous Board approved request for additional funds, totals a 25% increase to the original contract value, which aligns with the State of Texas statute limiting contract modification increases to 25%.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6014

Map and Photos

**San Antonio Housing Authority
Resolution 6014**

RESOLUTION 6014, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE VICTORIA PLAZA SUBSTANTIAL REHABILITATION PROJECT TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$1,386,829.50

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

WHEREAS, on June 6, 2019 (Item 11), SAHA received Board approval authorizing the expenditure of additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshal required and other unforeseen changes for an amount not to exceed \$2,000,000.00; and

WHEREAS, additional services are required for this project to include hydronic piping additional offset material and labor, electrical infrastructure, laundry room fan coil units, increased ceramic tile square footage and tile upgrade, and, potentially, kitchen appliances, kitchen cabinets, countertops and powerwashing of the exterior structure. SAHA may opt to fund kitchen appliances, cabinets and countertops outside of SAHA's existing agreement with Stoddard CMI, Inc., if pricing is ultimately more advantageous for the agency to do so; and

WHEREAS, the cost for the additional services is not expected to exceed an amount of \$1,386,829.50 and will be funded by excess, unanticipated Capital Fund grant proceeds and MTW funds; and

WHEREAS, the total amount requested, which includes the previous Board approved request for additional funds, totals a 25% increase to the original contract value, which aligns with the State of Texas statute limiting contract modification increases to 25%; 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 6014, authorizing the expenditure of additional funds for the Victoria Plaza Substantial Rehabilitation Project to Stoddard Construction Management, Inc. for an amount not to exceed \$1,386,829.50.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of March 2020.

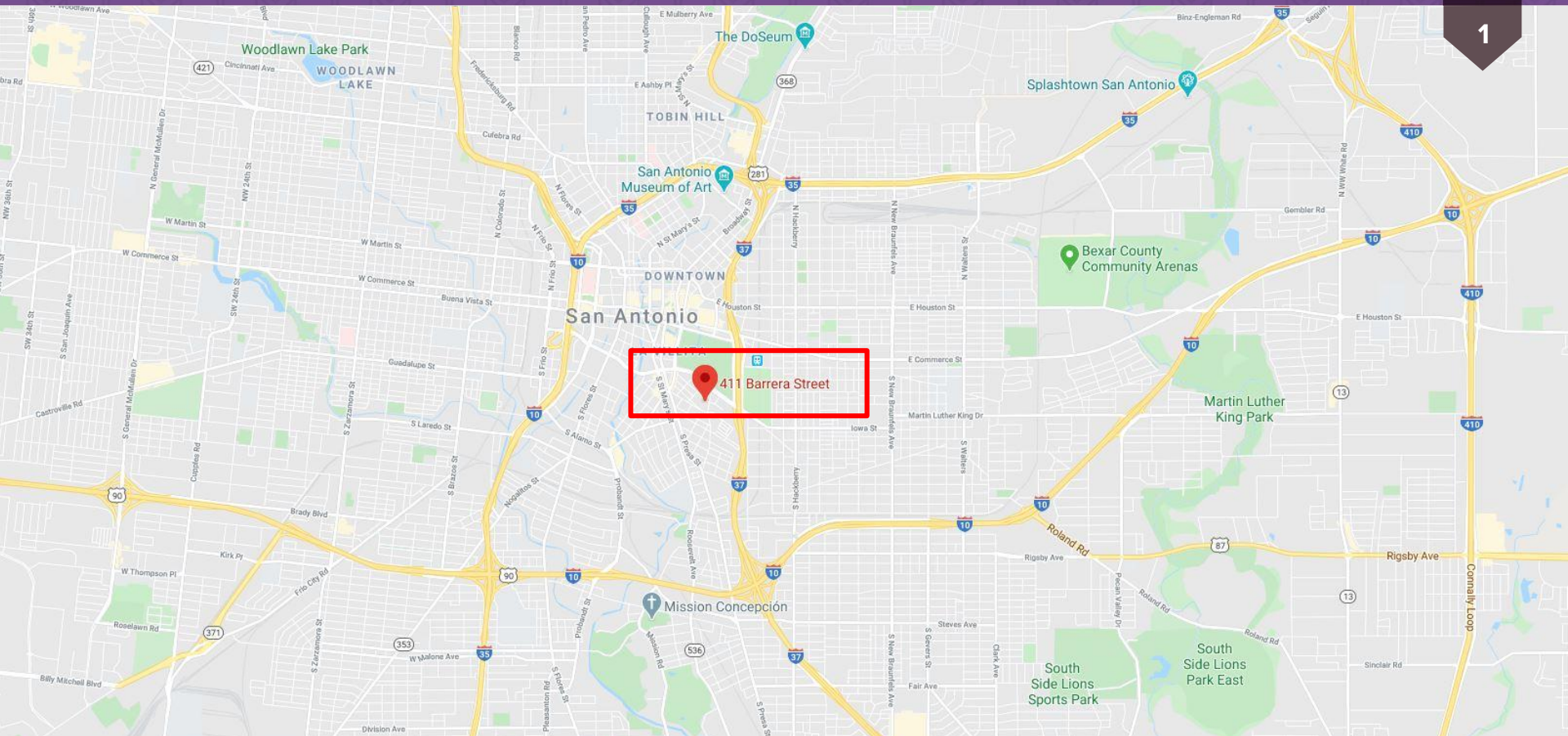
**Dr. Ana "Cha" Guzman
Chair, Board of Commissioners**

Attested and approved as to form:

**David Nisivoccia
President and CEO**

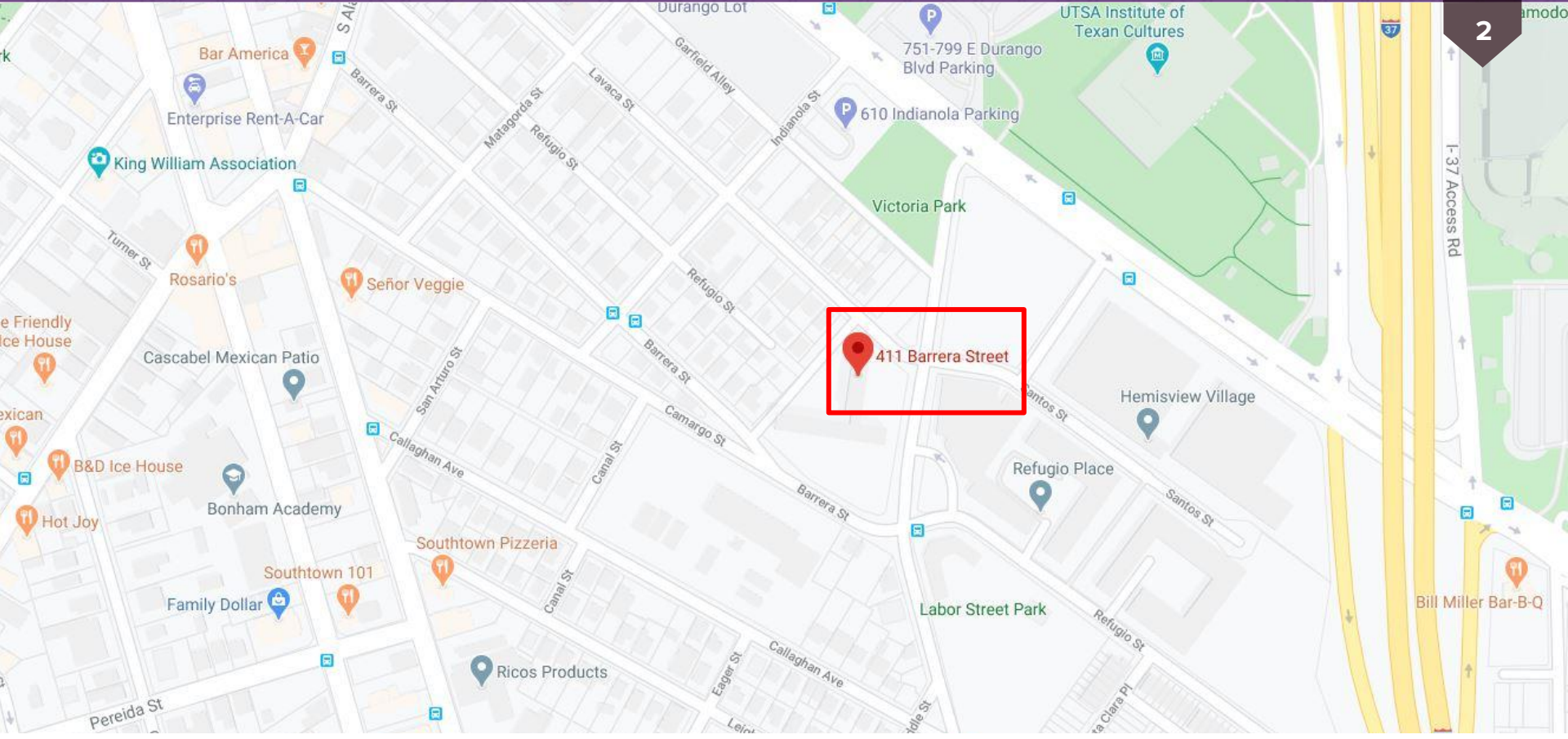
VICTORIA PLAZA APARTMENTS MAP

1



VICTORIA PLAZA APARTMENTS MAP

2



VICTORIA PLAZA APARTMENTS



VICTORIA PLAZA APARTMENTS



San Antonio Housing Authority**February 20, 2020**

To: Operations and Choice Neighborhood Committee 

From: David Nisivoccia, President and CEO

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

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

SUMMARY

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

CHOICE NEIGHBORHOOD GRANT ADMINISTRATION

ADMINISTRATION

The monthly call with HUD was held on November 12, 2019. The next phone call is scheduled for March, since all grant funds have been expended.

