



# OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE MEETING APR. 16, 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
-------------------------------	------------------------------	-------------------------------	--------------------------------	-------------------------------	--------------------------------	--------------------------------

---

**PRESIDENT & CEO**

David Nisivoccia

---

**SAN ANTONIO HOUSING AUTHORITY  
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or  
\*\*SPECIAL BOARD MEETING  
TELECONFERENCE**

**Call In Phone Number: (413) 752-2467**

**PIN Number: 599743125#**

**2:00 p.m., Thursday, April 16, 2020**

The Board of Commissioners will convene for a Committee, or Special Board meeting, by teleconference, 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. Citizens requesting to speak to the agenda, should access Phone Number: **(413) 752-2467** and enter PIN Number: **599743125#**, prior to 2:00 p.m.

**OPERATIONS**

3. Hold a Public Hearing and consideration and appropriate action regarding Resolution 6018, authorizing the proposed 2020-2021 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan (Richard Milk, Director of Policy and Planning)
4. Consideration and appropriate action regarding Resolution 6019, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP, through Philadelphia Housing Authority, for an annual cumulative amount not to exceed \$150,000.00; for a period of eleven months with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
5. Consideration and appropriate action regarding Resolution 6020, authorizing the award of a contract for information technology professional services and IaaS (Infrastructure as a Service) to Denovo Ventures, LLC, through U.S. General Services Administration (GSA) Federal Supply Schedule, for an amount not to exceed \$265,000.00; for the period of April 3, 2020, to October 16, 2021 (Steven

Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)

6. Consideration and appropriate action regarding Resolution 6022, authorizing the award of a contract for Pecan Hill Tree Removal and Sanitary Sewer Replacement to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$1,291,739.00 (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 6026, authorizing the award of contracts for painting services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business) and Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
8. Consideration and appropriate action regarding Resolution 6025, authorizing the award of a contract to EPIC Business Essentials through Omnia Partners Cooperative Purchasing Program for office supplies, related products and services for an annual cumulative amount not to exceed \$240,000.00; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services)

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

9. Update and discussion regarding the Procurement Activity Report
10. Discussion regarding development strategies and opportunities
11. 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.



---

**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
-------------------------------	------------------------------	-------------------------------	--------------------------------	-------------------------------	--------------------------------	--------------------------------

---

**PRESIDENT & CEO**

David Nisivoccia

---

**SAN ANTONIO HOUSING AUTHORITY  
PUBLIC HEARING  
TELECONFERENCE**

**Call In Phone Number: (413) 752-2467**

**PIN Number: 599743125#**

**2:00 p.m., Thursday, April 16, 2020**

**The Board of Commissioners will convene for a Public Hearing by teleconference, for discussion on the following matters:**

**PROPOSED 2020-2025 STRATEGIC PLAN and PROPOSED 2020-2021 MOVING TO WORK AGENCY PLAN**

1. Introduction and background (Richard Milk, Director of Policy and Planning)
2. Proposed 2020-2025 Strategic Plan (Richard Milk, Director of Policy and Planning)
3. Proposed 2020-2021 Moving to Work Agency Plan (Richard Milk, Director of Policy and Planning)
  - Moving to Work Plan
  - Public Housing Admissions and Continued Occupancy Plan
  - Housing Choice Voucher Administrative Plan
  - Capital Fund Program Plan
4. Public Comments/Feedback
5. Summary and Next Steps (Richard Milk, Director of Policy and Planning)

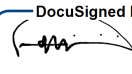



SAN ANTONIO HOUSING AUTHORITY

April 16, 2020

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

**RESOLUTION 6018, AUTHORIZING THE PROPOSED 2020-2021 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), THE CAPITAL FUND PROGRAM PLAN (CFP), AND THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN**

DocuSigned by:  
  
 5809927875274DC...  
**David Nisivoccia**  
 President and CEO

DocuSigned by:  
  
 051262290233493...  
**Richard Milk**  
 Director of Policy and Planning

**REQUESTED ACTION:**

Hold a Public Hearing and consideration and appropriate action regarding Resolution 6018, authorizing the proposed 2020-2021 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan.

**FINANCIAL IMPACT:**

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

**SUMMARY:**

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

This year, for the first time, the 2020-2021 MTW Plan is integrated into the agency's new Strategic Plan, SAHA 2025.

SAHA is on track to complete the 2020-2021 Agency Plan in time for April submission to HUD.

**I. Proposed New MTW Activities****A. FY2021-1: Next Step Housing Program (THRU Project)**

The Agency is requesting additional waivers for ten MPBVs previously approved under FY2015-3: Modified Project Based Vouchers (MBPV). New waivers will allow for: (1) a rent cap of \$100.00 for foster youth in year one and (2) a time-limit of three years with the option of an additional maximum of two year hardship extension. This activity supports the THRU Project's Next Step Housing Program and leverages the partner's supportive services for foster youth aging out of foster care.

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020****B. FY2021-2: Temporary allocation of TBV to Beacon and Partnership properties**

The Agency is proposing to use its MTW flexibility to allocate tenant based vouchers (TBV) to specific properties on a temporary basis in anticipation of vastly increased demand for housing of low income individuals experiencing financial hardship following the local declared emergency COVID-19 outbreak and the resulting economic crisis.

**C. FY2021-3: Enhanced responsiveness during emergencies**

The Agency is proposing to use its MTW flexibility to create temporary flexibilities in standard operational processes in order to be able to respond quickly and effectively to local, state, or national declared emergencies (such as the current COVID-19 emergency and the resulting economic crisis). These activities will support or maintain the health and safety of assisted individuals and families and may support any costs related to retention and support of current participating landlords.

**II. Proposed Amendments to Existing Activities****A. FY2015-3: Modified Project Based Vouchers (MPBV)**

SAHA seeks the ability to determine, on a contract-by-contract basis, whether to use Metropolitan Area Fair Market Rents (MAFMR) or Small Area Fair Market Rents (SAFMR) for Modified Project Based Vouchers (MPBV) at specific properties. MAFMR reflects average rents across the entire metropolitan area, while SAFMR reflects local market (neighborhood) rent averages.

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

**GRIEVANCE PROCEDURE:** Changes to this policy will require SAHA and third-party collectors to pause debt collection during the grievance process. The proposed changes would also require that the following charges be paused during a grievance: move-out charges, charges against the security deposit, late fee and non-sufficient fund (NSF) charges, and maintenance charges.

**UNIT ACCESS FOR INSPECTIONS:** Changes to this policy include the following: If maintenance staff are unable to access the unit at the scheduled inspection time, due to actions by the resident, the resident may be charged a fee. If children are in the unit at the time of a non-emergency inspection, at least one adult over the age of 18 must also be present.

**PET RULES AND CHARGES:** The SAHA Board of Commissioners approved updates to the Public Housing Lease that took effect March 1, 2020. The proposed changes to the ACOP would match those Lease updates, which are the following:

- Residents would receive a one-time, 24-hour warning before being charged the unauthorized pet fee.
- The total amount of fees would be capped at \$200.00 total and can be applied to the pet deposit upon approval by SAHA.
- Households with multiple unauthorized pets may have an additional charge of \$10.00 per month.

**NOTE:** Service and assistance animals are not considered pets, so fees do not apply.

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020****IV. Revisions to Housing Choice Voucher (HCV) Administrative Plan Only**

**REASONABLE ACCOMMODATION POLICY AND PROCEDURES:** Changes to this policy will include the statement that landlords and owners must adhere to the Fair Housing Act and the Americans with Disabilities Act (ADA). The change also includes actions that SAHA may take if those laws are violated, including but not limited to, denial of a requested tenancy, abatement or suspension of assistance payments, termination of the assistance contract or debarment of the landlord / owner from program participation.

**WAITING LIST PREFERENCES:** This change will allow all Mainstream Program (one of SAHA's Special Programs) vouchers to be issued to applicants who are referred by partner agencies. This update would also note that the number of vouchers available for this program have increased from 179 to 238.

**CRIMINAL HISTORY SCREENING:** This change states that when SAHA is screening applicants to the voucher programs, SAHA will only look at previous criminal offenses that resulted in conviction, from the date the offense occurred (not the date of conviction). According to the SAHA's criminal history screening criteria, which can be found in the current Administrative Plan, SAHA will look back over different periods of time depending on the severity of the offense.

**V. Capital Fund Program (CFP): General description of all planned Capital Fund Expenditures during the plan year****Housing Preservation Plans:**

**Public Housing:** Over the next five years, the agency plans to invest \$21 million in capital repairs to extend the useful life of 32+ properties and approximately 2,575 housing units

**Beacon Communities:** Plans to invest approximately \$28 million in capital repairs to extend the useful life at 21 properties and approximately 2,654 units

**Housing Expansion Plans:**

**New Construction:** By FY 2021-22, plans to add 509 rental units -- 95% of units will be leased to families at or below 60% of the area median income

Other projects in the early planning and pre-development phase could add over 2,500 units in the coming five years

<b>Project</b>	<b>Planned Units</b>
Alazan Lofts*	88
East Meadows II	119
Artisan at Ruiz	102
Majestic Ranch*	288
Culebra Crossing	326
Kitty Hawk Flats	240

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

Mira Vista Apartments	300
Old Pearsall Flats	348
Trader Flats	324
1604 Flats	324
Tampico Apartments	200
100 Labor Street*	213
St. John's Square*	252

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

**MTW TIMELINE**

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

**STRATEGIC GOALS:**

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

**ATTACHMENTS:**

Resolution 6018

Presentation

**San Antonio Housing Authority  
Resolution 6018**

**RESOLUTION 6018, AUTHORIZING THE PROPOSED 2020-2021 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), THE CAPITAL FUND PROGRAM PLAN (CFP), AND THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN**

**WHEREAS**, the Board of Commissioners of the San Antonio Housing Authority, a public instrumentality created pursuant to the laws of the State of Texas (SAHA), must approve the 2020-2021 Moving to Work (MTW) Agency Plan for fiscal year 2020-2021, including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan) and the Capital Fund Program Plan (CFP); and

**WHEREAS**, the Board of Commissioners of the San Antonio Housing Authority also desires to authorize the submission of the 2020-2021 MTW Agency Plan to the U.S. Department of Housing and Urban Development (HUD); and

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

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

- 1) Approves Resolution 6018, authorizing the proposed 2020-2021 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (ADMIN PLAN), the Capital Fund Program Plan (CFP), and five-year Capital Improvement and Development Plan; and
- 2) Authorizes the Board Chair and President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2020-2021 MTW Plan to HUD.

