



SAN ANTONIO HOUSING AUTHORITY REGULAR BOARD MEETING AUGUST 5, 2021



BOARD OF COMMISSIONERS

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|-------------------------------|------------------------------|-----------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|
| Dr. Ana "Cha" Guzmán Chair | Jessica Weaver Vice Chair | Loren D. Dantzler Commissioner | Olga Kauffman Commissioner | Gabriel Lopez Commissioner | Ignacio Perez Commissioner | Ruth Rodriguez Commissioner |
|-------------------------------|------------------------------|-----------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|

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, August 5, 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.

PUBLIC COMMENT

2. **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. The Board will not discuss the comments of speakers or respond to speakers during the public comment portion of the agenda.

CITIZENS TO BE HEARD

3. **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. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

MINUTES

4. Minutes

- Approval of the June 3, 2021, Regular Board Meeting Minutes
- Approval of the June 17, 2021 Special Board Meeting Minutes
- Approval of the June 18, 2021 Special Board Meeting Minutes
- Approval of the July 14, 2021 Special Board Meeting Minutes
- Approval of the July 22, 2021, Operations Committee Minutes
- Approval of the July 22, 2021, Real Estate Development Committee Meeting Minutes

CONSENT ITEMS

5. Consideration and approval regarding Resolution 6155, authorizing the award of a contract for Madonna Apartments Natural Gas Systems, Boiler Room and Parking Lot Improvements to Tracker Energy Services for an amount not to exceed \$1,045,679.00 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
6. Consideration and approval regarding Resolution 6156, authorizing the award of contracts for automated and manual bulk pickup services agency wide to Bulk-Away, LLC (AABE) and Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business) for an annual cumulative amount not to exceed \$550,000.00; 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; Zachariah Woodard, Director of Federal Housing Programs)
7. Consideration and approval regarding Resolution 6157, authorizing the award of a contract for Turnkey WiFi Expansion Project to VIA Technology, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$2,371,176.00 (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology)
8. Consideration and approval regarding Resolution 6158, authorizing the award of contracts for the Broadband Installation and Services portion of the WiFi Expansion project to Grande Communication Networks, LLC for an annual cumulative amount not to exceed \$227,430.00; for a period of one year with the option to renew up to two additional one-year terms; and, Spectrum Enterprises for a period of one year with the option to renew up to two additional one-year terms for an annual cumulative amount not to exceed \$311,713.00 for year one and an annual cumulative amount not to exceed \$302,269.00 for year two and for year three (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology)
9. Consideration and approval regarding Resolution 6159, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$500,000.00; for a period of seven months with the option to renew up to three additional one year terms (George Ayala, Director of Procurement; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
10. Consideration and approval regarding Resolution 6160, approving the Payment Standard Schedule between 90% and 105% of Small Area Fair Market Rents (SAFMRs) for the Emergency Housing Voucher (EHV) Program (Zachariah Woodard, Director of Federal Housing Programs)
11. Consideration and approval regarding Resolution 6161, approving the Interim Reexamination Policy and the Emergency Housing Voucher Program Policy (Zachariah Woodard, Director of Federal Housing Programs)

12. Consideration and approval regarding Resolution 6163, authorizing a capital contribution of \$1,000,000.00 in Moving to Work (MTW) funds for the Bristol at Somerset project; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
13. Consideration and approval regarding Resolution 6164, in support of placing Land Use Restriction Agreements (LURA) on Stablewood Farms Apartments (Timothy E. Alcott, Chief Legal and Real Estate Officer)

DISCUSSION ITEMS

14. Discussion regarding resident concerns

15. President's Report

- SAHA Gives Away Supplies for Back-to-School
- Beat the Heat Meet and Greet at Highview Apartments
- Victoria Plaza Volunteer Day
- Fiesta Float Resident Winners
- Commemorating Juneteenth
- Celebrating Pride Month

16. *Closed Session:

Consultation with Attorney

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

- Semi-Annual Litigation Update

Personnel/Consultation with Attorney

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

- Consultation with attorney and consideration of employment contract for President and CEO

17. 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, June 3, 2021

SCHEDULED: 1:00 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, Jr., 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 1:09 p.m.

PUBLIC COMMENT

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

CITIZENS TO BE HEARD

Item 3: 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.