SAHA received the Choice Neighborhood Implementation Grant Close-out Letter and Procedures last month (December 9, 2019) from HUD Washington. Close-out of grant will commence following the delivery of the final replacement units at the end of March 2020.

PEOPLE

ENDOWMENT

Staff is currently reconciling client folders with the Wheatly relocated list. Staff is also utilizing files, TAAG, and Elite to create a new comprehensive list. The Endowment Case Manager will begin outreach January 15, 2020.

HOUSING

Replacement Housing**Objective**

Replace all 246 units demolished at Wheatley Courts

Accomplishments

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

The development as a whole is 89.90 percent occupied.

East Meadows I - Choice Neighborhood Initiative Phase II (71 Public Housing and 8 Project Based Vouchers = **79 replacement units**)

San Antonio Housing Authority

February 20, 2020

The development as a whole is 96 percent occupied.

Wheatley Park Senior Living - (44 Public Housing and 36 Project Based Vouchers = **80 replacement units**)

The development as a whole is 96 percent occupied.

East Meadows II - (42 Public Housing replacement units) - **pending**

FY 2020 Target

Complete final 42 replacement units by December 2019 - **Target not met; all replacement units are scheduled to be completed by the end of March 2020.**

To date, 208 replacement units have been completed.

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

Half Baths - (58 units affected)

- Contractor GeoFill Construction has been procured and staff is working on the construction contract.
- Relocation plan is being developed and finalized.
- Lender, investor and TDHCA final approval pending.

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

Objective

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

Accomplishments

As of November 30, 2019, Draw #17/#18, the project is 78.86% complete. Draw #17/#18 is currently being reviewed by DSNR. A total of \$3,601,232.00 has been used out of the \$4M in HOME Funds. The balance of \$398,769.00 remaining in HOME Funds will be retained and paid at project completion. Cadence McShane has achieved one unit Temporary Certificates of Occupancy for all twenty buildings in order to satisfy Texas Department of Housing and Community Affairs' (TDHCA) minimum requirements. Block E, which consists of six buildings, is substantially completed and is scheduled for punchout and turnover to property management by the middle, to late, January 2020. Thereafter, Cadence's plan is to complete Block F and G and punchout by middle and late February 2020. Construction meetings are being held with the owner, developer, architect and the contractor every two weeks. The next meeting will be held January 14, 2020, to discuss Draw #18/#19 for December 2019. As of Draw #18/#19, the project is 84.42% complete.

FY 2020 Target

Expend all Choice Neighborhood Initiative housing funds by September 2019 - **Target Met**

Substantial Completion by December 30, 2019 - **Target not met; Substantial completion by February 2020**

Public Improvements Phase I and II Construction

Objective

San Antonio Housing Authority

February 20, 2020

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

Accomplishments

A meeting was held with the City of San Antonio on August 29, 2019, to discuss what permit is needed to begin directional boring (horizontal directional drilling). The permit was issued and work began September 3, 2019. Work that is completed through September 6, 2019, will be sufficient to draw down the last \$88,000.00 of Choice funds before the September 15, 2019, deadline. Final utility lines are being re-routed to the underground conduits installed in late November 2019.

FY 2020 Target

Completion of Phase I and II Public Improvements by November 2019 - **Target not met - Completion by March 2020**

Public Improvements Phase III**Objective**

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

Accomplishments

Per Draw #13 for work ending December 31, 2019, the project is 64% complete. Final concrete flatwork is currently being completed. Formerly abandoned SAWS water lines are to be removed with final asphalt to be laid soon after.

FY 2020 Target

Expend all Choice Neighborhood Initiative funds allotted for Public Improvements Phase III by September 2019 - **Target Met**

Completion of Phase III Public Improvements by November 2019 - **Target not met; Completion by the end of March 2020**

NEIGHBORHOOD**CRITICAL COMMUNITY IMPROVEMENTS (CCI)****Infill - Vacant Lots****Accomplishments**

Twelve homes have been completed on the first seven of the twelve lots allocated for the project. One home is sold and six homes have pending contracts. Builder is submitting for building permits for additional six homes.

FY 2020 Target

Completion of the first twelve infill homes by November 2019 - **Target not met; 8 houses completed; remaining 4 houses completed by the end of January 2020**

San Antonio Housing Authority

February 20, 2020

REQUESTED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

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

ATTACHMENT:

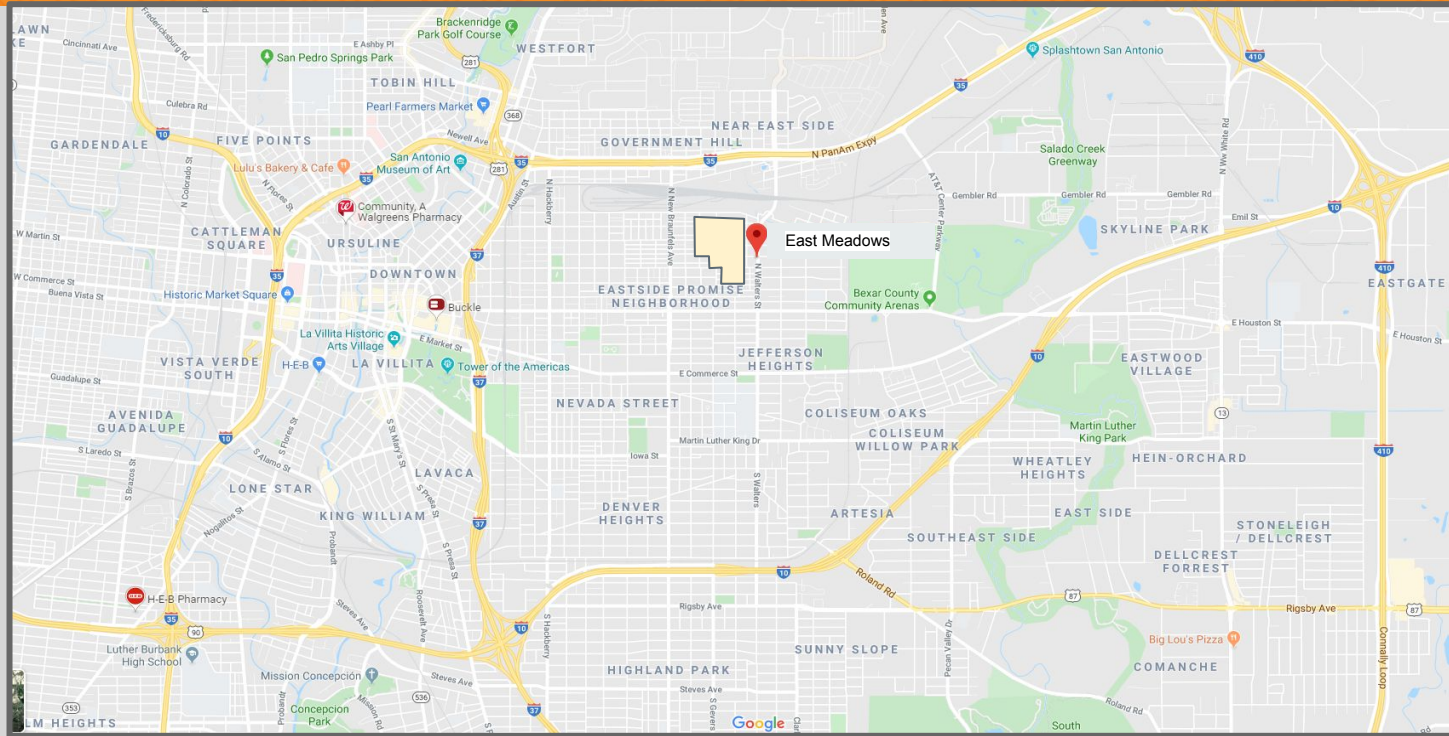
Presentation



CHOICE UPDATE

Operations and Choice Neighborhood
Committee Meeting
February 20, 2020

CHOICE NEIGHBORHOOD



SITE PLAN



December 31, 2019

- East Meadows I
- East Meadows II
- Wheatley Park Senior Living
- Phillis Wheatley Park

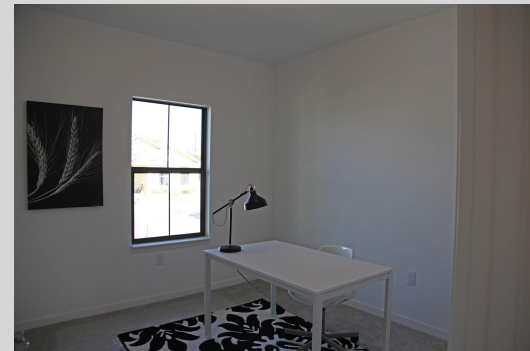
EAST MEADOWS II



INFILL AFFORDABLE HOUSE




INTERIORS



SAN ANTONIO HOUSING AUTHORITY**February 20, 2020****MEMORANDUM**

To: Operations and Choice Neighborhood Committee Meeting

From: David Nisivoccia, President and CEO 

Presented By: Brandee Perez, Chief Operating Officer

RE: Federal Housing Programs End of Year Report Update

SUMMARY

The Federal Housing Programs (FHP) Department navigated major changes and exciting progress in 2019. The following is an overview of the accomplishments and initiatives seen throughout the past year.