**Approved the 7th day of May 2020.**

---

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

**Attested and approved as to form:**

---

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





# **DRAFT STRATEGIC PLAN 2025**

## **DRAFT MTW Plan 2021**

Operations and Choice Neighborhood Committee

April 16, 2020

# TODAY: STRATEGIC PLAN 2025

2

1. 2025: Five-year outcomes
  - a. Strategic Plan Outcomes
  - b. Asset Plan and Capital Fund Program (CFP) Plan
2. 2021: Implementation Plans
  - a. Moving To Work (MTW) Plan
  - b. Admissions Continued Occupancy Policy (ACOP) and Administrative Plan

# BACKGROUND: 2018-2019

3

## YEAR 2018

July - Aug  
Oct 23

Sr. Team interviews: How to improve plan implementation processes  
Strategic plan Steering Committee formed

## YEAR 2019

Jan 23  
Feb 27  
Apr 5  
Apr 25  
May 30  
June-July  
July 24  
Sep 19  
Oct 23  
Nov-Dec

Q2 Work Session: *Assessment of old plan, SWOT exercise*  
Steering Committee: *Adopted Theory of Change (TOC) structure*  
Board Retreat: *Presentation of assessment of plan and areas to improve*  
Q3 Work Session: *Impact Statement, Outcomes, long-term scenarios*  
Sr. Team Special Meeting: *Maslow Hierarchy*  
Sr. Team Workshops: *Outcome rationale, barriers, and preconditions*  
Q4 Work Session: *Prioritized 5-year outcomes for SAHA clients*  
Operations Committee: *Update*  
Q1 Work Session: *Prioritized 5-year outcomes for staff; community impact*  
Client and Staff surveys, presentation to Resident Council Committee

# BACKGROUND: 2020

## YEAR 2020

Jan 23	Operations Committee: <i>Update</i>
Jan 30	Q2 Work Session: <i>Finalized outcome selection, drafted potential indicators</i>
Feb 13	HUD MTW Site Visit
Feb 14	Draft Plan shared with Board
Feb 21	Draft Plan posted for public comment
Feb 26	Public Housing Resident Council Training
March 10	Briefing to Board of Commissioners
March 11	Consultation at Cross Creek Apartments (PH)
March 12	Briefing to SAHA Staff

# BACKGROUND

OLD PLAN	NEW PLAN
Vision ( <i>no change</i> ):	<b>Create dynamic communities where people thrive</b>
Mission ( <i>no change</i> ):	<b>Provide quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence</b>
Six Strategic Goals: one client-focused, one staff-focused, four operations-focused	1 Impact statement ( <i>new</i> ): <b>San Antonio Area has a high quality of life where all are thriving.</b>  2 staff-oriented 5-year outcomes  4 client-oriented 5-year outcomes
Loosely connected to MTW Plan and budget cycle	Strategic Plan = MTW Plan = Budget Plan <ul style="list-style-type: none"> <li>• Strategic Plan 5-year Outcomes guide development of new MTW Activities</li> <li>• MTW and Strategic Plan content informs annual budget preparation</li> <li>• Coordinated annual implementation: planning, funding, reporting, public notice, public hearing, and Board consideration</li> </ul>



# STRATEGIC PLAN 2025

6

## Strategic Plan 2025

### Planning Framework

- Theory of Change (TOC) + Maslow
- Impact statement
- Preconditions, Rationale, Assumptions

### Reflection, Analysis, Diagnosis

- Lessons learned from old plan
- SWOT Analysis
- Long view: critical demographic and housing trends

### Navigation (5-year Outcomes)

- Staff and client outcomes
- 5-year targets
- 5-year strategies
- 1-year implementation plans

### Performance Monitoring

- Key processes and operating parameters to be monitored
- Operational
- Financial
- People (Clients)

### Community Impact

- Neighborhood
- Local economy
- Social
- Community service

# 2025: STAFF-ORIENTED OUTCOMES (2)

7

**Outcome team goals:** identify indicators, specify 5-yr and 1-yr targets, and develop implementation strategies

<i><b>Outcome</b></i>	<i><b>Sponsor</b></i>	<i><b>Lead</b></i>	<i><b>Team</b></i>
<b>SAHA staff respect and value diversity and inclusion</b>	Ed Hinojosa	Joel Tabar	11
<b>SAHA staff thrive in career and professional work</b>	Muriel Rhoder	Janie Rodriguez	11

# 2025: CLIENT-ORIENTED OUTCOMES (4)

8

<b><i>Outcome</i></b>	<b><i>Sponsor</i></b>	<b><i>Lead</i></b>	<b><i>Team</i></b>
<b>A supply of affordable quality units exist in sufficient quantities for SAHA clients</b>	Tim Alcott	Lorraine Robles	11
<b>SAHA clients live in quality affordable housing</b>	Brandee Perez	Kristi Baird	8
<b>SAHA clients feel safe</b>	Ed Hinojosa	Stephanie Rodriguez	9
<b>SAHA clients have access to sufficient utilities</b>	Brandee Perez	Susan Ramos-Sossaman	8

# PERFORMANCE MONITORING

9

01	Operational Indicators	<ul style="list-style-type: none"><li>• Total Households Served</li><li>• Agency-wide Utilization</li><li>• Waiting List Households</li><li>• Units acquired or built</li><li>• Units of Housing Preserved</li><li>• Offline Units</li></ul>
02	Financial Indicators	<ul style="list-style-type: none"><li>• Debt-to-equity ratio</li><li>• Current ratio</li></ul>
03	People (Clients)	<ul style="list-style-type: none"><li>• Positive program exits</li><li>• Earned income of adults working full-time</li><li>• Employment Rate</li><li>• Extremely Low Income Households</li></ul>

# COMMUNITY IMPACT

10

## Neighborhood Impact

SAHA properties and residents are integrated into the physical, social, and economic fabrics of surrounding neighborhoods

- Neighbor satisfaction
- Neighboring property value appreciation

## Local Economy Impact

Affordable housing contributes to the local economy through various multiplier effects

- Additional jobs created elsewhere in the economy for every job created by affordable housing operations
- Impact on local economy of dollars distributed annually to private property owners through rental subsidies

## Social Impact

Subsidized rental housing boosts health, discretionary income, food security, and other social outcomes

- Income Boosts from Affordable Housing
- Housing as a Vaccine: Improved Health Outcomes and Medical Cost Savings from Permanent Supportive Housing for the Homeless



# 2025: ASSET PLAN AND CAPITAL FUND PROGRAM

11

## 1. Proposed Housing Preservation Plans

- a. Public Housing: Over next five years plan to invest \$21 million in capital repairs to extend the useful life 32+ properties and approximately 2,575 housing units
- b. Beacon Communities: Plans to invest approximately \$28 million in capital repairs to extend the useful life at 21 properties and approximately 2,654 units

## 2. Proposed Housing Expansion Plans

- a. New Construction: By FY 2021-22, plans to add 509 rental units -- 95% of units will be leased to families at or below 60% of the area median income
- b. Other projects in the early planning and pre-development phase could add over 2,500 units in the coming five years

# 2021: IMPLEMENTATION PLANS

12

1. 2021: Implementation Plans
  - a. Annual implementation plans for each of the six outcomes
  - b. MTW Plan
  - c. ACOP and Administrative Plan
  - d. Annual Budget

# 2021: MTW PLAN

13

## Proposed New MTW Activities

**FY2021-1: Next Step Housing Program (THRU Project):** additional waivers for ten previously approved MPBVs. will allow for: (1) a rent cap of \$100.00 for foster youth in year one and (2) a time-limit of three years with the option of an additional maximum of two year hardship extension.

**FY2021-2: Temporary allocation of TBV to Beacon and Partnership properties:** would allocate tenant based vouchers (TBV) to specific properties on a temporary basis in anticipation of vastly increased demand for housing of low income individuals experiencing financial hardship following the local declared emergency COVID-19 outbreak and the resulting economic crisis.

**FY2021-3: Enhanced responsiveness during emergencies:** would create temporary flexibilities in standard operational processes in order to respond quickly to local, state, or national declared emergencies (such as the current COVID-19 emergency and the resulting economic crisis). These activities will support or maintain the health and safety of assisted individuals and families and may support any costs related to retention and support of current participating landlords.

# 2021: MTW PLAN

14

## Proposed MTW Activity Changes

### **FY2015-3: Modified Project Based Vouchers (MBPV)**

SAHA seeks the ability to determine, on a contract-by-contract basis, whether to use Metropolitan Area Fair Market Rents (MAFMR) or Small Area Fair Market Rents (SAFMR) for Modified Project Based Vouchers (MPBV) at specific properties. MAFMR reflects average rents across the entire metropolitan area, while SAFMR reflects local market (neighborhood) rent averages.

# PROPOSED ACOP CHANGES

15

**GRIEVANCE PROCEDURE:** Changes to this policy will require SAHA and third-party collectors to pause debt collection during the grievance process. The proposed changes would also require that the following charges be paused during a grievance: move-out charges, charges against the security deposit, late fee and non-sufficient fund (NSF) charges, and maintenance charges.

**UNIT ACCESS FOR INSPECTIONS:** Changes to this policy include the following: If maintenance staff are unable to access the unit at the scheduled inspection time due to actions by the resident, the resident may be charged a fee. If children are in the unit at the time of a non-emergency inspection, at least one adult over the age of 18 must also be present.



# PROPOSED ACOP CHANGES

16

**PET RULES AND CHARGES:** The SAHA Board of Commissioners approved updates to the Public Housing Lease that took effect March 1, 2020. The proposed changes to the ACOP would match those Lease updates, which are the following:

- Residents would receive a one-time, 24-hour warning before being charged the unauthorized pet fee.
- The total amount of fees would be capped at \$200.00 total and can be applied to the pet deposit upon approval by SAHA.
- Households with multiple unauthorized pets may have an additional charge of \$10.00 per month.
- NOTE: Service and assistance animals are not considered pets, so fees do not apply.

# PROPOSED ADMINISTRATIVE PLAN CHANGES

17

**REASONABLE ACCOMMODATION POLICY AND PROCEDURES:** Changes to this policy will include the statement that landlords and owners must adhere to the Fair Housing Act and the Americans with Disabilities Act (ADA). The change also includes actions that SAHA may take if those laws are violated, including but not limited to denial of a requested tenancy, abatement or suspension of assistance payments, termination of the assistance contract or debarment of the landlord / owner from program participation.

**WAITING LIST PREFERENCES:** This change will allow all Mainstream Program (one of SAHA's Special Programs) vouchers to be issued to applicants who are referred by partner agencies. This update would also note that the number of vouchers available for this program have increased from 179 to 238.

# PROPOSED ADMINISTRATIVE PLAN CHANGES

18

**CRIMINAL HISTORY SCREENING:** This change states that when SAHA is screening applicants to the voucher programs, SAHA will only look at previous criminal offenses that resulted in conviction, from the date the offense occurred (not the date of conviction). According to the SAHA's criminal history screening criteria, which can be found in the current Administrative Plan, SAHA will look back over different periods of time depending on the severity of the offense.

