



SAHA REGULAR BOARD MEETING

MARCH 4, 2021



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán
Chair

Jessica Weaver
Vice Chair

Olga Kauffman
Commissioner

Gabriel Lopez
Commissioner

Ignacio Perez
Commissioner

Ruth Rodriguez
Commissioner

INTERIM PRESIDENT & CEO

Ed Hinojosa, Jr.

SAN ANTONIO HOUSING AUTHORITY
***REGULAR BOARD MEETING**
TELECONFERENCE

Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
1:00 p.m., Thursday, March 4, 2021

The Board of Commissioners will convene for a Board meeting via 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.
2. Presentation of Board Service Award to Commissioner Charles Clack

PUBLIC COMMENT

3. Public Comment - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 1:00 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. The Board asks the public to address concerns related to SAHA matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to SAHA staff for more prompt resolution.

4. **Citizens to be Heard at approximately 1:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 1:00 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once at any regular Board Meeting. A Spanish/English translator will be available to citizens needing translation.

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to SAHA matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to SAHA staff for more prompt resolution.

MINUTES

5. Minutes

- Approval of the February 4, 2021, Regular Board Meeting Minutes
- Approval of the February 25, 2021, Operations and Choice Neighborhood Committee Meeting Minutes
- Approval of the February 25, 2021, Real Estate Development Committee Meeting Minutes

INDIVIDUAL ITEMS FOR CONSENT

6. Consideration and approval regarding Resolution 6114, authorizing the award of contracts for pest control services for Beacon Communities to Pied Piper Pest Control (ESBE, HABE, MBE, SBE, WBE) and The Original Bug Company, LLC dba BUGCO Pest Control (VBE, HUB) for an annual cumulative amount not to exceed \$390,000.00 for year one, \$420,000.00 for year two, \$485,000.00 for year three, and \$496,000.00 each year for year four and year five; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Kristi Baird, Director of Beacon Communities)
7. Consideration and approval regarding Resolution 6115, approving the 2021 Small Area Fair Market Rent (SAFMR) Payment Standard Schedule (Zachariah Woodard, Director of Federal Housing Programs)

INDIVIDUAL ITEMS FOR DISCUSSION

8. Discussion regarding vaccines provided to residents (Brandee Perez, Chief Operating Officer)
9. Discussion regarding resident concerns
10. President's Report
 - Winter Storms Response
 - 100 Labor Virtual Ground Breaking
 - Volunteer for a Free COVID-19 Vaccine
 - Family Self-Sufficiency Virtual Graduation

11. *Closed Session:

Real Estate/Consultation with Attorney

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

- Consultation with attorney regarding acquisition of limited partnership interests in Costa Valencia

Personnel/Consultation with Attorney

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

- Consultation with attorney regarding President and CEO recruitment process

12. Adjournment

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

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING - TELECONFERENCE
Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
1:00 p.m., Thursday, February 4, 2021

SCHEDULED: 1:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Olga Kauffman, Commissioner
Gabriel Lopez, Commissioner
Ignacio Perez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Charles Clack, Commissioner

COUNSEL: Doug Poneck,
Escamilla & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Interim President and CEO
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate Officer
Jo Ana Alvarado, Director of Innovative Technology
George Ayala, Director of Procurement
Kristi Baird, Director of Beacon Communities
Diana Kollodziej Fiedler, Director of Finance and Accounting
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit

Hector Martinez, Director of Construction Services and Sustainability
Richard Milk, Director of Policy and Planning
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development Initiatives
Zachariah Woodard, Director of Federal Housing Programs

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 1:04 p.m.

The Board took up Items 3 and 4 before proceeding with the original agenda.

PUBLIC COMMENT

Item 3: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There was one citizen who spoke during the meeting.

CITIZENS TO BE HEARD

Item 4: Citizens to be Heard - Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There were no citizens who spoke during the meeting.

Item 2: Presentation of Board Service Award to Commissioner Jo-Anne Kaplan

Ed Hinojosa, Interim President and CEO, presented the Board Service Award to Commissioner Jo-Anne Kaplan over Zoom. Dr. Guzman and other Commissioners thanked Com. Kaplan for her service on the Board.

MINUTES

Item 5: Minutes

- Approval of the December 3, 2020, Regular Board Meeting Minutes
- Approval of the January 21, 2021, Special Board Meeting Minutes
- Approval of the January 21, 2021, Finance Committee Meeting Minutes
- Approval of the January 21, 2021, Real Estate Development Committee Meeting Minutes

Motion: Vice Chair Weaver moved to approve the Meeting minutes. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Olga Kauffman, Commissioner	X			
Gabriel Lopez, Commissioner	X			
Ignacio Perez, Commissioner			X	
Ruth Rodriguez, Commissioner			X	

CONSENT ITEMS

Item 6: Consideration and approval regarding Resolution 6110, approving the Payment Standard Schedule at 90% of Fair Market Rents (FMRs) for the Project-Based Voucher (PBV) Program (Zachariah Woodard, Director of Federal Housing Programs)

Consent

Item 7: Consideration and approval regarding Resolution 6102, authorizing the award of contracts for pest control services for Public Housing and Administrative Properties to Pied Piper Pest Control (ESBE, HABE, MBE, SBE, Section 3 Business) and World Wide Pest Control, Inc. (WBE, Section 3 Business) for an annual cumulative amount not to exceed \$650,000.00; for a period of one year with the option to renew up to four additional one-year terms (Zachariah Woodard, Director of Federal Housing Programs; George Ayala, Director of Procurement)

Consent

Item 8: Consideration and approval regarding Resolution 6104, authorizing the approval and ratification of the expenditure of funds for additional concrete repairs required for the roof replacement and exterior facade structural repairs and waterproofing improvements project at Parkview Apartments to Sanders Roofing & Exteriors, LLC (WBE) a National Cooperative

contractor through Weatherproofing Technologies, Inc. in the amount of \$573,750.00 (Hector Martinez, Director of Construction Services and Sustainability; George Ayala, Director of Procurement)

Consent

Item 9: Consideration and approval regarding Resolution 6108, accepting the Independent Auditor's Report for the year ended June 30, 2020 (Diana Kollodziej Fiedler, Director of Finance and Accounting; CohnReznick LLP)

Consent

Item 10: Consideration and approval regarding Resolution 6100, certifying that the San Antonio Housing Authority's Investment Policy and Investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act (Diana Kollodziej Fiedler, Director of Finance and Accounting)

Consent

Item 11: Consideration and approval regarding Resolution 6107, authorizing the award of a contract for new affordable home construction services for Villas de Fortuna, Sunflower and Palm Lake to Metrobuilt Homes, LLC for an amount not to exceed \$7,344,002.00 (Lorraine Robles, Director of Development Services and Neighborhood Revitalization; George Ayala, Director of Procurement)