Public Housing (PH)**Real Estate Assessment Center (REAC) Inspections**

Real Estate Assessment Center (REAC) inspection scores in 2019, were much higher than the previous year. The average score was 86 for SAHA managed Public Housing properties, which is fifteen points higher than the average in 2018. This significant difference is a result of increased attention and effort on the part of both property management and maintenance staff to maintain units and educate residents on housekeeping best practices and how to call to submit work order requests.

In September of 2019, the U.S. Department of Housing and Urban Development (HUD) cancelled the remaining REAC inspections for seventeen Public Housing properties. SAHA is currently waiting for those inspections to be rescheduled.

Fire Sprinkler System Installation

A new fire sprinkler system is in the process of being installed at Fair Avenue Apartments. This system will run throughout the property and provide an increased level of safety for residents in the event of smoke or fire. Public Housing staff are working closely with the Community Development Initiatives (CDI) department to ensure most resident needs are met during the installation.

In addition to Fair Avenue, Villa Tranchese is another elderly/disabled development that is undergoing assessment for a new fire sprinkler system.

New Inspection Software

This past year, a new inspection software called InspectCheck was introduced for Public Housing housekeeping inspections and is primarily used by Client Service Specialists (CSS). InspectCheck allows Public Housing staff to access and review unit information, inspection history, unit photos and more. Digitizing the Public Housing inspection process has furthered the agency goal of reducing paper waste and streamlining core operations.

This software also allows Maintenance Supervisors to make notes about the condition of a unit during a make-ready scope on a digital tablet. Tablets were set up by SAHA's IT Department and

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020**

distributed after thorough training was administered.

In the first quarter of 2020, InspectCheck will be rolled out for use during move-in and move-out inspections.

Assisted Housing Programs (AHP)**Assisted Housing Programs Scorecard**

On September 10, 1988, HUD implemented the Section Eight Management Assessment Program (SEMAP) to measure the performance of housing authorities administering the Section 8 Housing Choice Voucher (HCV) Program. SEMAP was designed to assess the performance in fourteen key program areas to assign performance ratings.

In previous years, SAHA was required to complete a self assessment and submit an electronic self certification to HUD within 60 calendar days of the fiscal year end. After receipt of the self certification, HUD would issue one of the following performance ratings:

- High Performer (90%-100%)
- Standard Performer (60%-89%)
- Troubled Agency (59% or Below)

As a Moving to Work (MTW) agency, SAHA elected not to submit a SEMAP self certification to HUD. Staff were able to modify HUD's SEMAP scoring criteria to assign performance ratings in each key program area and renamed the scoring system to "Assisted Housing Programs (AHP) Scorecard," which has been used since FY2012-2013.

This approach is outlined in SAHA's Administrative Plan, § 16.6.D, which states: "SAHA elects to not be scored by HUD's SEMAP rating system. However, SAHA will continue to use HUD's indicators and/or some combinations of HUD's indicators to measure SAHA's performance in key areas of the HCV program" (p. 16-33).

The Assisted Housing Programs (AHP) received a 95% AHP Scorecard rating for FY 2018-19. This number is up 2% from 2018. With this rating, AHP achieved the classification of "High Performer" for the fourth year in a row.

New Special Programs

Multiple new Special Programs were introduced this past year to maximize our partnerships with local agencies and provide specialized assistance to targeted populations.

Our Special Programs operating under Moving-to-Work (MTW) flexibilities are detailed below.

Youth Aging out of Foster Care

We have partnered with Thru Project to assist youth aging out of foster care who would be homeless upon exiting the foster care program. Program participants will receive a voucher for a Beacon Community's property.

Family Homeless Referral

We have partnered with South Alamo Regional Alliance for the Homeless (SARAH) to assist

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020**

homeless families that have received supportive services from SARAH. SARAH will refer families that are in need of housing, but no longer require supportive services. Families will receive a voucher for a Beacon Community's property.

Time-Limited Workforce Pilot Referral

Individuals who are working and referred through workforce partners will receive a Project-Based voucher.

St. Philip's College Homeless Referral

Homeless students referred by St. Philip's College will receive a voucher for a Beacon Community's property.

Additionally, we partnered with Palo Alto College to assist full-time college students (enrolled in at least six credit hours in a degree or certificate program) who are homeless. This MTW program will allow Palo Alto College to screen and refer homeless students who may then be provided a Housing Choice Voucher to search for a suitable unit.

We also began the Move On Referral program this past year, which is non-MTW, and is administered in partnership with SARAH. This program allows families who are no longer in need of Permanent Supportive Housing (PSH) to be referred by SARAH for a Housing Choice Voucher.

Improved Program Eligibility Process

AHP staff continually analyze data to determine efficiency of the voucher programs' eligibility process and success rate of voucher issuance. Through analyzing this data in 2018, we found that changes could be made to the eligibility process to increase the rate of vouchers successfully issued at the end of the process.

The Pre-Eligibility process, implemented in 2018, required applicants to complete an abbreviated version of the Housing Choice Voucher application by mail. This process alleviated the amount of work that was previously performed by Housing Assistance Specialists (HAS) during the applicant's eligibility appointment.

The additional changes made to the eligibility process in 2019, were to rotate eligibility appointments to the next available HAS (opposed to the previous procedure of assigning a HAS prior to the appointment), and to distribute vouchers at the required Early Engagement Program (EEP) orientation instead of at the end of the appointment, which was problematic when the HAS had not received all necessary documents. These changes served to further ease difficulty and increase the potential for applicants to receive a voucher.

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

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

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

ATTACHMENT:

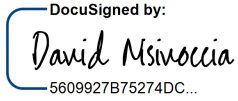
None.

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

MEMORANDUM

To: Operations and Choice Neighborhood Committee Meeting

From: David Nisivoccia, President and CEO  5609927B75274DC...

Presented By: Brandee Perez, Chief Operating Officer

RE: Update and Discussion of Federal Housing Programs Quarterly Report

SUMMARY

San Antonio Housing Authority's (SAHA's) Federal Housing Programs (FHP) Department measures various performance measures of its two programs, the Housing Choice Voucher (HCV) Program and the Public Housing (PH) Program.

The FHP Quarterly Report for the **October 2019 to December 2019 quarter**, provided in the attached FHP Quarterly Booklet, consists of the following data:

- Demographics;
- Waitlist totals;
- Income report;
- Exit totals;
- Voucher utilization rates;
- Public Housing occupancy rates;
- Informal Review/Hearing report; and
- Small Area Fair Market Rent (SAFMR) data to show geographic distribution of clients across Tier 1 (low opportunity area), Tier 2 (high opportunity area), and the Exception Overlay (areas located in Tier 1, which have undergone neighborhood revitalization).

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

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

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

ATTACHMENT:

Federal Housing Programs Quarterly Update Booklet | Oct - Dec 2019



FHP Quarterly Update Report

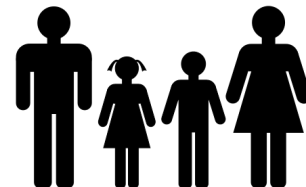
FY19-20 Q2 Oct 19 - Dec 19

FHP Waitlist Report

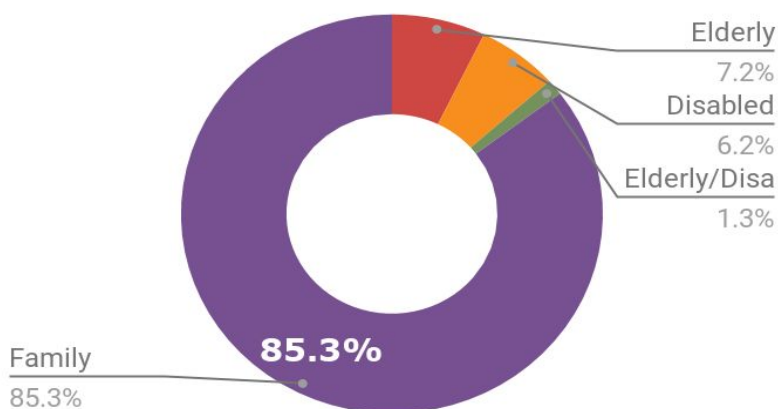
Oct - Dec 2019

Housing Choice Voucher Waitlist

10,286 Total Number of Applicants on Waitlist



AHP Population - Wait List



974

Total Number of Applicants Selected

Top Reasons for Removal

Total Number of Applicants Removed from Waitlist

636

- 1 Over Income
- 2 No Response to Selection Letter
- 3 No Show at Appointment

Lease-Up Success Rate



35%

As of December 2019, the percentage of no shows decreased from 38% to 20% and the lease up success rate increased from 19.7% to 35% within the last calendar year.