# NEXT STEPS

19

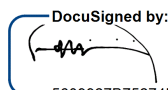
	MTW 2021	SAHA 2025 (5-year) and 2021 (1-year)
Mar-Apr	<ul style="list-style-type: none"> <li>• Capture public comment</li> <li>• Community meetings at Central Office</li> <li>• April 16: Public hearing</li> </ul>	Outcome teams finalize metrics and targets
May	<ul style="list-style-type: none"> <li>• May 7: Board consideration of MTW Plan</li> <li>• May 15: Submit MTW Plan to HUD</li> </ul>	<ul style="list-style-type: none"> <li>• Resident survey</li> <li>• Outcome teams finalize strategies</li> </ul>
Jun	Board consideration of FY2021 Budget	
Jul	Implementation of New Strategic Plan	


# QUESTIONS?


**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

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

**RESOLUTION 6019, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES TO BAKER TILLY VIRCHOW KRAUSE, LLP, THROUGH PHILADELPHIA HOUSING AUTHORITY, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ELEVEN MONTHS WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
 3009927873274DC...  
**David Nisiovocchia**  
**President and CEO**

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

DocuSigned by:  
  
 7BED7A258333420...  
**Lorraine Robles**  
**Director of Development**  
**Services and Neighborhood**  
**Revitalization**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6019, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP, through Philadelphia Housing Authority for an annual cumulative amount not to exceed \$150,000.00; for a period of eleven months with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for development initiative consulting services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded by the approved operating budgets.

**SUMMARY:**

SAHA's Development Services Department requires the services of a firm to provide professional consulting services for development initiatives with services to include, but not limited to, structuring real estate transactions; drafting applications including (Low-Income Housing Tax Credit (LIHTC), Historic Tax Credits, Rental Assistance Demonstration (RAD), New Market Tax Credits (NMTC), Choice Neighborhoods, Renewable Energy and/or Green Tax Credits, and any state or local funding programs); developing RFPs/RFQs and selecting 3rd party consultants required for applications including, but not limited to, market studies, appraisals, Phase 1 reports, RAD eTool and financing teams; documenting and negotiating the terms of real estate transactions; conducting due diligence and securing required approvals for financial closing; providing post-closing advice and assistance; assisting in purchasing or acquiring existing LIHTC or other subsidized units and developments; unwinding of existing LIHTC limited partnerships upon termination of compliance period; developing policies and procedures to meet funding program requirements; providing advice and assistance for third-party owned/managed transactions; developing RFPs/RFQs and selecting 3rd party developers to partner with for transactions; and assisting with any other development related activities.

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

processes. The cooperatives award contracts 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.

On April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with Best and Final Offers dated and accepted by (PHA) on August 9, 2019. Contracts were awarded to three firms, to include Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one-year terms. SAHA is requesting approval to “join” or “piggy-back” onto this awarded contract for the term awarded by PHA.

Baker Tilly Virchow Krause, LLP (doing business as Baker Tilly) is a public accounting and consulting firm headquartered in Chicago, Illinois. The company has office locations in 25 states with 445 professionals deployed across six cities in Texas, to include Houston, Austin, Dallas, Ft. Worth, Irving and Spring. This is a full-service accounting and financial advisory firm with a specialized focus on servicing housing developers, property managers, state housing credit agencies, public housing authorities, syndicators and investors. Their affordable housing services include, but are not limited to, audit, tax credit applications, applications for soft sources, rental assistance demonstration (RAD) consulting, year 15 exit strategies, stabilization calculation, investor/lender identification and negotiation. Baker Tilly has worked with various Housing Authorities, to include Alaskan Housing Authority, Housing Authority of the City of Milwaukee, LaFayette Housing Authority, Philadelphia Housing Authority, and various Housing Authorities throughout the state of Illinois.

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor’s adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor’s Section 3 Compliance report on a monthly basis, 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:**

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

**ATTACHMENT:**

Resolution 6019

**San Antonio Housing Authority  
Resolution 6019**

**RESOLUTION 6019, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES TO BAKER TILLY VIRCHOW KRAUSE, LLP, THROUGH PHILADELPHIA HOUSING AUTHORITY, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ELEVEN MONTHS WITH THE OPTION TO RENEW 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; and

**WHEREAS**, on April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with Best and Final Offers dated and accepted by (PHA) on August 9, 2019; and

**WHEREAS**, contracts were awarded to three firms to include Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one year terms. SAHA is requesting approval to “join” or “piggy-back” onto this awarded contract for the term awarded by PHA; and

**WHEREAS**, the current award recommendation for development initiative consulting services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded by the approved operating budgets; and

**WHEREAS**, staff requests that 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 6019, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP, through Philadelphia Housing Authority, for an annual cumulative amount not to exceed \$150,000.00; for a period of eleven months with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents associated with this contract.

**Passed and approved the 7th day of May 2020.**

---

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

**Attested and approved as to form:**

---

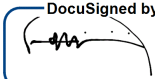
**David Nisivoccia**  
**President and CEO**




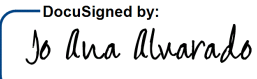
**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

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

**RESOLUTION 6020, AUTHORIZING THE AWARD OF A CONTRACT FOR INFORMATION TECHNOLOGY PROFESSIONAL SERVICES AND INFRASTRUCTURE AS A SERVICE (IAAS) TO DENOVO VENTURES, LLC, THROUGH U.S. GENERAL SERVICES ADMINISTRATION (GSA) FEDERAL SUPPLY SCHEDULE, FOR AN AMOUNT NOT TO EXCEED \$265,000.00; FOR THE PERIOD OF APRIL 3, 2020, TO OCTOBER 16, 2021**

DocuSigned by:  
  
 5609927B75274DC...  
**David Nisivoccia**  
**President and CEO**

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

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

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6020, authorizing the award of a contract for information technology professional services and IaaS (Infrastructure as a Service) to Denovo Ventures, LLC, through U.S. General Services Administration (GSA) Federal Supply Schedule, for an amount not to exceed \$265,000.00; for the period of April 3, 2020, to October 16, 2021.

**FINANCIAL IMPACT:**

The current award recommendation for information technology professional services, IaaS, CNC and JDE functional module training and support is not expected to exceed an amount of \$265,000.00 and will be funded by the approved operating budgets.

**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 contracts 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.

Section 211 of the E-Government Act of 2002, authorizes the General Services Administration (GSA) to allow state and local governments to use Federal Supply Schedules to acquire automated data processing equipment (including firmware), software, supplies, support equipment, and services. GSA has opened Federal Supply Schedule 70, Information Technology (IT), and Consolidated Schedule contracts containing IT Special Item Numbers (SINs), for use by state and local governments to include Housing Authorities. GSA typically awards contracts for a period of 20 years, to include a base period of five years, with three options to renew for a term of five years each.

On October 17, 2011, U.S. General Services Administration awarded Contract Number: GS-35F-0026Y to Denovo Ventures, LLC to provide Information Technology Professional Services; for a period of five years with the option to renew up to three additional five-year terms. They are currently in the first year renewal option that covers a period of October 17, 2016,

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

through October 16, 2021. SAHA is requesting approval to award a contract to Denovo Ventures, LLC for the remainder of the first year renewal term and will return to the Board once the GSA contract has been renewed to request approval to utilize their services during the third year renewal option up to a term of five years.

On January 28, 2019, SAHA entered into an agreement with Denovo Ventures, LLC to provide JDE Administrator Consulting Services. On September 25, 2019, their responsibilities under this award were expanded to include JDE application managed services, IaaS (Infrastructure as a Service), which includes, but is not limited to, Disaster Recovery, backup, hosting service, patch management, security, and NOC (Network Operations Center) services. SAHA now seeks approval to expand the service offering under the same GSA contract to include the computer operational move of the remaining SAHA production servers to be managed and hosted using the same IaaS services as described herein. This includes, but is not limited to, moving the remainder of nine servers that will include our Elite, CMS (Client Management System). This move will ensure a high level of physical and perimeter security, a high end computer operations center capable of meeting all demands of a computer operation that can meet the high level of operational standards required to protect valuable data assets and hardware. This will allow for the current SAHA Innovative Technology department to focus on the established partnership with SAHA business departments to elevate our technical solutions that are forward thinking, cost saving, efficient emerging technologies that meet our customer service delivery objectives, and encompass our strategic goals to have a direct bearing on SAHA outcomes.

Contract oversight will be provided by Jo Ana Alvarado, Director of Innovative Technology, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will provide annual contract performance evaluation surveys to the end user, and assist in the contract renewal or new solicitation process.

**STRATEGIC GOAL:**

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

**ATTACHMENT:**

Resolution 6020

**San Antonio Housing Authority  
Resolution 6020**

**RESOLUTION 6020, AUTHORIZING THE AWARD OF A CONTRACT FOR INFORMATION TECHNOLOGY PROFESSIONAL SERVICES AND IAAS (INFRASTRUCTURE AS A SERVICE) TO DENOVO VENTURES, LLC, THROUGH U.S. GENERAL SERVICES ADMINISTRATION (GSA) FEDERAL SUPPLY SCHEDULE, FOR AN AMOUNT NOT TO EXCEED \$265,000.00; FOR THE PERIOD OF APRIL 3, 2020, TO OCTOBER 16, 2021**

**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; and

**WHEREAS**, Section 211 of the E-Government Act of 2002, authorizes the General Services Administration (GSA) to allow state and local governments to use Federal Supply Schedules to acquire automated data processing equipment (including firmware), software, supplies, support equipment, and services. GSA has opened Federal Supply Schedule 70, Information Technology (IT), and Consolidated Schedule contracts containing IT Special Item Numbers (SINs), for use by state and local governments to include Housing Authorities; and

**WHEREAS**, on October 17, 2011, U.S. General Services Administration awarded Contract Number: GS-35F-0026Y to Denovo Ventures, LLC to provide Information Technology Professional Services; for a period of five years with the option to renew up to three additional five-year terms. They are currently in the first year renewal option that covers a period of October 17, 2016, through October 16, 2021; and

**WHEREAS**, SAHA is requesting approval to award a contract to Denovo Ventures, LLC for the remainder of the first year renewal term and will return to the Board once the GSA contract has been renewed to request approval to utilize their services during the third year renewal option up to a term of five years; and

**WHEREAS**, the current award recommendation for information technology professional services, IaaS, CNC and JDE functional module training and support is not expected to exceed an amount of \$265,000.00 and will be funded by the approved operating budgets; and

**WHEREAS**, staff requests that 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 6020, authorizing the award of a contract for information technology professional services and IaaS (Infrastructure as a Service) to Denovo Ventures, LLC, through U.S. General Services Administration (GSA) Federal Supply Schedule, for an amount not to exceed \$265,000.00; for the period of April 3, 2020, to October 16, 2021.
- 2) Authorizes the President and CEO or designee to execute all necessary documents associated with this contract.