Consent

Item 12: Consideration and approval regarding Resolutions 6111, 21FAC-01-23, and 21DEV-01-21, approving San Antonio Housing Facility Corporation to continue serving as the sole member of the general partner for each of the existing partnerships that own and operate The San Juan Square Apartments, The San Juan Square II Apartments, and The Alhambra Apartments and authorizing the San Antonio Housing Development Corporation and/or any other existing or to-be-formed component entity of the San Antonio Housing Authority that shall acquire the class B limited partnership interest, special limited partnership interest, for each of the respective apartments; substituting San Antonio Housing Facility Corporation as the key principal for the non-recourse carve-out provisions on the permanent mortgages, authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)

Consent

Motion: Vice Chair Weaver moved to approve Items #6-12. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Olga Kauffman, Commissioner	X			
Gabriel Lopez, Commissioner	X			
Ignacio Perez, Commissioner			X	
Ruth Rodriguez, Commissioner			X	

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 13: Consideration and approval regarding Resolutions 6103 and 21FIN-01-21, (i) authorizing execution of a Ground Lease (Lease) between San Antonio Housing Finance Corporation (Corporation) as “Owner” and “Landlord” and Snowden Apartments, LP, a to-be-formed Texas limited partnership (Partnership) as “Tenant”, covering Land currently owned by the Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Partnership for the purpose of supporting an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (ii) authorizing the Corporation to execute the Lease as the proposed “Landlord” with Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) as the proposed Tenant, which partnership will be controlled by an affiliate of the Corporation; (iii) authorizing the Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (iv) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (v) authorizing the Corporation to serve as the prime contractor for the Project; and (vi) authorizing other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Dr. Guzman requested information to be included in the development plans that explains what owning properties for SAHA will do for tenants.

Mr. Hinojosa recommended the consideration of forgoing a developer fee or reinvesting a developer fee into SAHA owned properties for which they are the sole developer to allow for more deeply affordable units.

Motion: Vice Chair Weaver moved to approve Item 13. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana “Cha” Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Olga Kauffman, Commissioner		X		
Gabriel Lopez, Commissioner	X			
Ignacio Perez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 14: Consideration and approval regarding Resolutions 6105 and 21FAC-01-22, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Vice Chair Weaver recommended compiling information regarding how SAHA is increasing opportunities for Section 8 Voucher recipients to utilize their vouchers and confirm that SAHA's partners are supporting Section 8 Voucher recipients.

Motion: Vice Chair Weaver moved to approve Item 13. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Olga Kauffman, Commissioner		X		
Gabriel Lopez, Commissioner	X			
Ignacio Perez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 15: Consideration and approval regarding Resolutions 6112 and 21FAC-02-04, authorizing Ada Street Apartments Ltd., as developer of Ada Street Apartments transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ada Street Apartments; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

The Board agreed to withdraw Item 15 from the agenda at the request of SAHA staff.

INDIVIDUAL ITEMS FOR DISCUSSION

Item 16: Discussion regarding resident concerns

Item 17: President's Report

- SAHA 2025 Housing Symposium
- Earn-A-Bike Donation
- Christmas Toy Distribution

Dr. Guzman requested SAHA staff to send a "Thank You" letter to Mayor Ron Nirenberg thanking him for his support of the Christmas Toy Distribution.

Dr. Guzman then recessed the meeting for the San Antonio Housing Facility Corporation, San Antonio Housing Finance Corporation, and San Antonio Housing Development Corporation meetings at 2:10 p.m.

The Board of Commissioners returned from recess and the meeting resumed at 2:20 p.m.

Dr. Guzman then recessed the meeting for Closed Session at 2:20 p.m.

Item 18: *CLOSED SESSION

Consultation with Attorney

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Quarterly Litigation Update

Item 19: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 2:38 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
Interim President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE
OR SPECIAL BOARD MEETING
Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
12:30 p.m., Thursday, February 25, 2021

SCHEDULED: 12:30 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Olga Kauffman, Commissioner
Gabriel Lopez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Ignacio Perez, Commissioner

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Interim President and CEO
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real
Estate Officer
Jo Ana Alvarado, Director of Innovative
Technology
George Ayala, Director of Procurement
Kristi Baird, Director of Beacon
Communities
Diana Kollodziej Fiedler, Director of Finance
and Accounting
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit

Hector Martinez, Director of Construction
Services and Sustainability
Richard Milk, Director of Policy and Planning
Michael Reyes, Director of Communications and
Public Affairs
Lorraine Robles, Director of Development
Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development
Initiatives
Zachariah Woodard, Director of Federal Housing
Programs

Item 1: Meeting called to order

Vice Chair Jessica Weaver, called the meeting to order at 12:34 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided up to three minutes each to speak to any agenda items.
There were no citizens who spoke during the meeting.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 3: Consideration and appropriate action regarding Resolution 6114, authorizing the award of contracts for pest control services for Beacon Communities to Pied Piper Pest Control (ESBE, HABE, MBE, SBE, WBE) and The Original Bug Company, LLC dba BUGCO Pest Control (VBE, HUB) for an annual cumulative amount not to exceed \$390,000.00 for year one, \$420,000.00 for year two, \$485,000.00 for year three, and \$496,000.00 each year for year four and year five; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Kristi Baird, Director of Beacon Communities)

Ms. Kristi Baird, Director of Beacon Communities, reported that SAHA requires the services of a vendor to provide pest control services for Beacon Communities. The vendor will work in partnership with Beacon Communities staff and residents to undertake a program of Integrated Pest Management (IPM) that relies on the combination of physical, cultural, biological, and/or chemical control of pests. Its aim is to integrate or incorporate all appropriate methods into an approach that provides needed pest control in the safest manner with the use of chemicals as a last resort. SAHA's IPM plan promotes environmentally sensitive pest management, while preserving assets and protecting the health and safety of its residents and employees.

Beacon Communities units will be serviced every 30 days (12 Treatments per year) and shall include inspection and treatment of the entire unit during every routine pest control service; common areas within the developments shall be serviced every 2 weeks (26 Treatments per year) to include, but not limited to: offices, Laundry Rooms, Lobby, dumpster areas, Breezeways, Halls, Pool House, etc.

Mr. George Ayala, Director of Procurement, explained that on October 15, 2020, SAHA issued a "Request For Proposals" (RFP) #2010-910-59-5068 for Pest Control Services for Beacon Communities, which closed on November 17, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), the Hart Beat, posted on NAHRO, Public Purchase, and direct solicited to 52 vendors. A total of five proposals were received in response to the RFP: iPest Solutions Pest Control dba ipest Solutions, Pest Management, Inc. (WBE), Pied Piper Pest Control, LLC (ESBE, HABE, MBE, SBE, WBE), The Original Bug Company, LLC dba BUGCO Pest Control (VBE, HUB), and Worldwide Pest Control, Inc. (WBE). All proposals were evaluated on the following criteria: experience, key personnel, method, capacity, price, and strength of the contractor's SWMBE Utilization Plan. Best and Final Offers were requested from the four highest rated proposers that were due to Procurement on December 18, 2020.