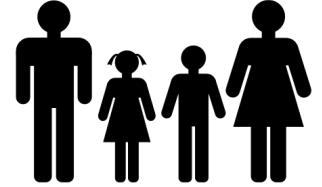
FHP Waitlist Report

Oct - Dec 2019

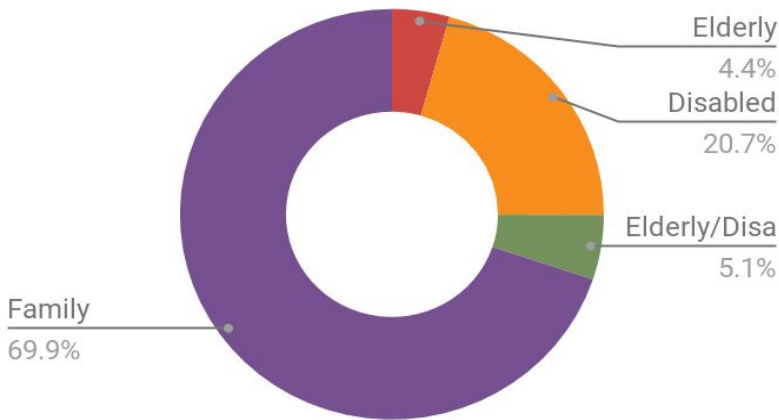
Public Housing Waitlist

31,427

Total Number of
Applicants on Waitlist



PH Population - Wait List



1,506

Total Number of Applicants
Selected

Top Reasons for Removal

Total Number of Applicants
Removed from Waitlist

1,646

- 1 No Response to Selection Letter
- 2 Letter Returned from Post Office
- 3 Criminal History Record (CHR) Denial

Lease-Up Success Rate



13.4%

The lease-up success rate for Public Housing has risen from 7.6% to 13.4% since FY18-19 Q2.

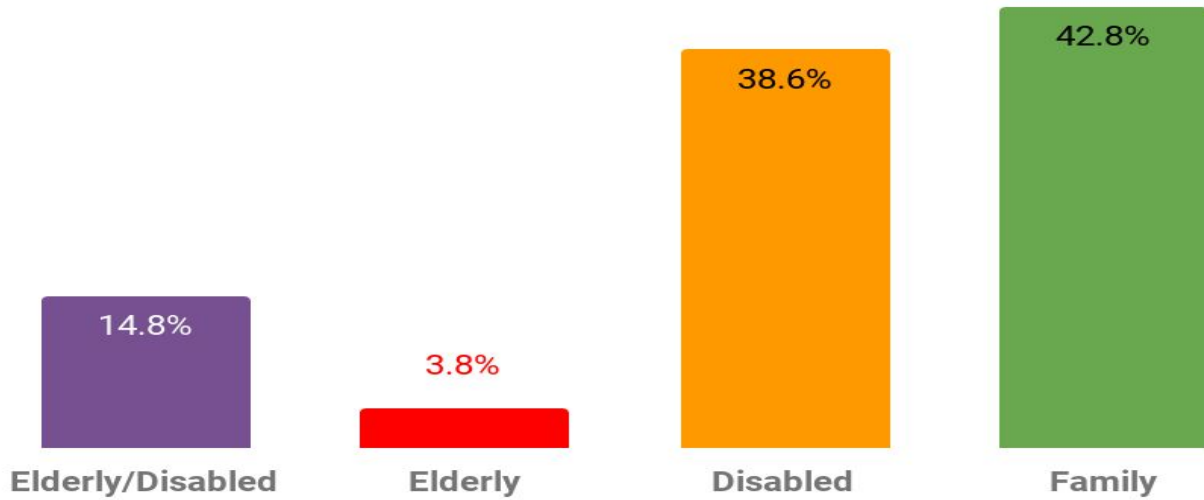
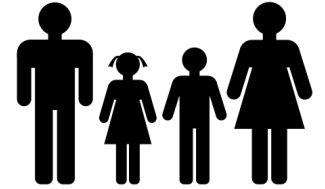
FHP Demographics Report

Oct - Dec 2019

Assisted Housing Programs Demographics

13,054

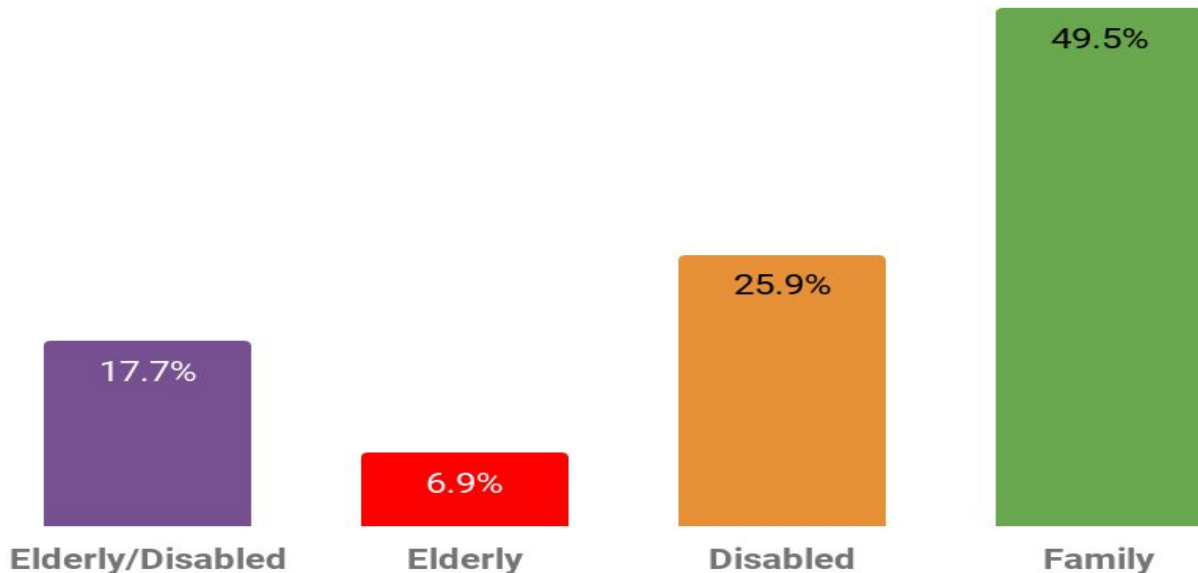
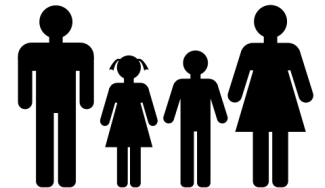
Total Number of Families in AHP



Public Housing Program Demographics

5,566

Total Number of Families in PH



FHP Income Report

Oct - Dec 2019

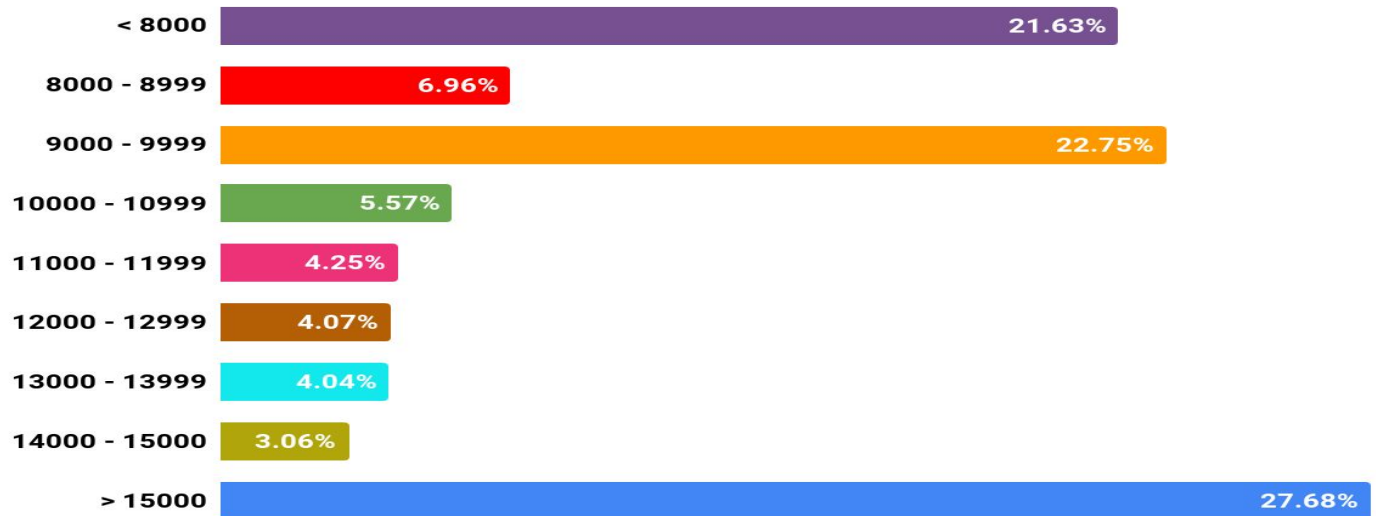
**FHP Median
Gross Income**

\$9,492

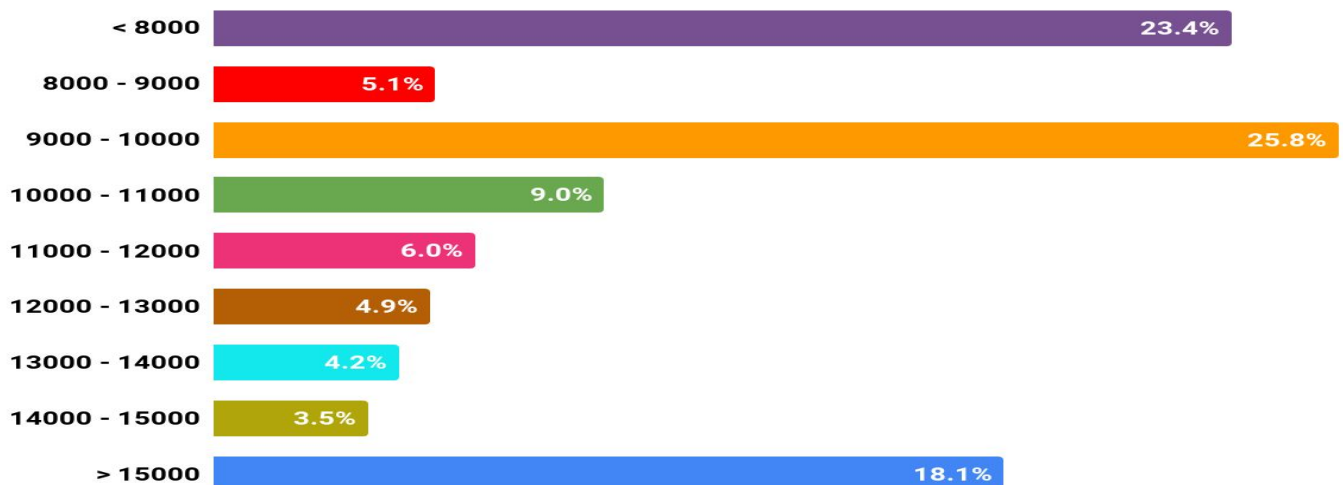
Household Income Limits (Effective 4/24/19)