**Passed and approved the 7th day of May 2020.**

---

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

**Attested and approved as to form:**

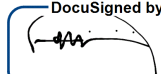
---


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

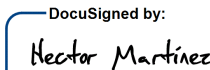
**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**


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

**RESOLUTION 6022, AUTHORIZING THE AWARD OF A CONTRACT FOR PECAN HILL TREE REMOVAL AND SANITARY SEWER REPLACEMENT TO ALL PRO GENERAL CONSTRUCTION, INC. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$1,291,739.00**

DocuSigned by:  
  
 5009927B75274DC...  
**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**

DocuSigned by:  
  
 5ABDA0373371411...  
**Kristi Baird**  
**Director of Beacon Communities**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6022, authorizing the award of a contract for Pecan Hill Tree Removal and Sanitary Sewer Replacement to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$1,291,739.00.

**FINANCIAL IMPACT:**

The current award recommendation for the Pecan Hill Tree Removal and Sanitary Sewer Retrofit is not expected to exceed an amount of \$1,291,739.00, to include a base bid of \$664,005.00, plus unit prices in the amount of \$412,443.75 and a 20% contingency of \$215,289.75, that will only be used, as necessary. This project will be funded using available reserves.

**SUMMARY:**

Pecan Hill Apartments, located on the outskirts of Alamo Heights was built in 1979, and is a three-story development comprised of 100 units to include 18 efficiencies, 78 one-bedroom, and 4 two-bedroom apartments.

In an effort to preserve the physical asset/market value and provide capital improvements to the community, SAHA seeks to enter into an agreement with a qualified General Contractor to provide physical improvements to include tree removal, sanitary sewer retrofit, site drainage, demolition, retaining wall repairs/modifications and fencing. These improvements will enhance and improve the development and extend its useful life. This work is in preparation of a future phase project involving roofing replacement and building envelope improvements. The project is expected to be completed in 300 days. The general contractor bid to perform the work in 300 days is due to the nature of the work, which involves trenching beneath the building foundation, and then backfilling trenches to the required compaction. Due to lack of work space, hand-trenching in several areas is anticipated.

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

On December 13, 2019, SAHA issued a Request For Proposals #1911-913-45-4982 for Pecan Hill Tree Removal and Sanitary Sewer Retrofit that closed on January 31, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and directly solicited to 156 contractors. A total of four proposals were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS), Geofill Material Technologies, LLC (SBE, Section 3 Business), Her Construction Company, and JAMCO Ventures, LLC (DBE, HABE, MBE, SBE). 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; strength of the contractor's SWMBE Utilization Plan; and price proposal. A Best and Final Offer was requested from the highest rated proposer that was due to Procurement on February 26, 2020. Based on the above, we are recommending a contract award to All Pro General Construction, Inc. They are the highest rated and lowest priced proposer.

All Pro General Construction, Inc. has been in business for approximately twenty years and is headquartered in San Antonio, Texas. This contractor has been certified as a DBE, ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency; a HUB by the State of Texas; and a Section 3 Business by SAHA. They are a commercial construction company offering services to include planning and design; cost estimating; scheduling; project management; commercial maintenance and renovation; and general maintenance and repair services. All Pro General Construction has received prior awards from SAHA for the following services: Castle Point rehabilitation and site improvements; Dr. Charles Andrews for site, building, fencing, interior and parking area improvements; Westway Apartments for sewer, site drainage and solar site lighting improvements; Woodhill Apartments for domestic hot water improvements; Sahara Ramsey Apartments for sewer and foundation repairs; Jewett Circle for structural and foundation repairs; roof repair and replacement at Sunshine Plaza; and replacement of a retaining wall at Alazan. Their Texas clients include: University of Texas at San Antonio; Alamo Community College District; City of San Antonio Parks and Recreation; Mission & Installation Contracting CMD Ft. Sam Houston, Texas; Randolph Air Force Base; Texas Health and Human Services; H-E-B Grocers, Inc; and San Antonio Water System.

**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.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENT:**

Resolution 6022

Map and Photos

**San Antonio Housing Authority  
Resolution 6022**

**RESOLUTION 6022, AUTHORIZING THE AWARD OF A CONTRACT FOR PECAN HILL TREE REMOVAL AND SANITARY SEWER REPLACEMENT TO ALL PRO GENERAL CONSTRUCTION, INC. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$1,291,739.00**

**WHEREAS**, on December 13, 2019, SAHA issued a Request For Proposals #1911-913-45-4982 for Pecan Hill Tree Removal and Sanitary Sewer Retrofit that closed on January 31, 2020; and

**WHEREAS**, a total of four proposals were received in response to this solicitation; a Best and Final Offer was requested from the highest rated proposer that was due to Procurement on February 26, 2020; and

**WHEREAS**, we are recommending a contract award to All Pro General Construction, Inc. They are the highest rated and lowest priced proposer; and

**WHEREAS**, the current award recommendation for the Pecan Hill Tree Removal and Sanitary Sewer Retrofit is not expected to exceed an amount of \$1,291,739.00, to include a base bid of \$664,005.00, plus unit prices in the amount of \$412,443.75 and a 20% contingency of \$215,289.75, that will only be used, as necessary. This project will be funded using 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 6022, authorizing the award of a contract for Pecan Hill Tree Removal and Sanitary Sewer Replacement to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$1,291,739.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 7th day of May 2020.**

---

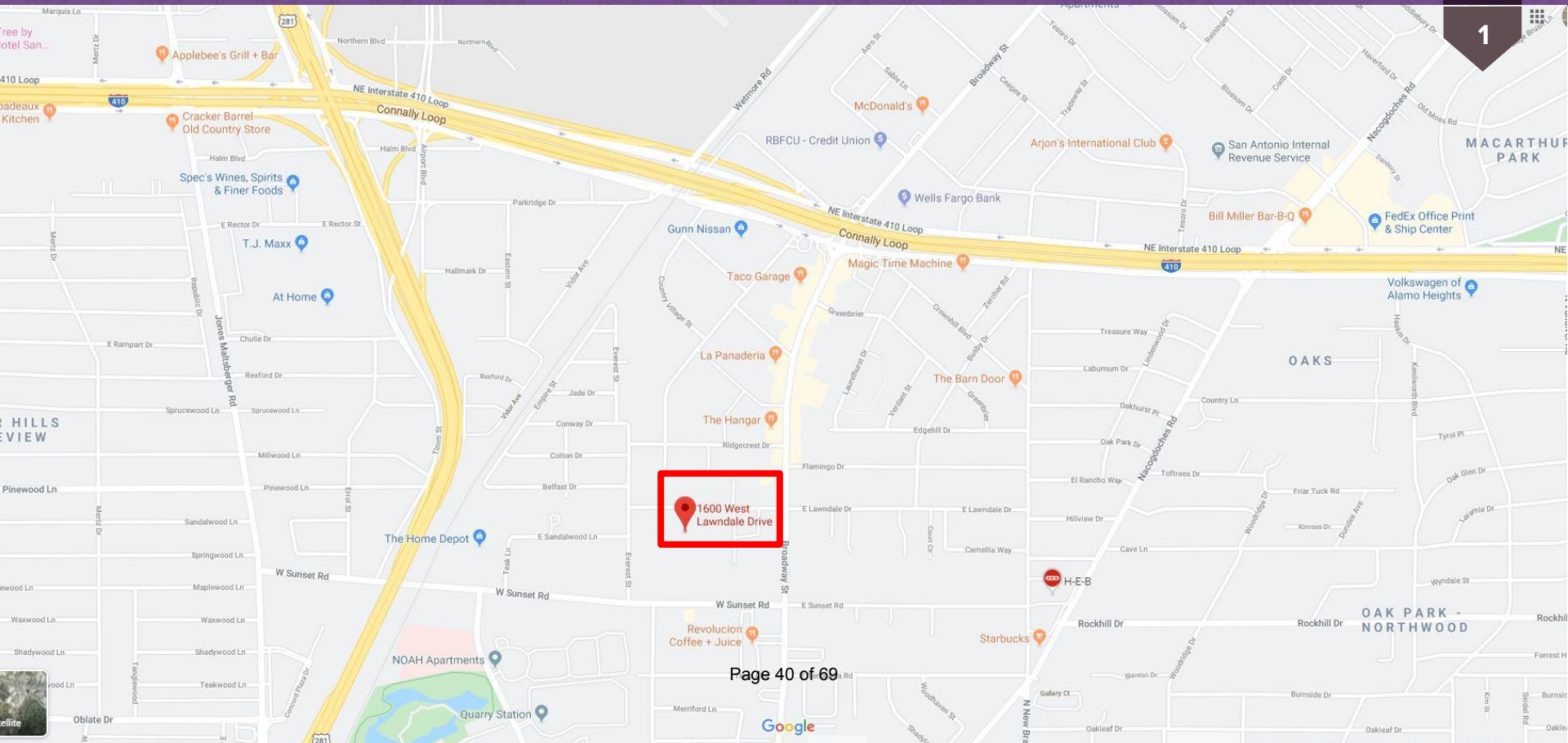
**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