Beacon Communities operates as an Enterprise Fund Department and receives no funding other than what it earns through its operations. Worldwide Pest Control, who was the highest rated proposer, came in with a cost for routine and most-frequently-used additional services significantly higher than the second and third highest rated proposers by an estimated amount of \$60,000.00 per year or \$300,000.00 over the course of the 5 years. It is believed that an award to Worldwide Pest Control would significantly reduce the availability of funds generated by the properties within their portfolio for other operational requirements. Thus, Beacon Communities recommends that achieving "Best Value" for award of this contract would mean awarding to the second and third highest rated proposers.

Motion: Chair Guzman moved to approve Resolution 6114. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana “Cha” Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Olga Kauffman, Commissioner	X			
Gabriel Perez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 4: Consideration and appropriate action regarding Resolution 6115, approving the 2021 Small Area Fair Market Rent (SAFMR) Payment Standard Schedule (Zachariah Woodard, Director of Federal Housing Programs)

Mr. Zachariah Woodard, Director of Federal Housing Programs, stated that on November 16, 2016, The U.S. Department of Housing and Urban Development (HUD) published the Small Area Fair Market Rents (SAFMR) Final Rule, which provides that designated Public Housing Agencies (PHAs) will use SAFMRs to determine Housing Choice Voucher (HCV) payment standards in lieu of using the annually published Metropolitan Fair Market Rents (MAFMR) schedule. Payment standard is defined as “the maximum assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family)” [24 CFR 982.4(b)]. HUD permits the housing authority to establish a payment standard amount for each unit size at any level between 90% and 110%—referred to as the “basic range”—of the FMR for the unit size [24 CFR 982.503(b)(1)(i)].

On January 17, 2018, HUD issued PIH Notice 2018-01, which required implementation of SAFMRs by April 1, 2018. SAHA submitted a waiver to HUD through SAHA’s FY2018-19 Moving to Work (MTW) Annual Plan requesting a delay in implementation for July 1, 2018. Using the MTW waiver, SAHA implemented SAFMRs through a Phase-In approach with two tiers of payment standards in Phase I effective July 1, 2018. This MTW activity also allows SAHA to set the payment standard outside of the 90% to 110% range. SAHA updated its payment standard schedule to ten zip code groups for Phase II effective January 1, 2020.

The proposed 2021 SAFMR Payment Standard Schedule shows an increase in payment standards across almost all zip code groups and bedroom sizes. The increases vary by unit size from \$0 (Group 1 - 2 and 3 BR) to \$129 (Group 6 - 6BR). Staff believe that these increases are consistent with today’s current market trends and will expand housing opportunities for our families. With these increases, staff has estimated that a total of \$336,941.00 in additional Housing Assistance Payments will be paid out each month after full implementation.

The proposed schedule would be implemented after approval in phases. Once approved, implementation will consist of a phase-in for participants and will be effective for all vouchers issued with an effective date of March 1, 2021, and later, and recertifications effective June 1, 2021, and later.

Motion: Commissioner Lopez moved to approve Resolution 6115. Chair Guzman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana “Cha” Guzman, Chair	X			

Jessica Weaver, Vice Chair	X			
Olga Kauffman, Commissioner	X			
Gabriel Perez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

INDIVIDUAL ITEMS FOR DISCUSSION

Item 5: Discussion regarding Housing Choice Vouchers and related programs (Brandee Perez, Chief Operating Officer; Zachariah Woodard, Director of Federal Housing Programs)

Mr. Zachariah Woodard, Director of Federal Housing Programs, reported to the Board a detailed presentation regarding the Housing Choice Vouchers and related programs. Mr. Woodard's report included information defining the HCV Program (Housing Choice Voucher Program), How Traditional and MTW Funding Works, How Rental Assistance Works, Special Programs, and MTW Activities.

Ms. Brandee Perez, Chief Operating Officer, answered questions regarding the Housing Choice Vouchers and related programs.

The Board requested the staff provide the number of vouchers utilized at SAHA affiliated properties versus by private landlords.

Item 6: Discussion regarding SAHA 2025 Update (Richard Milk, Director of Policy and Planning; Joel Tabar, Director of Community Development Initiatives)

Mr. Richard Milk, Director of Policy and Planning, reported to the Board a presentation regarding the SAHA 2025 Update. Following a brief overview of SAHA 2025, Mr. Milk's report included information defining the Proposed Update to SAHA 2025, the SAHA 2025 Timeline, Housing in the National Spotlight, Housing as a Human Right, Resident and Stakeholder Feedback, 2025 Outcomes, Feedback Type, Anticipated Reviews, and Next Steps: Update and Roll into 2026.

Mr. Joel Tabar, Director of Community and Development Initiatives, then explained the Resident Council Model Evaluation, providing an overview and defining the Goals, Engagement, Evaluation, and Enhancement.

Chair Guzman requested information regarding the support programs available to SAHA residents, the amount of residents participating in SAHA support programs, and the outcomes of these programs.

SAHA staff stated that this information will be provided in an upcoming presentation regarding Community Development Initiatives (CDI).

Commissioner Weaver requested an update regarding the progress of resident vaccinations for COVID19 at the next Board meeting.

Item 7: Discussion regarding SAHA recruitment and staffing update (Janie Rodriguez, Director of Human Resources)

Janie Rodriguez, Director of Human Resources explained the current recruitment and staffing levels by department and recruitment actions.

Item 8: Discussion regarding resident concerns

The Board did not discuss any resident concerns.

RESOURCES PROVIDED TO THE BOARD

- Procurement Activity Report
- Quarterly Demographic Procurement Report
- FHP Client Services Report [Jul - Dec]
- FHP Quarterly Board Report [Oct - Dec]

Item 11: Adjournment

With no objections, Vice Chair Weaver adjourned the meeting at 2:55 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
Interim President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REAL ESTATE DEVELOPMENT COMMITTEE OR SPECIAL BOARD MEETING
Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
2:00 p.m., Thursday, February 25, 2021

SCHEDULED: 2:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Olga Kauffman, Commissioner
Gabriel Lopez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Ignacio Perez, Commissioner

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Interim President and CEO
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate Officer
Jo Ana Alvarado, Director of Innovative Technology
George Ayala, Director of Procurement
Kristi Baird, Director of Beacon Communities
Diana Kollodziej Fiedler, Director of Finance and Accounting
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit

Hector Martinez, Director of Construction Services and Sustainability
Richard Milk, Director of Policy and Planning
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development Initiatives
Zachariah Woodard, Director of Federal Housing Programs

Item 1: Meeting called to order

Vice Chair Jessica Weaver, called the meeting to order at 3:05 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided up to three minutes each to speak to any agenda items. There were no citizens who spoke during the meeting.