Family Members	Extremely Low	Very Low	Low
1	14,950	24,850	39,800
2	17,050	28,400	45,450
3	21,330	31,950	51,150
4	25,750	35,500	56,800
5	30,170	38,350	61,350
6	34,590	41,200	65,900
7	39,010	44,050	70,450
8	43,430	46,900	75,000

AHP - Percentage of Households by gross income



PH Percentage of Households by gross income



AHP Utilization Report

Oct - Dec 2019

94.5%

ACC* Utilization



Month	October	November	December
Units Leased	12,481	12,432	12,332
Units Available per ACC: 13,140			
Percentage	95.0%	94.6%	93.9%

101.4%

MTW Utilization



Month	October	November	December
Units Leased	12,481	12,432	12,332
Units Available per MTW Baseline: 12,240			
Percentage	102.0%	101.6%	100.8%

*Units available under the Annual Contributions Contract (ACC) reflect the number of vouchers available for leasing under HUD's funding commitment to the housing choice voucher program. Units available under the MTW baseline reflect the number of vouchers the Agency is obligated to serve under its MTW agreement. As an MTW Agency, SAHA is authorized to utilize HUD funding under the ACC for HUD approved non-leasing activities that support MTW initiatives.

PH Occupancy Report

Oct - Dec 2019

95.4% Average Occupancy Rate



Month	October	November	December
Units Leased	5,802	5,817	5,810
Units Available	6,092	6,087	6,087
Percentage	95.2%	95.6%	95.4%

**Average Number
of Vacancies**

279



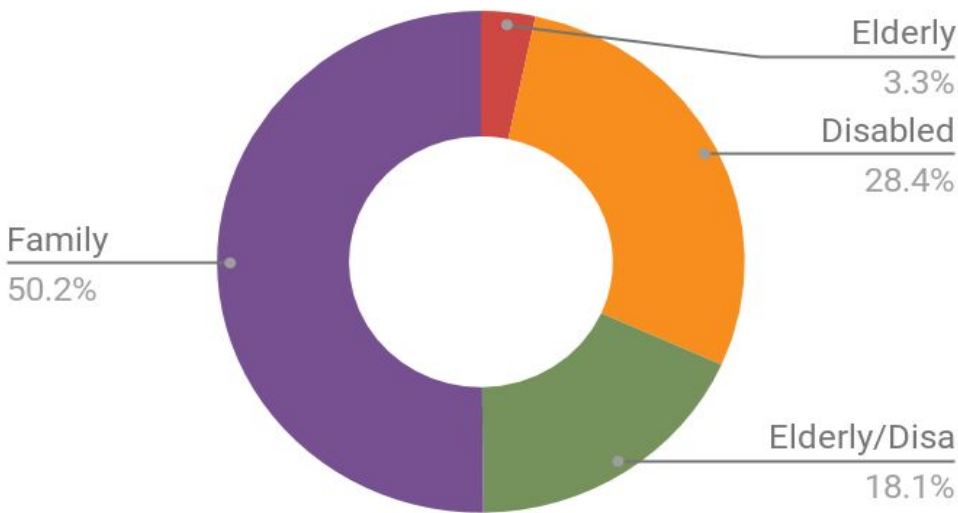
The average number of vacancies across Public Housing properties decreased by 10 vacancies from December 2018 to December 2019.

FHP Program Exits Report

Oct - Dec 2019

Housing Choice Voucher Exits

AHP Population - Program Exits



331

Total Number of
AHP Clients
Exited

49

Attended Early Engagement

Top Reasons for Program Exit:

- Vacating Without Notification - 2.7%
- Voucher / Lease Expired - 2.7%
- Evicted - 1.8%

282

Did Not Attend Early Engagement

Top Reasons for Program Exit:

- Voucher / Lease Expired - 17.4%
- End of Participation (EOP) - 16.0%
- Vacating Without Notification - 14.5%

7.3 Years

Average Tenure of
Clients Exited Program

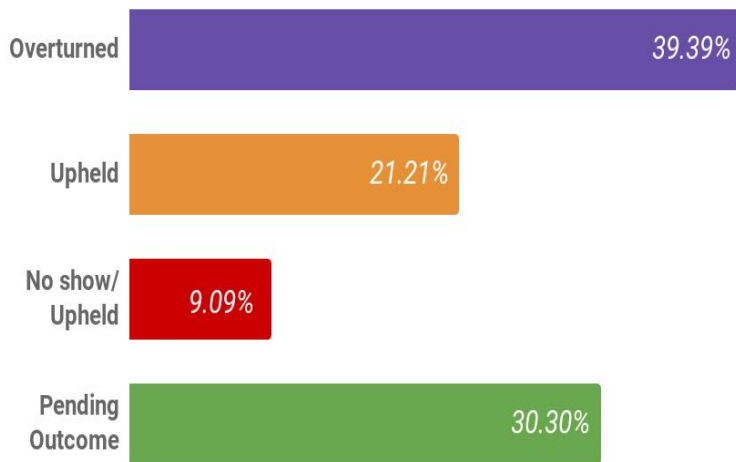
FHP Informal Review/Hearing Report

Oct - Dec 2019

Housing Choice Voucher

Total Number of
AHP Applicants who
Requested Informal Review

33

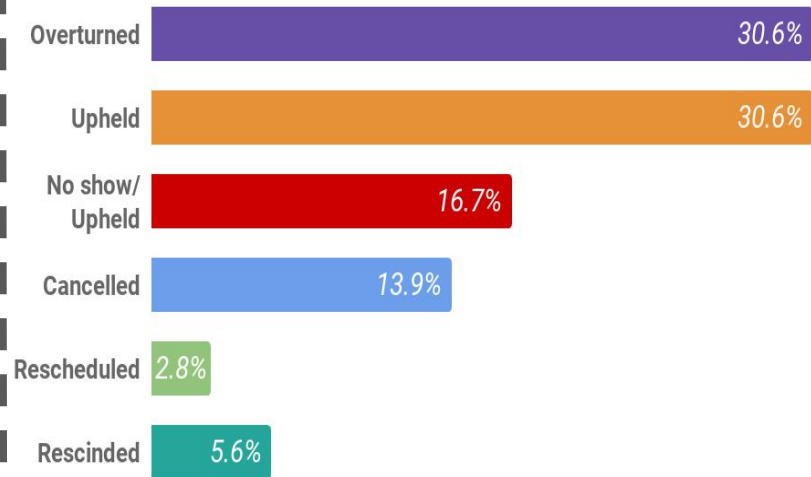


Top Reasons for Informal Review

- Expired Voucher - 54.5%
- Criminal History - 27.3%
- Over Income/ Previous Termination - 6.1%

Total Number of
AHP Participants who
Requested Informal Hearing

36



Top Reasons for Informal Hearing

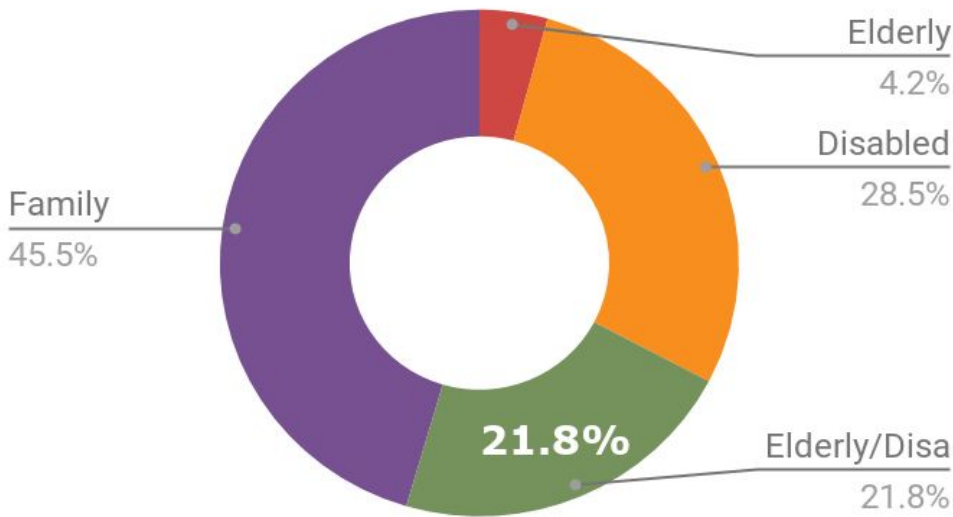
- Family Obligations - 50.0%
- Eviction - 19.4%
- Housing Quality Standards (Owner) - 11.1%