---

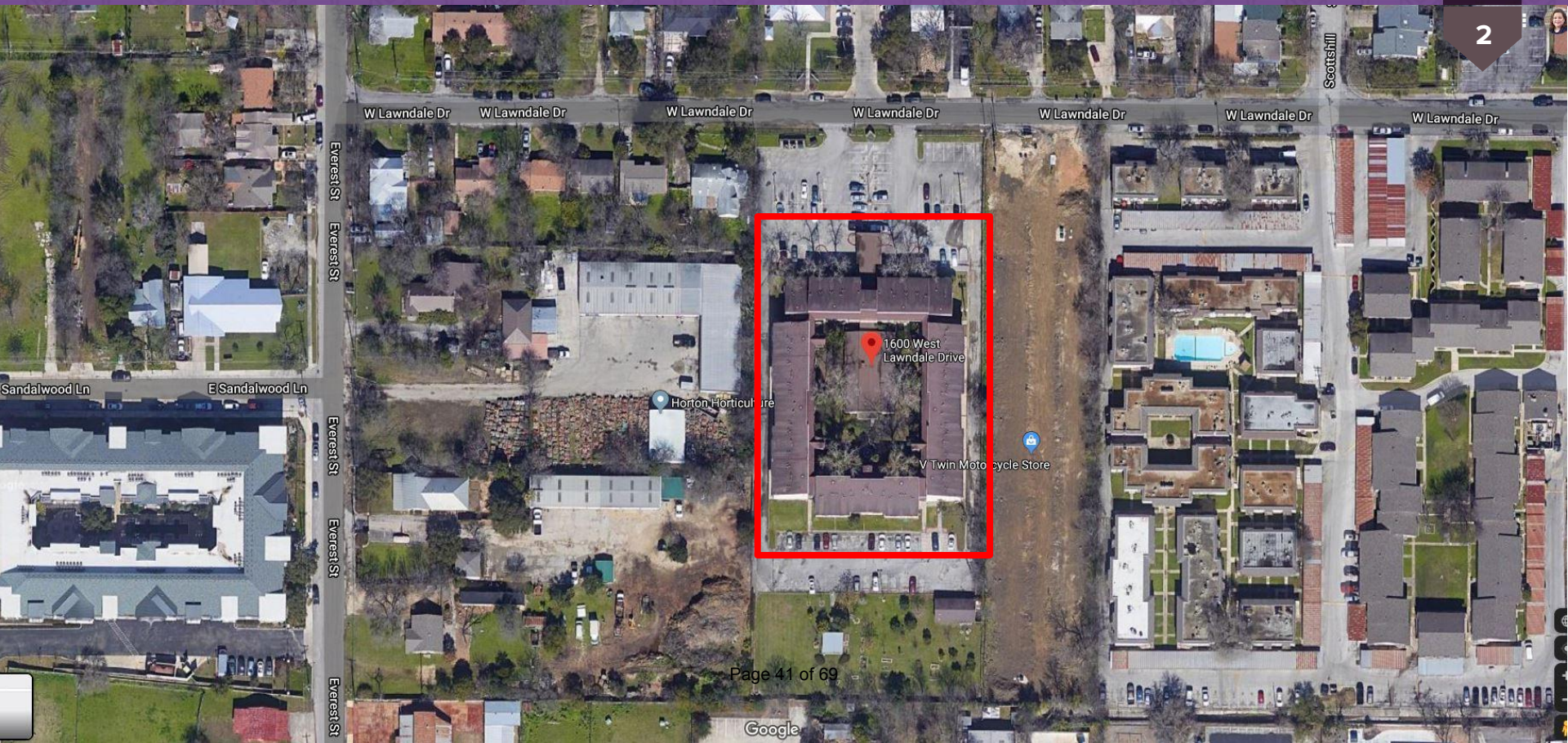
**David Nisivoccia**  
**President and CEO**

# PECAN HILL APARTMENTS MAP





# PECAN HILL APARTMENTS MAP



2

1600 West  
Lawndale Drive

Horton Horticulture

V Twin Motorcycle Store



# PECAN HILL APARTMENTS

3



# PECAN HILL APARTMENTS

4





# PECAN HILL APARTMENTS

5





# PECAN HILL APARTMENTS

6





# PECAN HILL APARTMENTS

7





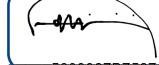


**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

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

**RESOLUTION 6026, AUTHORIZING THE AWARD OF CONTRACTS FOR PAINTING SERVICES FOR BEACON COMMUNITIES TO A&S LANDSCAPING SERVICES (ESBE, HABE, MBE, SBE, VBE, SECTION 3 BUSINESS) AND GARCIA BROTHERS MAKE READY & REPAIRS (HABE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$200,000.00 FOR YEAR ONE, \$220,000.00 FOR YEAR TWO, \$245,000.00 FOR YEAR THREE, \$265,000.00 FOR YEAR FOUR, AND \$290,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:



3809927B73274DC...

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

DocuSigned by:



3AC93CF03F5A422...

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

DocuSigned by:



3ABDA0373371411...

**Kristi Baird**  
**Director of Beacon**  
**Communities**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6026, authorizing the award of contracts for painting services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business) and Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for painting services needed for SAHA's Beacon Communities is not expected to exceed an annual cumulative amount of \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five, and will be funded by the approved operating budgets and/or operating reserves. We have increased the recommended award amounts annually by approximately 10% to allow for additional work resulting from properties transitioning back from third party management companies to Beacon Communities.

**SUMMARY:**

SAHA requires the services of a contractor to provide painting services for studios, one, two, and three bedroom apartments for developments within the Beacon Communities portfolio. Services will include interior painting of walls, ceilings, cabinets, wood surfaces, and exterior doors.

On January 21, 2020, SAHA issued an Invitation For Bids (IFB) #1909-910-54-4967 for Painting Services for Beacon Communities that closed on February 26, 2020. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 142 contractors: A total of thirteen bids were received in response to this solicitation: A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), Ability Renovations, LLC (HABE), ANTU Enterprise (ESBE, HABE, MBE, SBE, WBE), Blue



**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

Ribbon Painting and Home Services (HABE), Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business), Harper Painting and Construction, Inc., Her Construction Company LLC (HABE, WBE), JAMCO Ventures, LLC (DBE, HABE, MBE, SBE), JML Construction, LLC (HABE, WBE), MB Construe Coordination (HABE), MDC Painting (HABE), R&J Muniz Remodeling (ESBE, HABE, MBE, SBE, WBE, Section 3 Business), and ZV General Contracting (HABE). Two bidders were not considered for this award. One bidder withdrew due to a bid error and the other was deemed non-responsive, as pricing was not submitted in the format required in the solicitation document.

All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, we are recommending contract awards to A&S Landscaping Services and Garcia Brothers Make Ready & Repairs. They are the lowest priced responsive and responsible bidders.

A & S Landscaping Services was established in 1991, and is located in San Antonio, Texas. This vendor has been certified as an ESBE, HABE, MBE, SBE, and VBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. Their experience includes the following services: remodeling, drywall, texture, painting, carpentry, installation of floor tile, re-installation of cabinets, countertops, faucets and commodes, mowing and grounds maintenance, and tree trimming services. A&S Landscaping has received prior awards from SAHA for Mowing & Grounds Maintenance for both Beacon Communities and Public Housing, Unit Make Ready Services for Public Housing, Painting Services for Beacon Communities, and Tree Trimming Services agency-wide. In addition to various apartment complexes, their clients include Lincoln Military Housing at Fort Sam Houston, Poteet Independent School District, Parent/Child, Inc., Central Freight Lines, and Union Stockyards.

Garcia Brother's Make Ready & Repairs was founded in 2006, and is located in San Antonio, Texas. This vendor self-certifies as an HABE and has been certified as a Section 3 Business by SAHA. They are experienced in home, apartment and office repairs and improvements, renovations, including interior and exterior painting, sheetrock repairs, fencing, flooring, to include subfloor repairs, bathroom renovations, kitchen remodeling, light fixtures, and ADA handrails and ramps. Garcia Brother's Make Ready & Repairs has received prior awards from SAHA for Unit Make Ready Services for Public Housing, Housekeeping and Painting Services for Beacon Communities, Graffiti Removal, and prep work for the East Point Paint-A-Thon. Their Texas clients include Insurance Xchange, BB&E, Inc. and Real Estate Services.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to provide annual contract performance evaluation surveys to the end users, and assist the department in the contract renewal or new solicitation process.

**SAN ANTONIO HOUSING AUTHORITY**

**April 16, 2020**

**ATTACHMENTS:**

Resolution 6026

Bid Tabulation

Advertisement List

**San Antonio Housing Authority  
Resolution 6026**

**RESOLUTION 6026, AUTHORIZING THE AWARD OF CONTRACTS FOR PAINTING SERVICES FOR BEACON COMMUNITIES TO A&S LANDSCAPING SERVICES (ESBE, HABE, MBE, SBE, VBE, SECTION 3 BUSINESS) AND GARCIA BROTHERS MAKE READY & REPAIRS (HABE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$200,000.00 FOR YEAR ONE, \$220,000.00 FOR YEAR TWO, \$245,000.00 FOR YEAR THREE, \$265,000.00 FOR YEAR FOUR, AND \$290,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on January 21, 2020, SAHA issued an Invitation For Bids (IFB) #1909-910-54-4967 for Painting Services for Beacon Communities that closed on February 26, 2020; and

**WHEREAS**, a total of thirteen bids were received in response to this solicitation; two bidders were not considered for this award. One bidder withdrew, due to a bid error, and the other was deemed non-responsive, as pricing was not submitted in the format required in the solicitation document; and

**WHEREAS**, SAHA is recommending contract awards to A&S Landscaping Services and Garcia Brothers Make Ready & Repairs. They are the lowest priced responsive and responsible bidders; and

**WHEREAS**, the current award recommendation for painting services needed for SAHA's Beacon Communities is not expected to exceed an annual cumulative amount of \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five and will be funded by the approved operating budgets and/or operating reserves. We have increased the recommended award amounts annually by approximately 10% to allow for additional work resulting from properties transitioning back from third party management companies to Beacon Communities; 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 6026, authorizing the award of contracts for painting services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business) and Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 7th day of May 2020.**

---

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

**Attested and approved as to form:**

---

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

**Bid Tabulation****Paint Services for Beacon Communities****IFB 1909-910-54-4967**

<b>Unit Price Per Service - Painting</b>	<b>UOM</b>	<b>A&amp;S Landscaping</b>	<b>Garcia Brothers Make Ready &amp; Repairs</b>	<b>RJ Muniz Remodeling</b>	<b>Harper Painting and Construction Inc.</b>	<b>Blue Ribbon Painting and Home Services, LLC</b>	<b>Antu Enterprise</b>	<b>JML Construction LLC</b>	<b>JAMCO Ventures, LLC</b>	<b>Ability Renovations</b>	<b>ZV General Contracting</b>	<b>MB Construction</b>	<b>MDC Painting - Bid Withdrawn</b>	<b>*Her Construction Company LLC</b>
Painting- Wall	sqft	\$ 0.55	\$ 0.65	\$ 0.69	\$ 0.70	\$ 0.70	\$ 0.73	\$ 0.75	\$ 0.75	\$ 0.85	\$ 0.91	\$ 3.91	\$ 0.10	
Painting- Ceiling	sqft	\$ 0.35	\$ 0.20	\$ 0.49	\$ 0.20	\$ 0.20	\$ 0.25	\$ 0.25	\$ 0.75	\$ 0.95	\$ 0.50	\$ 1.42	\$ 0.25	
<b>Repair of hole in Sheetrock</b>														
Up to 6 inch hole	ea	\$ 20.00	\$ 10.00	\$ 29.00	\$ 15.00	\$ 50.00	\$ 25.00	\$ 20.00	\$ 65.00	\$ 15.00	\$ 50.00	\$ 50.00	\$ 10.00	
Up to 1'x2' hole	ea	\$ 25.00	\$ 50.00	\$ 49.00	\$ 49.50	\$ 95.00	\$ 30.00	\$ 50.00	\$ 69.00	\$ 40.00	\$ 100.00	\$ 100.00	\$ 20.00	
Up to 3'x4' hole	ea	\$ 30.00	\$ 100.00	\$ 85.00	\$ 60.50	\$ 150.00	\$ 35.00	\$ 80.00	\$ 88.00	\$ 60.00	\$ 150.00	\$ 150.00	\$ 35.00	
Up to 4'x6' hole	ea	\$ 40.00	\$ 150.00	\$ 95.00	\$ 110.00	\$ 250.00	\$ 40.00	\$ 95.00	\$ 116.00	\$ 65.00	\$ 175.00	\$ 200.00	\$ 45.00	
Up to 4'x8' hole	ea	\$ 60.00	\$ 200.00	\$ 145.00	\$ 132.00	\$ 300.00	\$ 40.00	\$ 130.00	\$ 116.00	\$ 85.00	\$ 200.00	\$ 220.00	\$ 60.00	
Cabinet Painting	sqft	\$ 5.00	\$ 10.00	\$ 18.25	\$ 10.00	\$ 4.00	\$ 0.75	\$ 1.30	\$ 0.75	\$ 15.00	\$ 0.75	\$ 3.44	\$ 0.50	
Hourly Rate	each	\$ 60.00	\$ 25.00	\$ 29.00	\$ 25.00	\$ 35.00	\$ 30.00	\$ 50.00	\$ 45.00	\$ 56.00	\$ 20.00	\$ 205.75	\$ 22.50	

**NOTES:**

1. Her Contruction Company, LLC's submittal was deemed "Non Responsive" and was not considered. They failed to submit Bid Fee Sheet.
2. MDC Painting withdrew their bid, due to mistakes in their bid prices.