INDIVIDUAL ITEMS FOR DISCUSSION

Item 3: Update and discussion regarding the Texas Legislative 87th Session Bills (Timothy E. Alcott, Chief Legal and Real Estate Officer; Nadia Islam, Intergovernmental and External Relations Manager)

Mr. Timothy E. Alcott, Chief Legal and Real Estate Officer, provided a brief overview of the 87th Legislative Session bills that are supported by SAHA. Mr. Alcott explained Senate Bill No. 403 and introduced Ms. Nadia Islam, Intergovernmental and External Relations Manager. Ms. Islam explained House Bill No. 1261.

Commissioner Weaver requested regular updates tracking the 87th Legislative Session bills relevant to SAHA.

Vice Chair weaver then recessed the meeting for Closed Session at 3:18 p.m.

CLOSED SESSION

Item 4: *CLOSED SESSION

Real Estate/Consultation with Attorney

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

- Consultation with attorney regarding Victoria Commons
- Consultation with attorney regarding the restructure of Costa Almadena partnership
- Consultation with attorney regarding acquisition of limited partnership interests in Costa Valencia

RESOURCE PROVIDED TO THE BOARD

- Schedule of Units Under Development

Item 5: Adjournment

With no objections, Vice Chair Weaver adjourned the meeting at 4:24 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
Interim President and CEO

Date


SAN ANTONIO HOUSING AUTHORITY**March 4, 2021****BOARD OF COMMISSIONERS**

RESOLUTION 6114, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR BEACON COMMUNITIES TO PIED PIPER PEST CONTROL (ESBE, HABE, MBE, SBE, WBE) AND THE ORIGINAL BUG COMPANY, LLC DBA BUGCO PEST CONTROL (VBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$390,000.00 FOR YEAR ONE, \$420,000.00 FOR YEAR TWO, \$485,000.00 FOR YEAR THREE, AND \$496,000.00 EACH YEAR FOR YEAR FOUR AND YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

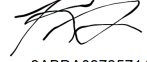
DocuSigned by:

 D7D46F73613F4FA...

Ed Hinojosa, Jr.**Interim President and CEO**

DocuSigned by:

 Z3FA86FCE5954A7...

George Ayala**Director of Procurement**

DocuSigned by:

 3A8DA0373571411...

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

Consideration and approval regarding Resolution 6114, authorizing the award of contracts for pest control services for Beacon Communities to Pied Piper Pest Control (ESBE, HABE, MBE, SBE, WBE) and The Original Bug Company, LLC dba BUGCO Pest Control (VBE, HUB) for an annual cumulative amount not to exceed \$390,000.00 for year one, \$420,000.00 for year two, \$485,000.00 for year three, and \$496,000.00 each year for year four and year five; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The recommended award amount for pest control services for Beacon Communities is not expected to exceed an annual cumulative amount of \$390,000.00 for year one, \$420,000.00 for year two, \$485,000.00 for year three, and \$496,000.00 each year for year four and year five and will be funded through the approved operating budgets or available reserves.

SUMMARY:

SAHA requires the services of a vendor to provide pest control services for Beacon Communities. The vendor will work in partnership with Beacon Communities staff and residents to undertake a program of Integrated Pest Management (IPM) that relies on the combination of physical, cultural, biological, and/or chemical control of pests. Its aim is to integrate or incorporate all appropriate methods into an approach that provides needed pest control in the safest manner with the use of chemicals as a last resort. SAHA's IPM plan promotes environmentally sensitive pest management, while preserving assets and protecting the health and safety of its residents and employees.

Services will include, but are not limited to: inspection, flushing, application, baiting, trapping, monitoring, clean-up, and treatment for German and American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests (weevils, etc.), and rodents. Additional services may include: bird deterrent, bat removal, snake removal, inspection for evidence of termites and/or bed bugs, and contractor shall submit a proposed plan for

SAN ANTONIO HOUSING AUTHORITY**March 4, 2021**

eradication, trapping of skunks, raccoons, possums, armadillos, exterior building rodent bait boxes, and treatment for fleas and ticks.

Beacon Communities units will be serviced within 30 days (12 Treatments per year) and shall include inspection and treatment of the entire unit during every routine pest control service; common areas within the developments shall be serviced every 2 weeks (26 Treatments per year) to include, but not limited to: offices, Laundry Rooms, Lobby, dumpster areas, Breezeways, Halls, Pool House, etc.

On October 15, 2020, SAHA issued a "Request For Proposals" (RFP) #2010-910-59-5068 for Pest Control Services for Beacon Communities, which closed on November 17, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), the Hart Beat, posted on NAHRO, Public Purchase, and direct solicited to 52 vendors. A total of five proposals were received in response to the RFP: iPest Solutions Pest Control dba ipest Solutions, Pest Management, Inc. (WBE), Pied Piper Pest Control, LLC (ESBE, HABE, MBE, SBE, WBE), The Original Bug Company, LLC dba BUGCO Pest Control (VBE, HUB), and Worldwide Pest Control, Inc. (WBE). All proposals were evaluated on the following criteria: experience, key personnel, method, capacity, price, and strength of the contractor's SWMBE Utilization Plan. Best and Final Offers were requested from the four highest rated proposers that were due to Procurement on December 18, 2020.

Beacon Communities operates as an Enterprise Fund Department and receives no funding other than what it earns through its operations. Worldwide Pest Control, who was the highest rated proposer, came in with a cost for routine and most-frequently-used additional services significantly higher than the second and third highest rated proposers by an estimated amount of \$60,000.00 per year or \$300,000.00 over the course of the 5 years. It is believed that an award to Worldwide Pest Control would significantly reduce the availability of funds generated by the properties within their portfolio for other operational requirements. Thus, Beacon Communities recommends that achieving "Best Value" for award of this contract would mean awarding to the second and third highest rated proposers.

COMPANY PROFILES:

Pied Piper Pest Control was established in 1946 and is located in San Antonio, Texas. This vendor has been certified as an ESBE, HABE, MBE, SBE, WBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They provide commercial and residential pest control services to industries that include assisted living communities, food processing plants, hospitality, industrial, managed properties, medical facilities, multi-units, offices, residential homes, and school districts. They specialize in treatments for ants, bed bugs, bees, cockroaches, fleas, mosquitoes, spiders, termites, and ticks. Their animal removal services include, but are not limited to, birds, possums, racoons, rats and mice, skunks, snakes, and squirrels.

Their client list includes: Alamo Community College, Center for Health Care, City of San Antonio, HEB Grocery Company, Henry G Gonzalez Convention Center, International Food Systems, Inc., Olmos Towers, San Antonio Airport Hilton, San Antonio Water System, and numerous apartment complexes.