FHP Program Exits Report

Oct - Dec 2019

Public Housing Exits

PH Population - Program Exits



165
Total Number of
PH Clients
Exited

32
Evictions

30

Attended Early
Engagement

Top Reasons for Program Exits

- Abandoned Unit - 5.5%
- Eviction - Nonpayment of Rent - 3.6%
- 30-Day Notice Given Without Reason - 3.0%

135

Did Not Attend Early
Engagement

Top Reasons for Program Exits

- Deceased - 15.6%
- Abandoned Unit - 14.8%
- 30-Day Notice Given Without Reason - 14.8%

6.4 Years

Average Tenure of
Clients Exited

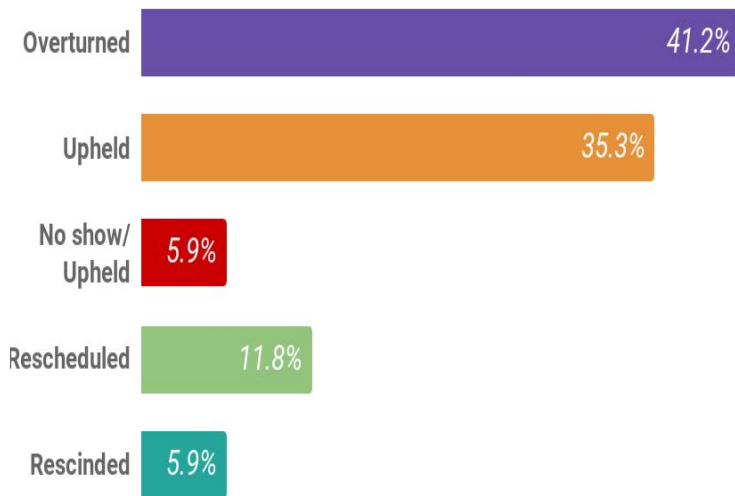
FHP Informal Review/Hearing Report

Oct - Dec 2019

Public Housing

Total Number of
PH Applicants who
Requested Informal Review

17

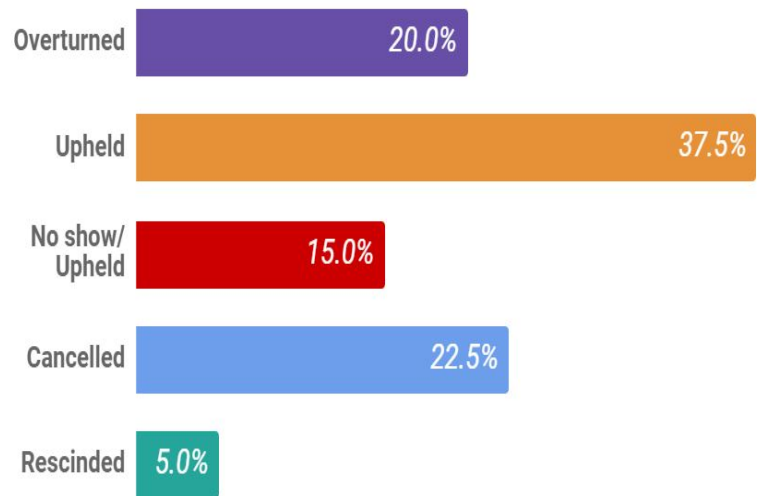


Top Reasons for Informal Hearing

- CHR Violence - 41.2%
- CHR Drug Related - 23.5%
- No Response - 17.6%

Total Number of
PH Residents who
Requested Informal Hearing

40



Top Reasons for Informal Hearing

- Dispute Charges - 35.0%
- Lease Violation - 17.5%
- NTV Repeated/ Serious Violations - 15.0%

Small Area Fair Market Rents Report

Oct - Dec 2019

MTW SAFMR

\$891

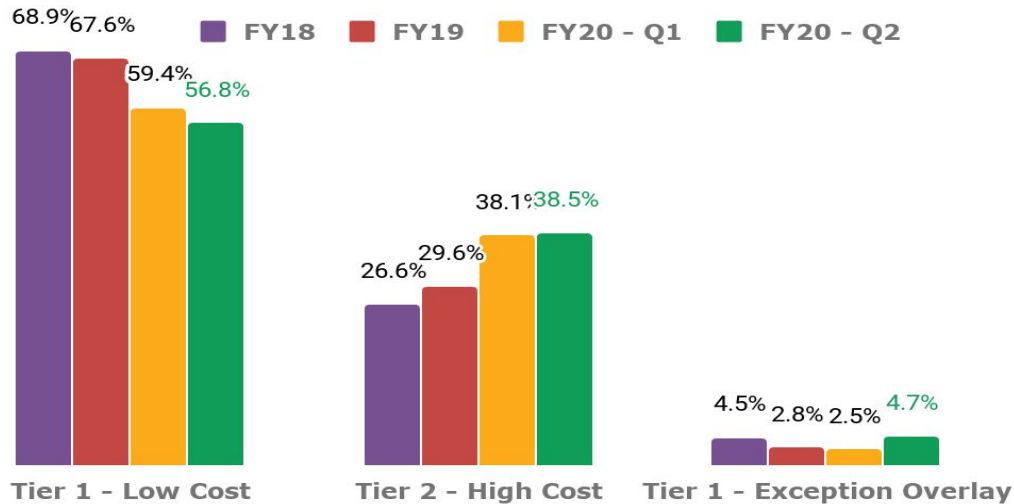
Average Contract Rent

\$605

Average Housing Assistance Payment

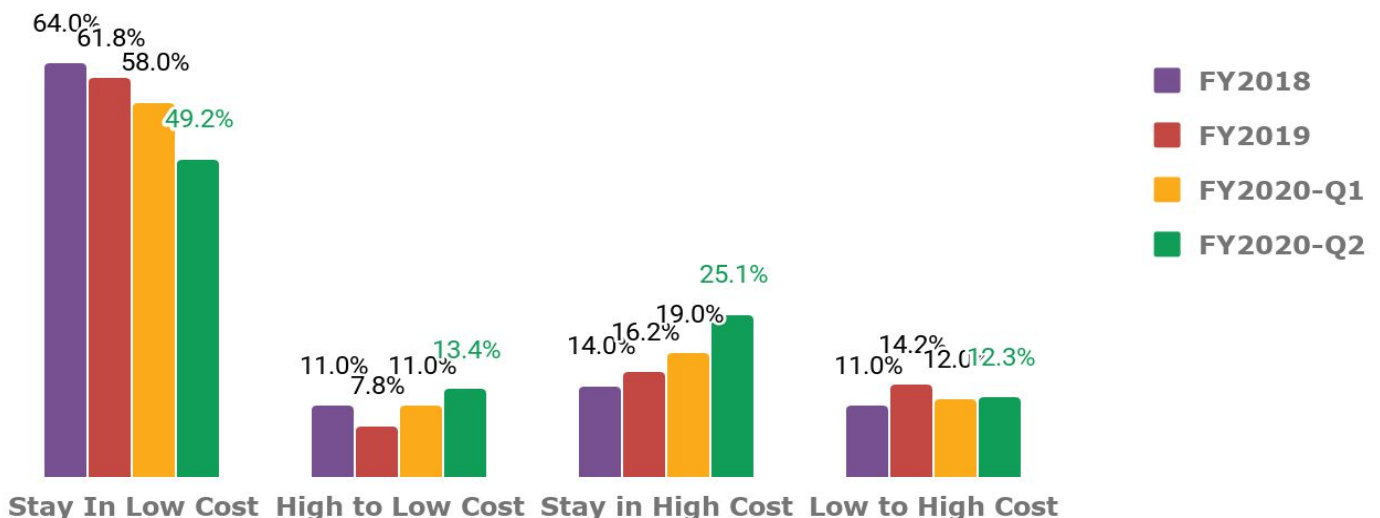
New Admissions

The graph below shows a comparison of the geographic distribution of new admission clients between FY18, FY19, Q1 and Q2 of FY20



Moves

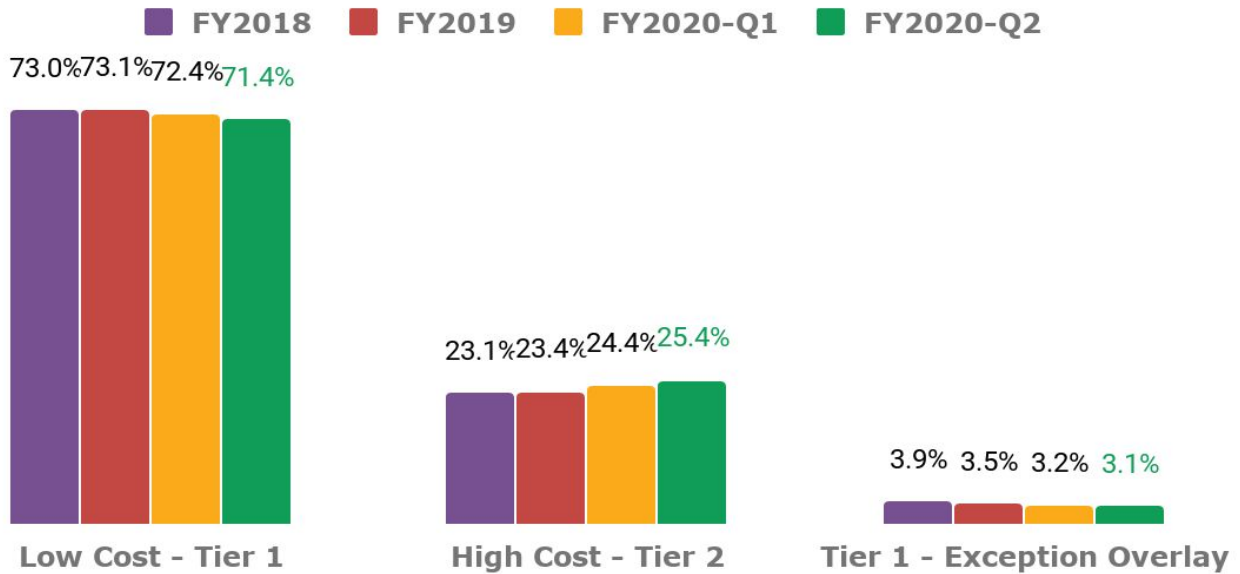
The graph below shows a comparison of the geographic distribution of moving clients between FY18, FY19, Q1 and Q2 of FY20