**Advertisement List**  
**Solicitation # 1909-910-54-4967**  
**Painting Contract for Beacon Communities**

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

**Advertisement List**  
**Solicitation # 1909-910-54-4967**  
**Painting Contract for Beacon Communities**

Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	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 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	<a href="http://nahro.economicengine.com">http://nahro.economicengine.com</a>	
Public Purchase	Web Site	<a href="http://www.publicpurchase.com">www.publicpurchase.com</a>	
Texas ESBD	Web Site	<a href="https://portal.cpa.state.tx.us/">https://portal.cpa.state.tx.us/</a>	
North San Antonio Chamber of Commerce	Web Site	<a href="https://northsachamber.chambermaster.com">https://northsachamber.chambermaster.com</a>	

**Advertisement List**  
**Solicitation # 1909-910-54-4967**  
**Painting Contract for Beacon Communities**

	<b>HUBS on CMBL</b>		
1DZ ENTERPRISE, L.L.C	Debra A. Garcia	debbiegarc20@gmail.com	361-534-4244
360TXC LLC	Tony Lester	estimator@360txc.com	877-710-7474
3T FEDERAL SOLUTIONS LLC	Sandeep S Yadav	sales@3tfederal.com	888-738-6723
A & C CAST. INC	Chris Castillo	chris.c@facilityservicesunlimited.com	210-481-1530
A-1 TOTAL INTERIOR, INC.	Randy Sanchez	a1totalinteriors@sbcglobal.net	210-377-3739
A.C.T. SERVICES	President / Deborah Harris	debbie@actsoftx.com	210-902-5785
ADVAN-EDGE CUSTOM BUILDER, LLC	Peter Vargas	petervargas@att.net	210-846-1842
ALA SIGNATURE SERVICES, LLC	Linda Alexander	alasinatureservices@gmail.com	817-993-9865
ALL PRO GENERAL CONSTRUCTION, INC.	Pres./Raul Scott	rs@apgc.biz	210-627-2563
AMERITEX WATERPROOFING INC.	Kimberly Mcilvain	kim@ameritexwaterproofing.com	210-281-1834
AMERIWAY LLC	Aaron Dias	aaron@ameriwaytransport.com	817-655-3802
ANLAR ENTERPRISES, LLC	Samuel Byrd	SByrd@anlarenterprises.com	409-225-1000
ATLAS SERVICES	Peggy Sissy Taylor	atlas.sissy@gmail.com	512-357-1474
AZTECA DESIGNS, INC	PRESIDENT/CECILIA A. CASTELLANO	castellano@aztecadesigns.com	210-375-1900
BASECOM INC	OSCAR OAXACA	oaxaca@basecominc.com	817-589-0050
BEJARANO CONSTRUCTION SERVICES, INC.	Irene A. Bejarano	ib@bejaranoinc.com	210-637-7800
BERNAL CONSTRUCTION & WATERPROOFING	Irene Bernal	irene@bernalcw.com	214-634-9555
BIG G CONSTRUCTION	Owner / Gilberto G. Gonzalez, Sr.	gilbert19gonzalez@gmail.com	214-878-5694
BLUEWING ENTERPRISES	Ahren Perez	perezahren@gmail.com	210-288-0286
BROSIG CONSTRUCTION COMPANY	Manuel R Brosig	brosig23@hotmail.com	830-421-1149
BUILDERS CONSTRUCTION SERVICES, INC.	Carol Lacey	carol@buildersconstructionservices.com	512-491-0818
BULLDOG S3 LLC	Clyde Odems	Bulldogs3llc@yahoo.com	214-418-7447
CAP CONSTRUCTION & ENVIRONMENTAL, LLC	Jesse Pina	jessepina07@yahoo.com	210-227-1800
CAPTAIN CONSTRUCTION COMPANY LLC	Bobby Captain/Owner/Mgr.	cccbuilders@aol.com	682-518-1448
CARRCO PAINTING CONTRACTORS, INC.	Javier Huerta	jhuerta@carrcopainting.com	214-624-7560



**Advertisement List**  
**Solicitation # 1909-910-54-4967**  
**Painting Contract for Beacon Communities**

CBMAA, LLC	Wellington Facility Services	chris.patton@wellingtonfs.com	214-227-2269
CDM7 LLC	CEO/Trey Harris	trey@cdmseven.com	713-253-2322
CEDA-TEX SVCS INC	Pres./FRED ODANGA	contact@cedatex.com	512-339-0155
CLL SPECIALISTS CORPORATION	Carol Loveless	info@renovatepaint.com	210-403-3232
CM RESTORATION & CLEAN-UP SERVICES LLC	Carol Huff	HuffC68@gmail.com	979-204-8663
COBOS DESIGN & CONSTRUCTION, INC.	President / CALIXTO COBOS	cobosdc2cal@yahoo.com	512-478-1986
CONKLIN & KIRKLEY, LLC	Kristen Conklin	kconklin@conklinkirkley.com	936-554-9298
CONSOLIDATED ENTITIES, LLC	ABAYOMI A. OWOLABI	realty@cosolent.com	281-265-2457
CONSTRUMENT GROUP INC	Eloina Guerrero	construmetinc@gmail.com	210-849-5364
CONTRACTORS CORNER, LLC	Eduardo Garcia	agarcia@concorusa.com	210-462-3110
COPELAND CONTRACTING COMPANY, INC.	Elsa Brown	ebrown@copeland-inc.com	210-225-4600
CREED CONSTRUCTION INC.	Chester Reed	chester@creedci.com	682-518-8835
DAVILA'S PAINTING AND SERVICES	Gerardo Davila	jerdavila30@gmail.com	956-740-3456
DRIVE AWAY TODAY	Monique Verse	driveawaytoday11@gmail.com	512-926-6040
DRY COATS PAINTING, LLC	Josue J. Rodriguez	Drycoats@gmail.com	210-316-1325
DULANEY EXTERIOR SOLUTIONS, LTD.	Sharon Dulaney	sharondulaney@dulaneyexteriorsolutions.com	210-599-3838
DURA PIER FACILITIES SERVICES, LTD	Owner - Tammi L. Terry	tammi@facilitiesources.com	713-337-5700
ENTERPRISE PAINTING & DRYWALL	Nery Contreras	nery@enterprisepainting.com	512-821-3391
ESCOBAR PAINTING CONTRACTORS	JOSE D. ESCOBAR	ESCOBAR.PAINTING@YMAIL.COM	281-960-4995
ESPARZA'S PAINTING/DRYWALL FINISHING	Owner/John Edward Esparza	esparzasdrywall.painting@gmail.com	512-557-3328
FST CONSTRUCTION	OWNER/FERNANDO SANCHEZ	fstconstruction@yahoo.com	210-843-5725
G. L. MORRIS ENTERPRISES, INC.	Pres./Marla K. Murphy	marla@sun-belt.com	817-877-0866
G.P. WATERPROOFING AND	Principle/LUIS ROSILES	lrosiles@aol.com	972-642-4335
G2 CONSTRUCTION SERVICES, INC.	Shane Gibson	shane@g2csinc.com	512-688-5725
GRANDE VALLEY BUILDERS, INC.	owner / manuel perez	mpgvb@aol.com	956-778-7750
GREENHALL LLC	Cindy Green	cindy@greenhallco.com	210-381-0601

**Advertisement List**  
**Solicitation # 1909-910-54-4967**  
**Painting Contract for Beacon Communities**

HALO EXCAVATION SERVICES, LLC	Kimberly Castro	haloexcavationservices2017@gmail.com	210-730-3545
HEARTS FOR HOMES	Owner - Maureen Moulton	moultonm001@hotmail.com	210-421-9144
HENOCK CONSTRUCTION, LLC	Mging Mbr/Henock Perez	henock@henockconstruction.com	210-661-2737
HEPCO DRYWALL & PAINTING CONTRACTORS INC	Nick Hernandez	BidsHEPCO@gmail.com	713-433-6135
HIGHLANDER CONTRACTING, LLC	Sergio Zepeda	sergio.zepeda@highlandercontracting.net	281-789-0110
HILLS OF TEXAS ROOFING & REMODELING LLC	Raymond Hernandez	ray.hernandez@hillsoftexas.com	830-995-3356
HUCKEYEHEALTH SERVICES LLC	Christopher Ojiako	huckeyehealth@yahoo.com	713-894-8039
HYNES SERVICES, INC.	Pres./MICHAEL W. HYNES	HynesServicesInc@aol.com	361-729-7180
J AND S PAINTING CONTRACTORS, INC,	Jose Perez	jspaintinglaredo@yahoo.com	956-324-9261
J'S TOTAL SERVICE, INC.	CFO/Ivy M. Lanier	ivy@jstotalservice.com	210-355-3706
J. L. BASS ENTERPRISE, LLC	Jeff Bass	jlbass47@jlbassconstruction.com	210-910-7574
J.R.O. ELECTRICAL SERVICES	Joe Orcasitas	orcasitas_j@yahoo.com	210-360-0377
JAJ PROPERTY SERVICES LLC	Summer Jordan	summer.jordan@jajpropertieservices.com	325-703-1340
JJ'S REMODELING	Alexis N. Nunez	jovannig3@yahoo.com	210-548-9969
JM ENGINEERING, LLC	Melissa Weinberger	melissa@jm-engineer.com	512-614-0226
K. TILLMAN CONSTRUCTION LLC	Yakira Braden	yakira@ktillmanconstruction.com	832-622-3160
KBL RESTORATION, LLC	AMY M BARNES	amy@kblrestoration.com	903-241-8330
KEGLEY, INC.	Pres./ANITA M KEGLEY	anita.kegley44@kegley-inc.com	210-349-4994
KENEBREW CONSTRUCTION	william kenebrew	wkandcompany@gmail.com	409-600-4230
LA MED FACILITY MAINTENANCE	Lorrie Tijerina/President	lamedfm@hotmail.com	210-274-8849
LEE CONSTRUCTION AND MAINTENANCE COMPANY	JERRY R. LEE	JLEE@LMCCORP.NET	713-947-2422
LOYOLA CONSTRUCTION, LLC	Jessica Loyola	loyolaconstructionllc@gmail.com	830-743-5336
LUNA & LUNA HOLDINGS, LLC DBA	Managing Member/Andre Luna	andre@cre8.construction	512-831-3662
M2 FEDERAL INC.	Mike Scheiern	Mike.Scheiern@m2federal.com	512-878-1050
MADERO ENGINEERS, ARCHITECTS & CONSTRUCT	Frank Madero	frank@madero.net	281-610-0367
MAHUYA INDUSTRIES, LLC	AMANDA SMITH	AMANDA@MAHUYAINDUSTRIES.COM	817-917-4450
MALTBY BUILDERS INC	SANDRA MALTBY	maltbybuilders@sbcglobal.net	361-592-8426