The Original Bug Company LLC dba BUGCO Pest Control was established in 2009 and is headquartered in Richmond, Texas, with field office locations in San Antonio and Wills Point,

SAN ANTONIO HOUSING AUTHORITY**March 4, 2021**

Texas. This vendor self-certifies as a VBE, and has been certified as a HUB by the State of Texas. They specialize in areas to include, but are not limited to: bed bugs, bird control, exterior fogging, fire ants, fleas, ticks and springtails; gnats and flies; mosquito misting systems; spiders and scorpions, and squirrels. They provide pest control services to industries that include communities, federal facilities, food service, parks and recreation, schools and daycares, and state and local governments.

Their client list includes, but is not limited to, San Antonio International Airport, Texas Department of Criminal Justice, Texas Department of Transportation, Admiralty RV Park, Azurite Property Management, Corpus Christi State Supported Living Center, Days Inn, Heritage Signature Homes, Remax Unlimited, San Miguel Realty Group, Shenandoah Homes Association, and SMG Holdings.

CONTRACTORS PERFORMANCE:

Pied Piper Pest Control received an award to provide this service for Public Housing and Administrative Properties at the November 3, 2017, Regular Board meeting. This vendor has performed satisfactorily under their prior contract award with SAHA.

The Original Bug Company has received no prior awards from SAHA.

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 monitor compliance of the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6114
Scoring Matrix
BAFO Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 6114**

RESOLUTION 6114, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR BEACON COMMUNITIES TO PIED PIPER PEST CONTROL (ESBE, HABE, MBE, SBE, WBE) AND THE ORIGINAL BUG COMPANY, LLC DBA BUGCO PEST CONTROL (VBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$390,000.00 FOR YEAR ONE, \$420,000.00 FOR YEAR TWO, \$485,000.00 FOR YEAR THREE, AND \$496,000.00 EACH YEAR FOR YEAR FOUR AND YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on October 15, 2020, SAHA issued a “Request For Proposals” (RFP) #2010-910-59-5068 for Pest Control Services for Beacon Communities, which closed on November 17, 2020; and

WHEREAS, five proposals were received in response to the RFP. Best and Final Offers were requested from the four highest rated proposers; and

WHEREAS, Beacon Communities operates as an Enterprise Fund Department and receives no funding other than what it earns through its operations. Worldwide Pest Control, who was the highest rated proposer, came in with a cost for routine and most-frequently-used additional services significantly higher than the second and third highest rated proposers by an estimated amount of \$60,000.00 per year or \$300,000.00 over the course of the 5 years. It is believed that an award to Worldwide Pest Control would significantly reduce the availability of funds generated by the properties within their portfolio for other operational requirements. Thus, Beacon Communities recommends that achieving “Best Value” for award of this contract would mean awarding to the second and third highest rated proposers. SAHA staff are recommending contract awards to Pied Piper Pest Control and The Original Bug Company, LLC dba BUGCO Pest Control; and

WHEREAS, the current award recommendation for pest control services for Beacon Communities is not expected to exceed an annual cumulative amount of \$390,000.00 for year one, \$420,000.00 for year two, \$485,000.00 for year three, and \$496,000.00 each year for year four and year five and will be funded through the approved operating budgets or available reserves; and

WHEREAS, staff requests the Board of Commissioners authorize the Interim 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 6114, authorizing the award of contracts for pest control services for Beacon Communities to Pied Piper Pest Control (ESBE, HABE, MBE, SBE, WBE) and The Original Bug Company, LLC dba BUGCO Pest Control (VBE, HUB) for an annual cumulative amount not to exceed \$390,000.00 for year one, \$420,000.00 for year two,

\$485,000.00 for year three, and \$496,000.00 each year for year four and year five; for a period of one year with the option to renew up to four additional one-year terms.

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

Passed and approved on the 4th day of March 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim President and CEO

Scoring Matrix Pest Control Services for Beacon Communities 2009-910-59-5068						
Criterion Description	Weight	Worldwide Pest Control, Inc.	Pied Piper Pest Control, LLC.	BUGCO Pest Control	Pest Management, Inc.	iPest Solutions
Experience:	1-5 25%					
<u>Rater 1 - Roy</u>		5.00	4.00	3.00	4.00	3.00
<u>Rater 2 - Gary</u>		5.00	4.00	3.00	3.00	3.00
<u>Rater 3 - Richard</u>		5.00	4.00	3.00	4.00	3.00
<u>Total Score</u>		15.00	12.00	9.00	11.00	9.00
<u>Average Score</u>		5.00	4.00	3.00	3.67	3.00
<u>Weighted Score</u>		1.25	1.00	0.75	0.92	0.75
Key Personnel:	1-5 10%					
<u>Rater 1</u>		4.00	4.00	4.00	3.00	4.00
<u>Rater 2</u>		4.00	4.00	3.00	3.00	3.00
<u>Rater 3</u>		4.00	4.00	3.00	3.00	3.00
<u>Total Score</u>		12.00	12.00	10.00	9.00	10.00
<u>Average Score</u>		4.00	4.00	3.33	3.00	3.33
<u>Weighted Score</u>		0.40	0.40	0.33	0.30	0.33
Method:	1-5 20%					
<u>Rater 1</u>		4.00	3.00	3.00	3.00	3.00
<u>Rater 2</u>		5.00	4.00	3.00	3.00	3.00
<u>Rater 3</u>		4.00	3.00	3.00	3.00	3.00
<u>Total Score</u>		13.00	10.00	9.00	9.00	9.00
<u>Average Score</u>		4.33	3.33	3.00	3.00	3.00
<u>Weighted Score</u>		0.65	0.50	0.45	0.45	0.45
Capacity:	1-5 20%					
<u>Rater 1</u>		5.00	3.00	3.00	3.00	3.00
<u>Rater 2</u>		5.00	3.00	3.00	3.00	3.00
<u>Rater 3</u>		5.00	3.00	3.00	3.00	3.00
<u>Total Score</u>		15.00	9.00	9.00	9.00	9.00
<u>Average Score</u>		5.00	3.00	3.00	3.00	3.00
<u>Weighted Score</u>		1.00	0.60	0.60	0.60	0.60
Price Proposal:	1-5 20%					
<u>Total Score</u>		3.26	3.77	5.00	3.37	1.90
<u>Weighted Score</u>		0.65	0.75	1.00	0.67	0.38
Strength of the SWMBE plans:	1-5 5%					
<u>Rater 1</u>		4.00	1.00	1.00	1.00	1.00
<u>Rater 2</u>		4.00	1.00	1.00	1.00	1.00
<u>Rater 3</u>		4.00	1.00	1.00	1.00	1.00
<u>Total Score</u>		12.00	3.00	3.00	3.00	3.00
<u>Average Score</u>		4.00	1.00	1.00	1.00	1.00
<u>Weighted Score</u>		0.20	0.05	0.05	0.05	0.05
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.						
Category I: As detailed in Attachment D	5 (.25)					
Category II: As detailed in Attachment D	4 (.2)					
Category III: As detailed in Attachment D	3 (.15)					
Category IV: As detailed in Attachment D	2 (.1)					
Total Weighted Score		4.15	3.30	3.18	2.99	2.56