MINUTES

Item 4: Minutes

- Approval of the May 6, 2021, Regular Board Meeting Minutes
- Approval of the May 20, 2021, Operations Committee Minutes
- Approval of the May 20, 2021, Finance Committee Minutes
- Approval of the May 20, 2021, Real Estate Development Committee Meeting Minutes

Motion: Commissioner Kauffman moved to approve the Meeting minutes. 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 | | | |
| Ruth Rodriguez, Commissioner | | | X | |

PUBLIC HEARING

Item 5: Public hearing regarding Resolution 6143, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Granada Apartments) Series 2021 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 21LVPFC-05-20 authorizing the bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Public Hearing - Citizens are provided three minutes each to speak to the public hearing agenda item. There were no citizens who spoke during the meeting.

CONSENT ITEMS

Item 6: Consideration and approval regarding Resolution 6136, amending and restating the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, and authorizing the Interim President and CEO to execute the amended and restated plan (Muriel Rhoder, Chief Administrative Officer; Janie Rodriguez, Director of Human Resources)
Consent

Item 7: Consideration and approval regarding Resolution 6147, in support of the removal of the Custodian of the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, and appointment of successor Custodian (Muriel Rhoder, Chief Administrative Officer; Janie Rodriguez, Director of Human Resources)
Consent

Item 8: Consideration and approval regarding Resolution 6142, authorizing the Interim President and CEO to renew or place insurance policies covering property, liability, cyber liability,

excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2021-2022, for an estimated amount of \$4,304,042.00 (Diana Kollodziej Fiedler, Director of Finance and Accounting)

Consent

Item 9: Consideration and approval regarding Resolution 6149, adopting the San Antonio Housing Authority Internal Audit Plan for Fiscal Year 2021-2022 (Aiyana Longoria, Director of Internal Audit)

Consent

Item 10: Consideration and approval action regarding Resolution 6143, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Granada Apartments) Series 2021 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 21LVPFC-05-20 authorizing the bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Consent

SAHA staff informed the Board that the tax credit buyer has been changed to AHP, an affiliate of Berkshire Hathaway Inc., and that this change does not affect the resolution or any of the financials of the transaction.

Item 11: Consideration and approval regarding Resolutions 6145 and 21LVPFC-05-22, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed San Jose Apartments project (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Consent

Motion: Commissioner Lopez moved to approve Items #6-11. Chair Weaver 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 | | | |
| Ruth Rodriguez, Commissioner | | | X | |

INDIVIDUAL ITEMS

Item 9: Consideration and approval regarding Resolution 6141, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its affiliated entities for the fiscal year ending June 30, 2022 (Diana Kollodziej Fiedler, Director of Finance and Accounting)

Diana Kollodziej Fiedler, Director of Finance and Accounting, provided the Board a brief presentation addressing questions raised during the presentation from Resolution 6141 at the Finance Committee Meeting on May 20, 2021, including: the FY 2022 Consolidated Revenue Trend, FY 2022 Consolidated Expense Trend, Budget by Line of Business (Millions), and SAHA Organizational Structure.

Chair Guzman requested clarification on future trend reports regarding whether figures are actual or budgeted.

Vice Chair Weaver requested information regarding revenue from developments and how it is disbursed. She then recommended discussing how to best utilize development revenue at a future date.

Motion: Commissioner Kauffman moved to approve Resolution 6141. Vice Chair Weaver 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 | | | |
| Ruth Rodriguez, Commissioner | X | | | |

DISCUSSION ITEMS

Item 11: Discussion regarding resident concerns
No discussion was held regarding resident concerns.

Item 12: President’s Report

- Final Episode of COVID-19 Response Mini-Documentary Series
- SAHA Garner \$2.3 Million Jobs Plus Grant
- SAHA Hosts Painting Event for Mental Health Awareness
- SAHA Returns to Near Normal Operations
- Father's Day Fiesta
- SAHA Job Fair

Mr. Hinojosa remarked on the COVID-19 response mini-documentary series; the episode included in the President’s report is the final of four episodes in the series. The second episode of the series was shown prior to the start of this Board meeting. The remaining episodes will be shown at the beginning of future Board meetings.