**Advertisement List**  
**Solicitation # 1909-910-54-4967**  
**Painting Contract for Beacon Communities**

MARSH WATERPROOFING, INC.	Tim Marsh	MWATERPROOFING@AOL.COM	409-769-0459
MEDEL PAINTING, INC.	Rafael Medel	rmedel@medelpaintinginc.com	512-312-4508
MELVIN R KELLEY ENTERPRISES LLC	Melvin Kelley	melvin.kelley@mrkfabrication.com	888-380-2205
MIGHTY SERVICES CONSTRUCTION, LLC	Monica Atterberry	monica@mightysconstruction.com	469-471-4519
MIKOCORP, LLC	Pres./Matthew Lindsey	matt@mikocorp.com	817-458-4425
MILLENNIUM PROJECT SOLUTIONS, INC.	Vice President/Luke Morgan	mmorgan@mps-team.com	281-328-2200
MKM CONSTRUCTION, LTD.	Mark Marlowe	mkmconstruction@att.net	210-648-9380
MLP VENTURES INC.	President/Liborio Perez	mlp@att.net	210-623-8172
MMT SERVICES INC	Thomas Malone	tom@mmtservicesinc.com	281-769-2060
MR. EVERYTHING LLC.	Ebony Morrell	mr.everythingservices@yahoo.com	361-484-8912
MVP INSTALLATIONS, L.P.	Owner/Mike Flores	mikezflores1@gmail.com	956-464-2579
NATIVE ENERGY & TECHNOLOGY, INC.	JOHN MORRIS	jmorris@native-energy.com	210-231-6060
NEW WORLD CONTRACTING, LLC	Dorrett Vanderberg	dorrett@newworldcontractingllc.com	214-812-9429
NORTH AMERICAN COMMERCIAL	Partner / Lynn Dunlap	lynn@naccolp.com	972-620-9975
PKD, INC.	Pres./PAULETTE K DANIELS	pdaniels@pkdincorporated.com	830-537-5475
PLAN B DSGN, LLC	Raul Wong	charlene@planbdsgn.com	972-572-2527
PMG CUSTOM HOMES, INC.	Phillip Garcia	pgarcia@five-oak.com	979-732-5001
PRESTIGE UNITED LLC	Lewis	INFO@PRESTIGEUNITED.COM	281-779-0827
PRIDE GENERAL CONTRACTORS LLC	Ramon T. Salgado	info@pridegc.com	915-771-9601
PRIMO PAINTING CONTRACTOR, INC.	President/Sofia Cuellar	primopaintingco@aol.com	210-735-3703
PRO FINISH PLUS, LLC	Ralph Mondy	ProFinishPlus@gmail.com	708-359-3489
PROPERTY MANAGEMENT INC. METRO DALLAS	Rachel L Proctor	rproctor@propertymanagementinc.com	469-855-0635
PSE CONTRACTING, LLC	Alfredo Gonzalez	lily@psecontracting.com	210-226-9797
Q.A. CONSTRUCTION SERVICES, INC.	LILY GUTIERREZ	lily@qacsi.com	512-637-6120
QUALITY INNOVATIONS, INC.	PRES/MICHELE L. MORGAN	MICHELE@QI2LLC.COM	281-705-8709
R G RENOVATIONS & CONSTRUCTION LLC	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	956-795-0028
RACHEL BYRANT CO.	Rachel Bryant	rachelbryantco@gmail.com	512-576-2842

**Advertisement List**  
**Solicitation # 1909-910-54-4967**  
**Painting Contract for Beacon Communities**

RIO USA	Doug Creighton	dcreighton@riousa-eptx.com	915-538-7576
SA FACILITIES SOLUTIONS, INC.	Jim Crane	FACILITIESOFFICE@TWC.COM	210-419-7811
SAFETY COUNTS INC.	Shaunda Sostand	shaunda@safetycounts.net	832-209-8843
SCANDM LLC	Darla Hicks	greg@superiorconstructionandmachine.com	254-874-5799
SDC BUILDS, INC.	SDC Builds, Inc	maria@sdcbuilds.com	713-320-4811
SEPARATION SYSTEMS CONSULTANTS, INC.	President / Helen I. Hodges	ssci@sscienvironmental.com	281-486-1943
SKILLED CONSTRUCTION SUBS	Julian Johnson	julianjohnson9@gmail.com	832-489-7877
SKYLINE TECHNOLOGIES LLC	ToddSharon	stodd@skyline-technologies.net	979-265-7595
STERLING FACILITY SOLUTIONS, LLC	Juan G. Romero	juan_g_romero@yahoo.com	361-425-5498
STONEHILL COMMERCIAL PAINTING, INC.	Elvis Maldonado	elvism@stonehillpainting.com	817-652-3887
TEJAS PREMIER BUILDING CONTRACTOR, INC.	Andrew Wallace, Chief Estimator	andrew@tejaspremierbc.com	210-821-5858
TEXAS LIQUA TECH SERVICES, INC.	President/Angie Palladini	angie@liquatech.com	713-225-5325
TEXAS SRC INC.	Judit Terry	judy@tsrcinc.com	210-649-4300
THE EPSILON GROUP, LLC	Enrique Elizalde	theepsilongroup5@gmail.com	210-556-1555
THE TAHAR GROUP LLC	Managing Member / Tamera McNeal	contactus@TheTaharGroup.com	281-656-2100
TOP-CHOICE CONSTRUCTION	Mable Carter	tccmcllc@gmail.com	713-859-9328
TORRES CO.	Diego Torres, Jr.	dietorr3@aol.com	361-877-0531
TPIS INDUSTRIAL SERVICES, LLC	Johnny Ocampo	johnny.ocampo@teamtpis.com	281-998-9880
TRINI CONSTRUCTION BUILDER LLC	Reginald Worlds	info@triniconstructionbuilder.com	512-282-2262
VCI BUILDERS, INC.	Jose Luis Arredondo, Jr.	joe@vcibuilders.com	956-627-3101
VISION CONSTRUCTION COMPANY, INC.	Estimator/Jeff Fennell	jfennell@visionconstructionco.com	210-299-0707
WARHORSE MAINTENANCE SOLUTIONS LLC	Eric Strickland	e.strickland@warhorsems.com	281-607-7181
WHITE CONSTRUCTION COMPANY	President, Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	830-257-7477
	<b>HUBS on CMBL</b>		
ENTERPRISE PAINTING & DRYWALL	Nery Contreras	nery@enterprisepainting.com	512-821-3391
ESCOBAR PAINTING CONTRACTORS	JOSE D. ESCOBAR	ESCOBAR.PAINTING@YMAIL.COM	281-960-4995

**Advertisement List**  
**Solicitation # 1909-910-54-4967**  
**Painting Contract for Beacon Communities**

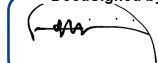
	<b><i>Direct Solicits as of 9/9/19</i></b>		
A&S Landscaping		landscapeas@gmail.com landscapeas@yahoo.com	
Jesse Garcia Brothers		gbmr.repairs@yahoo.com	
All Pro General Contractors		rauljr@apgc.biz, drei@apgc.biz <a href="mailto:Jorge@apgc.biz">Jorge@apgc.biz</a>	210 627 2563
C & G Painting Services			
MDC Painting		<a href="mailto:alexdelcampo@mdcpainting.com">alexdelcampo@mdcpainting.com</a> <a href="mailto:mdcpainting1996@gmail.com">mdcpainting1996@gmail.com</a>	
M&M Painting & Construction		chris@mandmpaint.com	
Harper Painting & Construction		harperpt@sbcglobal.net	2106619133
San Antonio Painting & Remodeling		<a href="mailto:Saremodeling18@gmail.com">Saremodeling18@gmail.com</a> <a href="mailto:Rdzsusana279@gmail.com">Rdzsusana279@gmail.com</a>	210677-9126
Mission Pro Painting & Remodeling		<a href="mailto:missionpropainting@yahoo.com">missionpropainting@yahoo.com</a>	210941-6171
Antu Enterprises		<a href="mailto:emilioga@yahoo.com">emilioga@yahoo.com</a>	210241-1783
LJ's Home Carpentry and Remodeling, LLC		<a href="mailto:Lonney78@gmail.com">Lonney78@gmail.com</a>	210560-3694
Fine Construction, LLC		<a href="mailto:Sally.fine45@gmail.com">Sally.fine45@gmail.com</a>	361229-5672
Renovate Paint & Design		<a href="mailto:info@renovatepaint.com">info@renovatepaint.com</a>	210-403-3232

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

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

**RESOLUTION 6025, AUTHORIZING THE AWARD OF A CONTRACT TO EPIC BUSINESS ESSENTIALS THROUGH OMNIA PARTNERS COOPERATIVE PURCHASE PROGRAM FOR OFFICE SUPPLIES, RELATED PRODUCTS AND SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$240,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

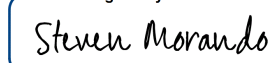
DocuSigned by:



5609927B75274DC...

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

DocuSigned by:



5AC93CF03F5A42Z...

**Steven Morando****Director of Procurement and  
General Services****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6025, authorizing the award of a contract to EPIC Business Essentials through Omnia Partners Cooperative Purchasing Program for office supplies, related products and services for an annual cumulative amount not to exceed \$240,000.00; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for office supplies, related products and services is not expected to exceed an annual cumulative amount of \$240,000.00. This will be funded through the annual operating budget.

**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 contracts 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, as a cooperative member, may utilize any State of Texas contract, including those awarded by Omnia Partners.