Scoring Matrix - BAFO Pest Control Services for Public Housing and Administrative Properties 2009-910-59-5067					
Criterion Description	Weight	Worldwide Pest Control, Inc.	Pied Piper Pest Control, LLC.	BUGCO Pest Control	Pest Management, Inc.
<u>Experience:</u>	1-5 25%				
<u>Rater 1 - Roy</u>		5.00	4.00	3.00	4.00
<u>Rater 2 - Gary</u>		5.00	4.00	3.00	3.00
<u>Rater 3 - Richard</u>		5.00	4.00	3.00	4.00
<u>Total Score</u>		15.00	12.00	9.00	11.00
<u>Average Score</u>		5.00	4.00	3.00	3.67
<u>Weighted Score</u>		1.25	1.00	0.75	0.92
<u>Key Personnel:</u>	1-5 10%				
<u>Rater 1</u>		4.00	4.00	4.00	3.00
<u>Rater 2</u>		4.00	4.00	3.00	3.00
<u>Rater 3</u>		4.00	4.00	3.00	3.00
<u>Total Score</u>		12.00	12.00	10.00	9.00
<u>Average Score</u>		4.00	4.00	3.33	3.00
<u>Weighted Score</u>		0.40	0.40	0.33	0.30
<u>Method:</u>	1-5 20%				
<u>Rater 1</u>		4.00	3.00	3.00	3.00
<u>Rater 2</u>		5.00	4.00	3.00	3.00
<u>Rater 3</u>		4.00	3.00	3.00	3.00
<u>Total Score</u>		13.00	10.00	9.00	9.00
<u>Average Score</u>		4.33	3.33	3.00	3.00
<u>Weighted Score</u>		0.65	0.50	0.45	0.45
<u>Capacity:</u>	1-5 20%				
<u>Rater 1</u>		5.00	3.00	3.00	3.00
<u>Rater 2</u>		5.00	3.00	3.00	3.00
<u>Rater 3</u>		5.00	3.00	3.00	3.00
<u>Total Score</u>		15.00	9.00	9.00	9.00
<u>Average Score</u>		5.00	3.00	3.00	3.00
<u>Weighted Score</u>		1.00	0.60	0.60	0.60
<u>Price Proposal:</u>	1-5 20%				
<u>Total Score</u>		3.40	3.86	5.00	3.93
<u>Weighted Score</u>		0.68	0.77	1.00	0.79
<u>Strength of the SWMBE plans:</u>	1-5 5%				
<u>Rater 1</u>		4.00	1.00	1.00	1.00
<u>Rater 2</u>		4.00	1.00	1.00	1.00
<u>Rater 3</u>		4.00	1.00	1.00	1.00
<u>Total Score</u>		12.00	3.00	3.00	3.00
<u>Average Score</u>		4.00	1.00	1.00	1.00
<u>Weighted Score</u>		0.20	0.05	0.05	0.05
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.					
Category I: As detailed in Attachment D	5 (.25)				
Category II: As detailed in Attachment D	4 (.2)				
Category III: As detailed in Attachment D	3 (.15)				
Category IV: As detailed in Attachment D	2 (.1)				
Total Weighted Score		4.18	3.32	3.18	3.10

Advertisement List
Solicitation # 2009-910-59-5068
Pest Control Services for Beacon Communities

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce		info@alamo-aacc.org	
Alamo City Black Chamber Of Commerce	Sherry Logan	info@alamocitychamber.org slogan@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aia.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Goodwill Industries	Angelique de Oliveira	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	
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	

Advertisement List
Solicitation # 2009-910-59-5068
Pest Control Services for Beacon Communities

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	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 11/15/18			
	HUBS on CMBL		
	None		
	Section 3 Bidders		
	None		
	Direct Solicits		
Accurate Pest Control		todd@accuratepest.net	210-495-0499

Advertisement List
Solicitation # 2009-910-59-5068
Pest Control Services for Beacon Communities

		ricky@accuratepest.net	
A1 Pro Termite & Pest Control	William Perkins	info@a1protermite.com	210-990-0203
Annie Oakley Pest Control		AnnieOakleyPest@gmail.com	830-672-1870
A-Zap Pest Control	Justin Moerbe	a_zappc@yahoo.com	830-931-1292
All American Pest Control	Jesse Barbosa	All-American_jb@yahoo.com	210-602-7164
Angel Pest Control	Sterling Schulze	ssschulze@angelpest.com	(830) 379-3277
APC Pest Services	Sal Caballero	apcpestservices@gmail.com	210.314.4467
Bella Bugs Pest Control	Pat	BB@BellaBugs.com	210-745-2200
Bullfrog Exterminating		bullfrogexterminating@outlook.com	210-688-5512
Bug Busters Pest Control, LLC		bugbusterstx@gmail.com	210-607-4444
BUGCO Pest Control	Darrell Mather Jeff Murrell	darrell@bugco.org jeff@bugco.org	(281) 240-2157
Bulverde Pest Control, L.L.C.	Ken Jones	bulverdepc@gvyc.com info@bulverdepestcontrol.com	210-831-8401
Mister-B Pest Control	Don Baker	don@mr-b-sa.com	210-659-0609
Comal Pest Control	Harvey Kalich	hkalich@satx.rr.com	830-625-8751
ABC Home & Commercial Services	Bobby Jenkins	bjenkins@abcpest.com	512-837-9500
Bob Jenkins Pest & Lawn Svc	Mike Davison	mike@jenkinspest.com	210-979-7378
C-6 Disposal	Albert Saenz	albert@c6disposal.com	(210) 375-0066
Century Pest Control, Inc.	Charles Angelini, III	chas@centurypest.com	210-344-8002
Denn's Best Pest		mrbug@dennsbestpest.com	210-771-6615
Dowell Pest Control		info@dowellpestcontrol.com Chad@dowellpestcontrol.com	361-717-4663
Ecoteam Pest Control	Joey Ball	joey@ecoteam.com	512-900-8314
Express Facility Management.	Nick Globokar	nick.globokar@expressfacilitymgt.com	866-726-9527
Earth Wise Organic Pest Control	Joseph De Los Santos	ewopc.2003@yahoo.com	210-647-0814
Family Pest Control		zapbugs@FamilyPestControl.com	210-681-5094
Home Solutions Pest Control	Scott MacMaster	karen@aircare-sa.com	210-679-9000

Advertisement List
Solicitation # 2009-910-59-5068
Pest Control Services for Beacon Communities