Mr. Hinojosa then reported that SAHA has received a \$2.3 million Jobs Plus grant from HUD. This is the third grant of this type SAHA has received. The previous two grants were received for Alazan and Cassiano Homes. This grant is dedicated to Lincoln Heights. The grant will increase employment opportunities for the residents at Lincoln Heights and will provide one-on-one case management. The program will focus on work readiness, employer links, financial counseling, education advancement, job placement, and employment counseling.

Mr. Hinojosa explained that SAHA is returning to near-normal operations on Monday, June 7, 2021. SAHA will return to working directly with residents, while maintaining COVID-19 spread preventative measures.

Chair Guzman recommended that additional masks be available for residents to wear when meeting with staff if wanted.

Mr. Hinojosa then highlighted the annual Father's Day Fiesta. The event will be virtual this year. SAHA has requested nominations from residents for a father to receive the Hombre Noble award.

Mr. Hinojosa noted that SAHA is holding a job fair tomorrow, Friday, June 4, 2021, to recruit individuals for open positions at SAHA.

Chair Guzman then recessed the meeting for Closed Session at 1:4 p.m.

Item 11: *CLOSED SESSION

Consultation with Attorney

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

- Consultation with attorney regarding HUD and CDC eviction moratoriums

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 Resolutions 6144, 21LVPFC-05-21, and 21FAC-05-20, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the proposed Palo Alto Apartments Project
- Consultation with attorney regarding Resolutions 6146, 21LVPFC-05-23, and 21FAC-05-22, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the proposed Zarzamora Commons Apartments project

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

The Board of Commissioners returned from Closed Session at 4:40 p.m.

Commissioner Lopez motioned to approve Resolutions 6144 and 6146, as discussed in closed session. 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 | | | |
| Ruth Rodriguez, Commissioner | X | | | |

Item 12: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 4:41 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
SPECIAL BOARD MEETING - TELECONFERENCE
Call In Phone Number: (346) 248-7799
Meeting ID: 83991382881# Passcode: 330299#
12:00 p.m., Thursday, June 17, 2021

SCHEDULED: 12:00 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:

None

COUNSEL: Doug Poneck, Escamilla & Poneck, LLP

RECRUITER: Renée Narloch, S. Renée Narloch and Associates

INTERVIEW COMMITTEE:

Francesca Caballero
Dr. Monica Cruz
Dr. Robert Garza
Victor Landa
Gabriel Velasquez

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 12:20 p.m.

PUBLIC COMMENT

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

DISCUSSION ITEMS

The Board of Commissioners and Interview Committee members introduced themselves.

Chair Guzman then recessed the meeting for Closed Session at 12:29 p.m.

Item 3: *CLOSED SESSION

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 and first round interviews for President and CEO position

Item 4: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 4:39 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
SPECIAL BOARD MEETING - TELECONFERENCE
Call In Phone Number: (346) 248-7799
Meeting ID: 83991382881# Passcode: 330299#
9:00 a.m., Friday, June 18, 2021

SCHEDULED: 9:00 a.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:

None

COUNSEL: Doug Poneck, Escamilla & Poneck, LLP

RECRUITER: Renée Narloch, S. Renée Narloch and Associates

INTERVIEW COMMITTEE:

Francesca Caballero
Dr. Monica Cruz
Dr. Robert Garza
Victor Landa
Gabriel Velasquez

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 9:23 a.m.

PUBLIC COMMENT

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

DISCUSSION ITEMS

Chair Guzman recessed the meeting for Closed Session at 9:24 a.m.

Item 3: *CLOSED SESSION

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 and first round interviews for President and CEO position

Item 4: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 1:41 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
SPECIAL BOARD MEETING
818 S. FLORES ST., SAN ANTONIO, TX 78204
1:00 p.m., Thursday, July 14, 2021**

SCHEDULED: 1:00 p.m.

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:

Loren D. Dantlzer

COUNSEL: Doug Poneck,
Escamilla & Poneck, LLP

STAFF:

Ed Hinojosa, Jr., Interim President and CEO
Muriel Rhoder, Chief Administrative Officer
Jo Ana Alvarado, Director of Innovative
Technology
Kristi Baird, Director of Beacon
Communities

Domingo Ibarra, Director of Security
Richard Milk, Director of Policy and Planning
Zachariah Woodard, Director of Federal Housing
Programs

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 1:20 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There were four (4) citizens who signed up to speak to the agenda. There were four (4) citizens who spoke during the meeting.