Small Area Fair Market Rents Report

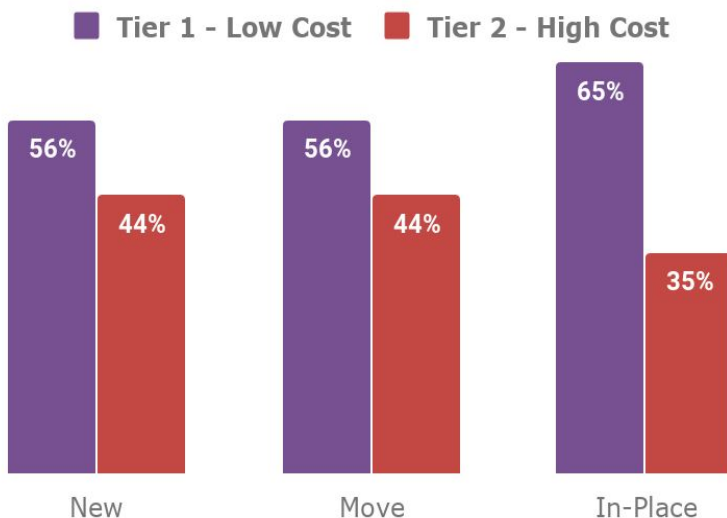
In Place

The chart below shows a comparison of the geographic distribution of in-place clients between FY18, FY19, Q1 and Q2 of FY2020.



Non-MTW SAFMR: VASH & Mainstream Programs

The graph below shows a comparison of the geographic distribution of Veterans Affairs Supportive Housing (VASH) Program and Mainstream Program clients at new admission, moving and when staying in place.



\$764

Average Contract Rent

\$502

Average Housing Assistance Payment

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO

Presented by: Thomas Roth, Director of Asset Management

RE: Quarterly Update of Public Housing Capital Projects

**SUMMARY:**

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

PROJECTS IN PROCESS:**Cassiano Apartments (8 units)****2919 S. Laredo**

The Cassiano project for the eight unit restoration is scheduled for completion on May 22, 2020, at a projected cost of \$917,777.97.

Fair Avenue Apartments (216 units)**1215 Fair Avenue**

The Fair Avenue project for the installation of a fire sprinkler system and alarm system upgrade is scheduled for completion on August 4, 2020, at a projected cost of \$3,650,000.00.

Lincoln Heights Apartments (338 units)**1315 N. Elmendorf**

The Lincoln Heights remodel of vacant units for ConnectHome Computer Lab and Supportive Offices is scheduled for completion on May 16, 2020, at a projected cost of \$469,405.79.

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

The Parkview roof replacement and exterior structural repairs project is scheduled for completion on August 25, 2020, at a projected cost of \$1,572,033.73.

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

The comprehensive modernization is underway at Victoria Plaza. This project consists of the following: 1) expansion of existing fire sprinkler and fire alarm systems to provide comprehensive coverage throughout the building, 2) expansion of an existing two-pipe domestic hot water system to a four-pipe heating and cooling HVAC system, 3) exterior guardrail modifications for code compliance, 4) replacement of existing electrical switchgear and equipment, 5) apartment windows replacement, 6) floor tile asbestos abatement and replacement, 7) wall re-finishes, 8) water and lighting fixture replacement, and 9) first floor common area and office space

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020**

renovations, including a clinic space and a community gathering room with meeting space, library and theater. The project should be completed by August 28, 2020, at an estimated cost of up to \$19,547,318.00.

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

The Villa Tranchese installation of a fire sprinkler system and an alarm system upgrade is scheduled to be completed on August 24, 2020 at a projected cost of \$2,659,000.

PROJECTS IN PLANNING:**Cassiano Homes (499 units)****2919 S. Laredo**

Cassiano Homes is scheduled for foundation repairs for the 2424 Chihuahua building. The estimated cost is \$200,000.00. The Release of a Request for Proposal and estimated start date are To Be Determined.

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

College Park passenger elevator #2 is scheduled for cylinder replacement/repairs. Release of a Request for Proposal will not be needed. The estimated start date is To Be Determined. The estimated cost is \$74,800.00.

Highview Apartments (68 units)**1351 Rigsby**

Storm drainage repairs are planned for Highview. A Request for Proposal is scheduled to be released April 2020. Projected submission to the Operations and Choice Neighborhood Committee is planned for May 2020. Estimated start date is July 2020. The estimated cost is \$161,200.00.

Madonna Apartments (60 units)**7710 Madonna**

Boiler replacement and repairs are planned for Madonna. Request for Proposal is scheduled to be released May 2020. Projected submission to the Operations and Choice Neighborhood Committee is scheduled for June 2020. Estimated start date is August 2020. The estimated cost is \$1,000,000.00.

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

San Pedro Arms passenger elevator is scheduled for modernization. Release of a Request for Proposal will not be needed. The estimated start date is To Be Determined. The estimated cost is \$90,145.00.

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

The Victoria Plaza substantial renovation project is currently in progress. The scope of work for additional improvements includes hydronic piping additional offset material and labor, electrical infrastructure, laundry room fan coil units, increased ceramic tile square footage and tile upgrade,

SAN ANTONIO HOUSING AUTHORITY

February 20, 2020

kitchen appliances, kitchen cabinets, countertops and powerwashing of the exterior structure. Projected submission to the Operations and Choice Neighborhood Committee is scheduled for February 2020. Estimated start date is April 2020. The estimated cost is \$1,386,829.50.

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Capital projects are being funded by a combination of Capital Fund Program (CFP), Moving to Work (MTW) Funds, insurance loss proceeds, scattered sites net sales proceeds, and available reserves.

STRATEGIC GOAL:

Preserve and improve existing affordable housing units.

ATTACHMENTS:

Summary Chart

PH Capital Project Status Update - Feb Ops 2020						
In Progress						
Property	Project Description	Funding Source	Board Approved Amount	Obligated Amount	Estimated Completion Date	
Cassiano	8 Offline Units Restoration	Capital Fund Program, Insurance Proceeds	\$ 1,143,436.92	\$ 917,777.97	05-22-20	
Fair Avenue	Fire Sprinkler & Alarm Upgrade/Installation	Capital Fund Program	\$ 4,197,500.00	\$ 3,650,000.00	08-04-20	
Lincoln Heights	Connect Home - Computer Lab	Capital Fund Program	\$ 539,817.00	\$ 469,405.79	05-16-20	
Parkview	Roofing, Exterior Panels	Capital Fund Program	\$ 1,729,237.10	\$ 1,572,033.73	08-25-20	
Victoria Plaza	Comprehensive Modernization	Capital Fund Program, MTW, Scattered Sites Net Proceeds	\$ 19,547,318.00	\$ 18,820,460.04	08-28-20	
Villa Tranchese	Fire Sprinkler & Alarm Upgrade/Installation	Capital Fund Program	\$ 3,057,850.00	\$ 2,659,000.00	08-24-20	
Total			\$ 30,215,159.02	\$ 28,088,677.53		
Planning						
Property	Project Description	Funding Source	Estimated Contract Amount	Estimated Release of RFP	Estimated Submission Date to Ops	Estimated Start Date
Cassiano	2424 Chihuahua - Foundation	Capital Fund Program	\$ 200,000.00	TBD	TBD	TBD
College Park	Elevator #2 - Cylinder Replacement	Capital Fund Program	\$ 74,800.00	N/A	N/A	TBD
Highview	Storm Drainage	Capital Fund Program	\$ 161,200.00	April 2020	May 2020	July 2020
Madonna	Boiler Replacement	Capital Fund Program	\$ 1,000,000.00	May 2020	June 2020	August 2020
San Pedro Arms	Elevator Modernization	Capital Fund Program	\$ 90,145.00	N/A	N/A	TBD
Victoria Plaza	Electrical, Flooring, Appliances, Cabinets, Countertops, Exterior Powerwash	Capital Fund Program	\$ 1,386,829.50	N/A	February 2020	April 2020
Total			\$ 2,912,974.50			

SAN ANTONIO HOUSING AUTHORITY**February 20, 2020****MEMORANDUM**

To: Board of Commissioners

From: David Nisivoccia, President and CEO

Presented by: Kristi Baird, Director of Beacon Communities

RE: Beacon Communities Capital Projects

**SUMMARY:****WOODHILL APARTMENTS:**

Parking Lot - Management has completed the regrade, seal and stripe of the parking lots.

Demo/Rehab - Management demolished Buildings 23 and 24 in May. Design of the redevelopment of building 24, from a four unit to an eight unit building to prevent a net unit number loss, was completed and submitted to the City for approval and permitting in October 2019. The contract between the managing agent and the selected vendor has been signed. The contract cost is \$596K and construction is anticipated to begin in February 2020. The estimated completion date for this project is June 2020.