Region 4 Education Service Center (ESC) as the principal procurement agency, partnered with Omnia Partners to establish a national cooperative contract for office supplies, related services and products that would be available to public agencies nationally, to include state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit.

On December 5, 2018, Region 4 ESC issued RFP 19-03 for Office Supplies, Related Products and Services that closed on December 18, 2018. On April 23, 2019, the Board of Directors of Region 4 ESC approved the award of a contract #R190301 to EPIC Business Essentials. The term of the Agreement is for an initial five years beginning on June 1, 2019, through May 31, 2024; with the option to renew for five additional one-year periods through May 31, 2029. SAHA is requesting

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

approval to utilize this contract for a period of one year beginning May 7, 2020, with the option to renew for up to four additional one year terms through May 7, 2025. SAHA is limited to participating in a contract for a maximum of five years. Procurement is requesting an initial contract term and renewals that will allow for the review of the contract annually and will seek Board approval should it be in the best interest of the Agency to utilize this Agreement beyond the five year term.

This contract allows for products and services to be provided through EPIC's office supply dealerships throughout the country, with customers working directly with the dealers serving specific market areas. Gateway Printing and Office Supply dba Gateway, is headquartered in San Antonio, Texas, and is the authorized distributor/dealer under the EPIC Business Essentials. They are also SAHA's current vendor for office supplies and related products.

This contract allows for the purchase of office supplies, related products and services, office furniture, managed print services, energy procurement, LED lighting, coffee and breakroom services, office equipment and technology, promotional products and advertising items, document management, school and janitorial supplies. Also offered is fixed pricing across 12,000 plus items, customized core lists, and provides qualified rebates to SAHA. Orders placed for routine office supplies are delivered next day to the various SAHA locations.

Contract oversight will be provided by Steven Morando, Director of Procurement and General Services, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

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

**ATTACHMENT:**

Resolution 6025

**San Antonio Housing Authority  
Resolution 6025**

**RESOLUTION 6025, AUTHORIZING THE AWARD OF A CONTRACT TO EPIC BUSINESS ESSENTIALS THROUGH OMNIA PARTNERS COOPERATIVE PURCHASE PROGRAM FOR OFFICE SUPPLIES, RELATED PRODUCTS AND SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$240,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW 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 cooperatives award contracts 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, as a cooperative member, may utilize any State of Texas contract, including those awarded by Omnia Partners; and

**WHEREAS**, Region 4 Education Service Center (ESC) as the principal procurement agency, partnered with Omnia Partners to establish a national cooperative contract for office supplies, related services and products that would be available to public agencies nationally, to include state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit; and

**WHEREAS**, on December 5, 2018, Region 4 ESC issued RFP 19-03 for Office Supplies, Related Products and Services that closed on December 18, 2018; and

**WHEREAS**, on April 23, 2019, the Board of Directors of Region 4 ESC approved the award of a contract #R190301 to EPIC Business Essentials. The term of the Agreement is for an initial five years beginning on June 1, 2019, through May 31, 2024; with the option to renew for five additional one-year periods through May 31, 2029; and

**WHEREAS**, SAHA is requesting approval to utilize this contract for a period of one year beginning May 7, 2020, with the option to renew for up to four additional one-year terms through May 7, 2025; and

**WHEREAS**, the current award recommendation for office supplies, related products and services is not expected to exceed an annual cumulative amount of \$240,000.00. This will be funded through the annual operating budget; and

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

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

- 1) Approves Resolution 6025, authorizing the award of a contract to EPIC Business Essentials through Omnia Partners Cooperative Purchasing Program for office supplies, related products and services for an annual cumulative amount not to exceed



\$240,000.00; for a period of one year with the option to renew up to four additional one-year terms.

- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 7th day of May 2020.**

---

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

**Attested and approved as to form:**

---

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

## SAN ANTONIO HOUSING AUTHORITY

April 16, 2020

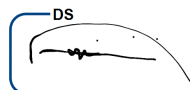
## MEMORANDUM

**To:** Board of Commissioners

**From:** David Nisivoccia, President and CEO

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

**RE:** Procurement Activity Report



**Current Solicitations:** There are currently three Requests For Proposals (RFP) being advertised. The Requests for Proposals are for Consulting and Guidance on HUD and Other Affordable Housing Programs, Purchase, Installation, Maintenance and Repair of Residential HVAC Systems, and Security Services Agency Wide.

**Closed/Pending Solicitations:** There are seven solicitations that have closed and are currently being evaluated. The solicitations are for Apartment Marketing Services for Beacon Communities, Retirement Plan Investment Advisory Services, Elevator Inspection Services, Chimney, Vent and Duct Cleaning Services Agency Wide, Cost Estimating Services, Executive Recruiter Services, and Purchase and Installation of Wire Panel Security Enclosure at Westway Apartments.

**Solicitations in Development:** Procurement is currently working on a number of solicitations for advertisement. These include Public Relations Consulting Services, Backflow Inspection, Maintenance and Repair, La Providencia Apartments Exterior Renovations and Site Improvements, L.C. Rutledge Apartments Roof Replacement, Mirasol Single Family Residences Roof Replacement, Villa Veramendi Roof Replacement, Sunshine Plaza Apartments Renovations, Closed Loop Water Treatment Systems Services, Madonna Apartments Gas and Boiler Replacement, Highview Apartments Storm Water Infrastructure, TL Shaley Foundation Repairs, Commercial Real Estate Appraisal Services, Disaster Restoration of Operation Services, Risk Management Software, Repair and Resurfacing of Cross Creek Apartments Parking Lot, Work Order Request and Answering Services for Public Housing, Pest Control Services for Public Housing and Administrative Properties, Refurbish and Update Various Restrooms at the SAHA Central Office Building, Third Party Fleet Maintenance Services, Income and Employment Verification Services, Welding Services, Bulk Pickup Services Agency Wide (Re-bid), Vending Concessions, and Collection Services.

## CHANGE ORDERS

Date	Contract	Contractor	Description
3/5/2020	Financial Compliance and Audit Services	RSM US, LLP	Increase contract value \$17,500.00 additional services
4/1/2020	Work Order Request and Answering Services for Various Public Housing Properties	New Orleans Teleport dba Calls Plus	Term extended through 8/31/2020 and contract value

**SAN ANTONIO HOUSING AUTHORITY****April 16, 2020**

			increased \$47,875.00 to allow for the extended term
--	--	--	--

**VEHICLE PURCHASES**

There were no vehicles purchased during first calendar quarter of 2020

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Amounts paid according to award provisions.

**STRATEGIC OBJECTIVE:**

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

**ATTACHMENT:**

Procurement Activity Report

## Procurement Activity Report as of April 6, 2020

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Finance and Accounting	RFP	Consulting and Guidance on HUD and Other Affordable Housing Programs	N/A	4/14/2020
Agency Wide	RFP	Purchase, Installation, Maintenance and Repair of Residential HVAC Systems	N/A	4/14/2020
Security	RFP	Security Services Agency Wide	N/A	4/20/2020
SAHA Department	Type	Solicitation Name	Date Closed	Board Meeting May 7, 2020
Beacon Communities	RFP	Pecan Hill Tree Removal and Sanitary Sewer Replacement	1/31/2020	
Innovative Technology	GSA	Information Technology Professional Services and Infrastructure As A Service (IAAS)	N/A	
Development Services	Piggyback	Development Initiative Consulting Services	N/A	
Agency Wide	Cooperative	Office Supplies, Related Products and Services	N/A	
Beacon Communities	IFB	Painting Services for Beacon Communities	2/26/2020	
Solicitations Under Evaluation				
Beacon Communities	RFP	Apartment Marketing Services for Beacon Communities	9/30/2019	Negotiation Due Diligence Procurement Evaluation
Executive	RFP	Retirement Plan Investment Advisory Services	1/10/2020	
Construction Services	QQ	Elevator Inspections Services	2/11/2020	
Agency Wide	IFB	Chimney, Vent and Duct Cleaning Services Agency Wide	3/11/2020	
Development Services	QQ	Cost Estimating Services	3/27/2020	
Executive	RFP	Executive Recruiter Services	3/27/2020	
Public Housing	QQ	Purchase and Installation of Wire Panel Security Enclosure at Westway Apartments	4/1/2020	
Future Solicitations				
Communications and Public Affairs		Public Relations Consulting Services	May 2020	
Construction Services		Backflow Inspection, Maintenance and Repair	April 2020	
		La Providencia Apartments Exterior Renovations and Site Improvements	April 2020	
		L.C. Rutledge Apartments Roof Replacement	April 2020	
		Mirasol Single Family Residences Roof Replacement	April 2020	
		Villa Veramendi Roof Replacement	April 2020	
		Sunshine Plaza Apartments Renovations	April 2020	
		Closed Loop Water Treatment Systems Services	May 2020	
		Madonna Apartments Gas and Boiler Replacement	May 2020	
		Highview Apartments Storm Water Infrastructure	May 2020	
		TL Shaley Foundation Repairs	May 2020	
Development Services		Commercial Real Estate Appraisal Services	May 2020	
Finance and Accounting		Disaster Restoration of Operation Services	Cooperative Purchasing Program	
		Risk Management Software	April 2020	
Procurement and General Services		Refurbish and Update Various Restrooms at the SAHA Central Office Building	April 2020	
		Third Party Fleet Maintenance Services	May 2020	
Public Housing		Repair and Resurfacing of Cross Creek Apartments Parking Lot	April 2020	
		Work Order Request and Answering Services for Public Housing	May 2020	
		Pest Control Services for Public Housing and Administrative Properties	May 2020	
Agency Wide		Income and Employment Verification Services	Single Source	
		Welding Services	April 2020	
		Bulk Pickup Services Agency Wide (Re-bid)	April 2020	
		Vending Concessions	May 2020	
		Collection Services	May 2020	

**Informal Awards Up to \$50,000**

<b>SAHA Department</b>	<b>Solicitation Name</b>	<b>Vendor</b>	<b>Amount</b>	<b>Date</b>
Beacon Communities	Club Car Carry All for Monterrey Park	River City Marketing, Inc.	\$7,673.60	3/20/2020
Executive	Executive Recruitment Services for SAHA Director of Federal Housing Programs	S. Renee Narloch and Associates	\$24,450.00	3/25/2020
Procurement and General Services	Office Renovation of Suite 206 at SAHA's Central Office	Alpha Building Corporation	\$26,673.68	4/3/2020
<b>Computers</b>				
Finance and Accounting		Dell Marketing	\$1,380.62	3/9/2020
Beacon Communities		Dell Marketing	\$3,930.27	3/23/2020
Assisted Housing Programs		Dell Marketing	\$111,017.88	3/24/2020
Public Housing		Dell Marketing	\$259,723.92	3/24/2020