HomeTeam Pest Defense	Frank Adam	dshultz@pestdefense.com	972-378-6725 ex14
Lonestar Pest Solutions	Richard Montoya	lpsinfo@lonestarpestsolutions.com	210-653-4250
Mantis Pest Control		mantispestcontrols@gmail.com	(210) 343-5065
Massey Services Inc.	Michael Maddox	mmaddox@masseyservices.com	210.538.9999
Moxie Pest Control		vm@moxiepestcontrol.com	210-610-6058
Nature's Own Pest Control		info@naturesownpestcontrol.org	210-637-7733
NuWay Pest Control	Greg Dannheim	nuwaypestcontrol@satx.rr.com	210-520-0500
One Way Pest Control	Javier Alonso	javier@onewaypestcontrol.com	210-930-0280
Orkin Exterminating Co., Inc.	Shawn Stiles	Branch672@rollins.com	877-250-1652
Pest Shield Pest Control Inc.	Dominick Alongi	info@pestshieldpc.com	210-525-8823
Pest Management, Inc.	Becky Scribner	becky@pestmanagementcorp.com	512-288-1007
Pestmaster Services	Brian Wilk	bwilk@pestmaster.com	775) 858-7378
Pied Piper Pest Control LLC	Scott Ankrom	scott@sabugs.com	210-826-2030
Preston Pest Controll	Jay Preston	info@preston-pest-control.com	210-503-5908 O 210-465-5888 C
ProDefense Pest Control		prodefensepestcontrol@gmail.com	210-901-9150
Shilo Pest and Landscape Solutions	Calvin Archer	calvin@shiloPL.com	214-210-2779
Spider Man Pest Control	Warren Remmey	warren.remmey@gmail.com	210-656-3721
Truly Nolen Pest Control	Valerie Mitchell	manager.038@trulymail.net	210-741-8822 505-205-9195
Terminix	Steve Obrien	SObrien@terminix.com	281-575-7200
Texas Pest Control	Craig Cottrell	txpesta@gmail.com	(210) 496-5918
Tejas Pest Control		rod@tejaspestcontrol.com	210-212-6700
Worldwide Pest Control	Bianca Ramos Jose Grimaldo	BiancaR@wwpest.com joseg@wwpest.com	210-734-0000
X-Out Pest Services			726-888-7020

SAN ANTONIO HOUSING AUTHORITY

March 4, 2021

BOARD OF COMMISSIONERS

RESOLUTION 6115, APPROVING THE 2021 SMALL AREA FAIR MARKET RENT (SAFMR) PAYMENT STANDARD SCHEDULE

DocuSigned by:



B7D46F79613F4FA...

Ed Hinojosa, Jr.**Interim President and CEO**

DocuSigned by:



ETCEEC58CC08409...

Zachariah Woodard**Director of Federal Housing Programs****REQUESTED ACTION:**

Consideration and approval regarding Resolution 6115, approving the 2021 Small Area Fair Market Rent (SAFMR) Payment Standard Schedule.

FINANCIAL IMPACT:

There is an estimated monthly impact on the current Annual Housing Assistance Payment Contract of \$336,941.00 or a 4.2% increase; however, due to biennial and triennial recertifications, the increase will be phased in over a period of three years.

Table 1. Current and Proposed SAHA SAFMR Payment Standards Comparison

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Current SAFMR Payment Standard Schedule							
Group 1	459	567	711	936	1125	1294	1463
Group 2	504	612	774	1008	1224	1408	1591
Group 3	558	684	855	1125	1377	1584	1790
Group 4	612	756	936	1233	1503	1728	1954
Group 5	657	801	999	1314	1611	1853	2094
Group 6	684	837	1044	1368	1683	1935	2188
Group 7	747	918	1143	1503	1836	2111	2387
Group 8	792	981	1215	1593	1953	2246	2539
Group 9	837	1026	1278	1683	2052	2360	2668
Group 10	918	1125	1395	1836	2250	2588	2925
Proposed SAFMR Payment Standard Schedule							
Group 1	477	576	711	936	1134	1304	1474
Group 2	558	675	819	1062	1314	1511	1708
Group 3	594	711	873	1134	1404	1615	1825
Group 4	639	765	936	1233	1503	1728	1954

SAN ANTONIO HOUSING AUTHORITY**March 4, 2021**

Group 5	729	873	1062	1377	1710	1967	2223
Group 6	756	909	1107	1440	1782	2049	2317
Group 7	783	936	1143	1503	1836	2111	2387
Group 8	846	1008	1233	1602	1980	2277	2574
Group 9	891	1071	1305	1692	2097	2412	2726
Group 10	972	1161	1431	1854	2295	2639	2984

SUMMARY:

On November 16, 2016, The U.S. Department of Housing and Urban Development (HUD) published the Small Area Fair Market Rents (SAFMR) Final Rule, which provides that designated Public Housing Agencies (PHAs) will use SAFMRs to determine Housing Choice Voucher (HCV) payment standards in lieu of using the annually published Metropolitan Fair Market Rents (MAFMR) schedule. Payment standard is defined as “the maximum assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family)” [24 CFR 982.4(b)]. HUD permits the housing authority to establish a payment standard amount for each unit size at any level between 90% and 110%—referred to as the “basic range”—of the FMR for the unit size [24 CFR 982.503(b)(1)(i)].

On January 17, 2018, HUD issued PIH Notice 2018-01, which required implementation of SAFMRs by April 1, 2018. SAHA submitted a waiver to HUD through SAHA’s FY2018-19 Moving to Work (MTW) Annual Plan requesting a delay in implementation for July 1, 2018. Using the MTW waiver, SAHA implemented SAFMRs through a Phase-In approach with two tiers of payment standards in Phase I effective July 1, 2018. This MTW activity also allows SAHA to set the payment standard outside of the 90% to 110% range. SAHA updated its payment standard schedule to ten zip code groups for Phase II effective January 1, 2020.

The proposed 2021 SAFMR Payment Standard Schedule, included in the table above, shows an increase in payment standards across almost all zip code groups and bedroom sizes. The increases vary by unit size from \$0 (Group 1 - 2 and 3 BR) to \$129 (Group 6 - 6BR). Staff believe that these increases are consistent with today’s current market trends and will expand housing opportunities for our families. With these increases, staff has estimated that a total of \$336,941.00 in additional Housing Assistance Payments will be paid out each month after full implementation.

The proposed schedule would be implemented after approval in phases. Once approved, implementation will consist of a phase-in for participants and will be effective for all vouchers issued with an effective date of March 1, 2021, and later, and recertifications effective June 1, 2021, and later.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6115
Presentation

**San Antonio Housing Authority
Resolution 6115**

RESOLUTION 6115, APPROVING THE 2021 SMALL AREA FAIR MARKET RENT (SAFMR) PAYMENT STANDARD SCHEDULE

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) annually establishes fair market rents (FMRs) for each area in the United States; and

WHEREAS, HUD requires SAHA to establish voucher payment standards for each unit size; and

WHEREAS, SAHA staff request authorization to establish the 2021 Small Area Fair Market Rent (SAFMR) Payment Standard Schedule at the proposed amounts in order to ensure payment standards are compliant with federal regulations.