The Woodhill Apartments are located at 4909 Woodstone on the city's northwest side of town, near Shavano Park. The community consists of 532 affordable apartments. They are under a bond program, which requires residents and applicants to qualify within the income limits of the program and 50% of all residents must have an income at or below 80% of the area median income (AMI) and be receiving subsidy. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an YTD average occupancy of 88.20%, which includes all off-line or uninhabitable units.

MONTERREY PARK:

Management has completed the \$2.1M contract for comprehensive property rehab. The contract includes roofs, windows and patio doors, stairwells, landings, railings, balconies, sidewalks, property fencing, exterior facade, painting, site drainage, ADA access of the common areas, and a new maintenance shop. Property management transition and software implementation are scheduled for February 25, 2020.

The Monterrey Park Apartments are located at 6060 W. Commerce on the city's west side near Monterrey Park. The community consists of 200 affordable apartments. Affordability is maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an YTD average occupancy of 95.50%, which includes all off-line or uninhabitable units.

CASTLE POINT:

The comprehensive rehab of Castle Point Apartments includes roofs, gutters, siding, stairwells, landings, railings, patio enclosures and supports, parking lots, perimeter fencing repairs and

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retaining wall. The contract amount is \$5.4M with an estimated completion in September 2020.

The Castle Point Apartments are located at 5320 Blanco Rd. on the city's north central side of town near Nimitz Middle School. The community consists of 220 affordable apartments. They are under an Affordable Housing Disposition Program, which requires 44 units to qualify within the income limits of the program at or below 50% of the AMI and 33 units to qualify within the income limits at or below 80% of the AMI. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an YTD average occupancy of 97.31%, well above the area market average.

LA PROVIDENCIA:

The comprehensive design work has been completed and the project has received City permitting. Solicitation for bids for this project will begin February 2020. The plans include roofs, gutters, siding, stairwells, landings, railings, patio enclosures and supports, parking lot, and perimeter fencing repairs. The estimated budget is \$2.5M.

The La Providencia Apartments are located at 2525 Castroville Rd. on the city's west side near Nelson Wolff Municipal Stadium. The community consists of 90 affordable apartments. Affordability is maintained by keeping the rental rates lower than market average rates for the immediate area. Additional affordability via a low income bond, as required for the refinance, requires 50% of the units are rented at 80% AMI. The community is maintaining an YTD average occupancy of 97.69%, well above the area market average.

SUNSHINE PLAZA:

Comprehensive design work has been submitted to the City of San Antonio for review and permitting. The project includes windows, doors, HVAC, exterior repairs to stucco, walkways, lighting, and complete elevator rehabilitation. The estimated budget is \$2.5M.

The Sunshine Plaza Apartments are located at 455 E. Sunshine Dr. on the city's northwest side near the Medical Center Area. The community consists of 100 affordable apartments. They are under a Project Based Assistance (PBA) program, which requires residents and applicants to qualify within the income limits of the program and 100% of all residents must have an income at or below 80% of the AMI. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an YTD average occupancy of 99.00%, well above the area market average.

PECAN HILL:

Comprehensive sewer, site drainage and tree plan are currently open for solicitation of bids. These projects are the initial response to the foundation, which is heaving due to the failing sewer systems. The engineering study recommended we address the plumbing and site drainage concerns and follow up with foundation tracking to monitor settling. The estimated budget is \$800K. Additional work is being completed to address dislodged stucco and leaking exterior wall with estimated repairs of \$90K.

The Pecan Hill Apartments are located at 1600 W. Lawndale on the city's northcentral side of town near the airport. The community consists of 100 affordable apartments. They are under a PBA program, which requires residents and applicants to qualify within the income limits of the program and 100% of all residents must have an income at or below 80% of the AMI. Affordability

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is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an YTD average occupancy of 92.67%, primarily due to the off-line units.

BURNING TREE- ENCANTA VILLA- CHURCHILL ESTATES TOWNHOMES

After refinancing Burning Tree and Encanta Villa, an in-house physical needs assessment (PNA) has been completed for each community. Churchill Estates had unplanned maintenance that also required the engagement of an in-house PNA. Projects for each of the three communities have been reviewed and prioritized. Construction Services coordinated with Beacon to scope and prioritize the projects, due to the limited and non-structural nature of the work to be completed. Estimated project costs of \$5.3M.

Burning Tree Apartments are located at 14438 Jones Maltsberger Rd. on the city's northcentral side of town near the airport. The community consists of 108 affordable apartments. They are under an Affordable Housing Disposition Program, which requires twenty-two units to qualify within the income limits of the program at or below 50% of the AMI and sixteen units to qualify within the income limits at or below 80% of the AMI. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an YTD average occupancy of 92.39%, which includes all off-line or uninhabitable units.

Encanta Villa Apartments are located at 5300 Encanta on the city's northeast side near S.T.A.R Soccer Complex. The community consists of 56 affordable apartments. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an YTD average occupancy of 93.97%, which includes all off-line or uninhabitable units.

Churchill Estates Townhomes is located at 14121 Churchill Estates on the city's north side near Phil Hardberger Park and Blanco Rd. The community consists of forty two-story townhomes. Affordability is achieved by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an YTD average occupancy of 99.06%, well above the area market average.

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

The financial impact is included in each community capital project update above, where applicable.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Beacon Communities Map and Photos



Beacon Capital Projects Review

Before and After Photos

BEACON COMMUNITIES MAP

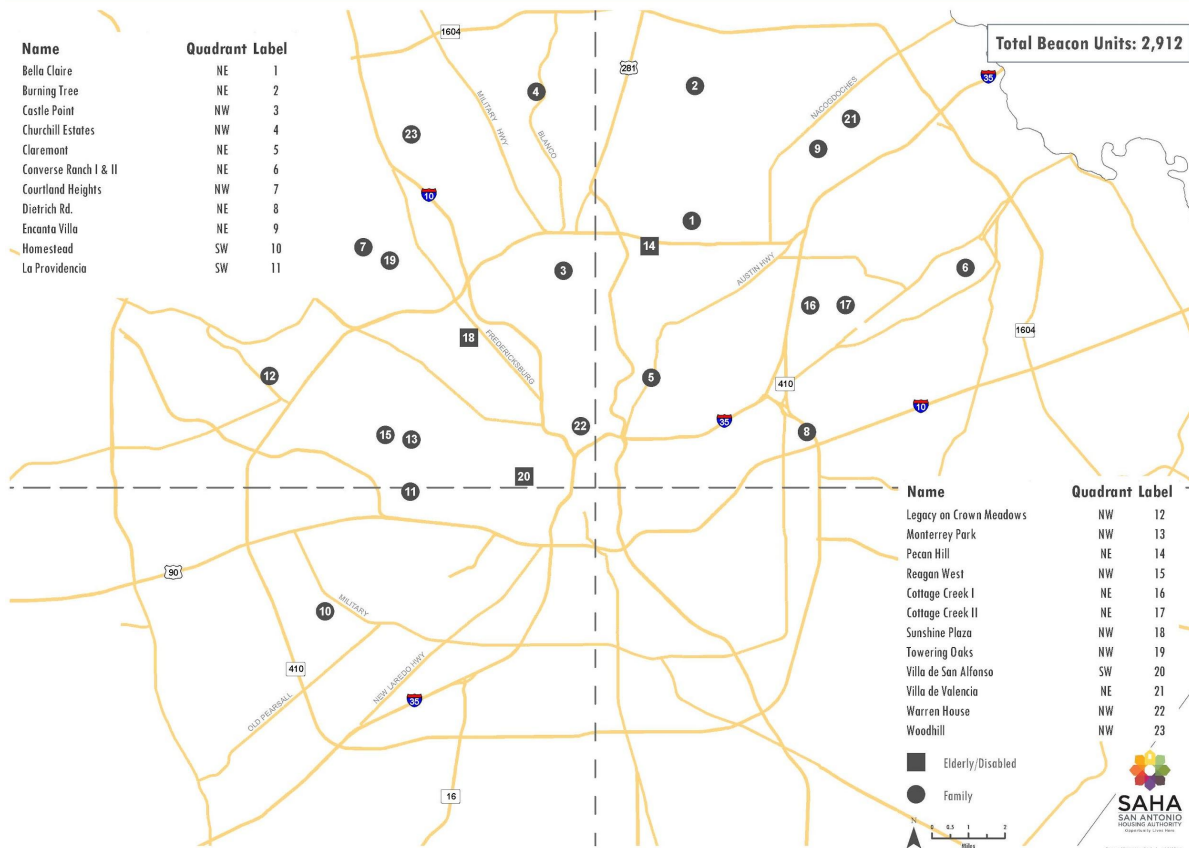
Beacon Communities Portfolio

Name

Bella Claire
Burning Tree
Castle Point
Churchill Estates
Claremont
Converse Ranch I & II
Courtland Heights
Dietrich Rd.
Encanto Villa
Homestead
La Providencia

Quadrant Label

NE 1
NE 2
NW 3
NW 4
NE 5
NE 6
NW 7
NE 8
NE 9
SW 10
SW 11



MONTERREY PARK



BEFORE

OPPORTUNITY **LIVES HERE**
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AFTER

CASTLE POINT



BEFORE

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AFTER

VALENCIA



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ENCANTA



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AFTER

PRE-CONSTRUCTION - LA PROVIDENCIA



PROPERTIES IN PROGRESS



SUNSHINE PLAZA



PECAN HILL

PROPERTIES IN PROGRESS



QUESTIONS?