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

Resolution 6115, approving the 2021 SAFMR Payment Standard Schedule to be effective for all vouchers issued with an effective date of March 1, 2021 and later, and recertifications effective June 1, 2021 and later.

Table 1. Proposed 2021 SAFMR Payment Standards

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Group 1	477	576	711	936	1134	1304	1474
Group 2	558	675	819	1062	1314	1511	1708
Group 3	594	711	873	1134	1404	1615	1825
Group 4	639	765	936	1233	1503	1728	1954
Group 5	729	873	1062	1377	1710	1967	2223
Group 6	756	909	1107	1440	1782	2049	2317
Group 7	783	936	1143	1503	1836	2111	2387
Group 8	846	1008	1233	1602	1980	2277	2574
Group 9	891	1071	1305	1692	2097	2412	2726
Group 10	972	1161	1431	1854	2295	2639	2984

Passed and approved on the 4th day of March 2021.

Ana M. “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim President and CEO



2021 SAFMR PAYMENT STANDARDS

March 4, 2021

BACKGROUND

Payment Standards

2

- SAHA is a SAFMR-designated Public Housing Authority (PHA), meaning it is required to use **Small Area Fair Market Rent (SAFMR)** to determine Housing Choice Voucher (HCV) payment standards
- **Payment Standard:** The maximum subsidy for a family assisted in the voucher program (before deducting the total tenant payment by the family)

BACKGROUND

SAFMR Policy

3

- Using MTW Activity FY2019-01, SAHA implemented SAFMRs through a phase-in approach with **two tiers of payment standards**, effective July 1, 2018
- SAHA updated its payment standard schedule to **10 zip code groups** for Phase II, effective January 1, 2020
- The proposed 2021 Payment Standard Schedule will be effective for **recertifications, effective June 1, 2021, or later**, and all **vouchers issued with effective dates March 1, 2021, or later**

2021 SAFMR PAYMENT STANDARDS

4

	0 BR	1 BR	2 BR	3 BR	4 BR	5BR	6BR
Current Payment Standards							
Group 1	\$459	\$567	\$711	\$936	\$1,125	\$1,294	\$1,463
Group 10	\$918	\$1,125	\$1,395	\$1,836	\$2,250	\$2,588	\$2,925
2021 Proposed Payment Standards							
Group 1	\$477	\$576	\$711	\$936	\$1,134	\$1,304	\$1,474
Group 10	\$972	\$1,161	\$1,431	\$1,854	\$2,295	\$2,639	\$2,984

FINANCIAL IMPACT

5

- There is an estimated monthly impact on the current Annual Housing Assistance Payment Contract of **\$336,941.00 or a 4.2% increase**
- Due to biennial and triennial recertifications, the increase will be phased in over a period of three years

QUESTIONS?



PRESIDENT'S REPORT

MARCH 2021

WINTER STORMS RESPONSE

San Antonio faced an unprecedented, historic and dangerous winter storm dropping temperatures to the single digits and leaving the city in blankets of snow that continues to affect millions throughout the state, including thousands of SAHA residents. From February 19th through present day, the agency has received an outpouring of support from the community, elected officials, businesses and the greater San Antonio community with assistance.

Community leaders delivered blankets, hot meals and water to SAHA residents. In total, more than 3,000 hot meals were delivered and more than 40,000 bottles of water were distributed to SAHA elderly residents, disabled residents and families, thanks to generous contributions from Coca-Cola, the San Antonio Food Bank and the City of San Antonio. Congressman Joaquin Castro, Texas State Senator José Menéndez, Texas State Representative Ina Minjarez, Bexar County Commissioner Justin Rodriguez, Bexar County Commissioner Rebeca Clay-Flores, San Antonio Mayor Ron Nirenberg and Councilwoman Shirley Gonzales participated in the disaster relief and assisted SAHA during this unprecedented emergency, including providing hot meals and water for our residents. Former Congressman, U.S. Senate and presidential candidate Beto O'Rourke joined SAHA at Alazan-Apache Courts on February 21st to distribute hot meals to residents. We are grateful for their dedication to our San Antonio community.



100 LABOR VIRTUAL GROUND BREAKING

After two decades of planning, SAHA celebrated the virtual groundbreaking of 100 Labor, a new gateway to the Victoria Commons community in partnership with Franklin Development. The 220-unit, multi-family development will provide families with affordable housing options, on-site retail, amenities such as a coffee bar, pet grooming and fitness center, as well as easy access to major highways.

“When SAHA first began the revitalization effort of this neighborhood, we wanted to be intentional about the atmosphere we create because we promised a better tomorrow for our families,” said Timothy E. Alcott, Chief Legal and Real Estate Officer.

The new downtown community is a modern approach to workforce housing with the purpose of creating an atmosphere to fit resident lifestyles. With downtown San Antonio being the hub of tourism in the city, there is a large number of service-industry employees needing affordable housing. They will be able to have direct access to more career opportunities both on-site and in the downtown area. For more information, visit saha.org/victoriacommons.

VOLUNTEER FOR A FREE COVID-19 VACCINE

San Antonio Metro Health is seeking volunteers ages 18 and older to assist with mass, in-demand COVID-19 vaccines at the Alamodome. Volunteers who sign up will also receive a free vaccine. Volunteers are tasked with helping city employees with vaccination efforts inside and outside of the Alamodome. Metro Health has medical and non-medical roles that entail everything from directing traffic, answering patients’ questions, sanitization and administering the vaccine. For more information and to register to volunteer, visit texasdisastervolunteerregistry.org.



FAMILY SELF-SUFFICIENCY VIRTUAL GRADUATION

The San Antonio Housing Authority's (SAHA) Family Self-Sufficiency (FSS) Program hosted a virtual graduation on January 29th to celebrate Public Housing and Housing Choice Voucher Program participants who successfully completed the self-paced, voluntary program.

Through participation in the FSS Program, participants receive money management classes, education and training, career counseling and exploration, resume writing, interview skills and other training to reach their goals. Approximately 23 graduates were celebrated during the virtual graduation ceremony, and SAHA residents were awarded \$221,845.00 total in escrow checks.

During the virtual event, SAHA resident Nikki Daniels shared how the FSS Program connected her to digital and financial literacy courses and a Good Careers Pharmacy Technician certification, which helped her increase her annual income by 6 percent.

SAHA resident Oneida Perez shared she completed financial literacy courses, obtained five Information Technology Technician certifications, completed an Associate of Applied Science degree and increased her annual income by 5 percent.