DISCUSSION ITEM

Chair Guzman then recessed the meeting for Closed Session at 1:30 p.m.

Item 3: *CLOSED SESSION

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 and final interviews for President and CEO position

The Board of Commissioners returned from Closed Session at 5:43 p.m.

INDIVIDUAL ITEM

Item 4: Consideration and action regarding the selection of a President and CEO.

Motion: Chair Guzman moved that the Board of Commissioners select Ed Hinojosa, Jr. as the San Antonio Housing Authority's President and CEO, subject to the successful negotiation of a mutually acceptable contract. Commissioner Perez 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 5: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 5:45 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#
1:00 p.m., Thursday, July 22, 2021

SCHEDULED: 1:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Loren D. Dantzler, Commissioner
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, Jr., 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

Commissioner Lopez called the meeting to order at 1:04 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

Item 3: Consideration and appropriate action regarding Resolution 6155, authorizing the award of a contract for Madonna Apartments Natural Gas Systems, Boiler Room and Parking Lot Improvements to Tracker Energy Services for an amount not to exceed \$1,045,679.00 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

Mr. Hector Martinez, Director of Construction Services and Sustainability, informed the Board that Madonna Apartments are located in North Central San Antonio, City Council District 7. This community was built and constructed in 1962 and is designated a Senior and Disabled Public Housing community. The buildings are two-story structures with a brick façade located within 12 buildings. This development is comprised of one and two-bedroom apartments of which two two-bedroom units, and one efficiency unit is ADA accessible.

SAHA requires the services of a qualified utility contractor to replace the original, existing steel gas infrastructure with new polyethylene pipe (PE), which through regular gas inspections have observed the piping to be corroded, with the potential for gas leaks and loss of gas service. Gas infrastructure replacement will be staged in two phases to minimize impact to residents; replace/repair the existing curbs, sidewalks, and pavement; provide renovations to the existing boiler room to include architectural, electrical, and HVAC modifications; remove and replace the existing boiler, associated gas piping, and water softener. The estimated time for completion for this project is 120 days.

Mr. George Ayala, Director of Procurement, stated that on May 3, 2021, SAHA issued an Invitation For Bids #2104-909-62-5125 for Madonna Apartments Natural Gas Systems, Boiler Room, and Parking Lot Improvements that closed on June 10, 2021. The IFB was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 109 contractors. A total of two bids were received in response to this solicitation: Garren Construction (ESBE, HABE, MBE, SBE, WBE) and Tracker Energy Services, Inc. Both 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 within the solicitation document. Based on the above, we are recommending a contract award to Tracker Energy Services, Inc. They are the lowest priced qualified bidder.

Motion: Vice Chair Weaver moved to approve Resolution 6155. 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 | | | |
| Loren D. Dantzler, Commissioner | X | | | |
| Olga Kauffman, Commissioner | X | | | |
| Gabriel Lopez, Commissioner | X | | | |
| Ruth Rodriguez, Commissioner | | | X | |

Item 4: Consideration and appropriate action regarding Resolution 6156, authorizing the award of contracts for automated and manual bulk pickup services agency wide to Bulk-Away, LLC (AABE) and Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business) for an annual cumulative amount not to exceed \$550,000.00; 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; Zachariah Woodard, Director of Federal Housing Programs)

Ms. Kristi Baird, Director of Beacon Communities, reported that SAHA requires the services of a vendor to provide bulk waste pickup services for all properties owned and managed by the agency. It should be noted that bulk pick-up service is not included in SAHA's contract that was awarded for waste disposal and recycling services. This service will be utilized to pick up items left in or around the trash dumpsters or at bulk waste areas. Solid waste items to be picked up may include furniture, mattresses, tires, brush, wood, appliances, or construction materials. Regulated materials, such as household cleaners (bleach, drain cleaners), tires, or pesticides may need disposal on occasion and shall be disposed of in accordance with federal, state, and local laws, regulations, and ordinances. The contractors will be required to engage in recycling efforts for paper, glass, metal, and plastic products and have procedures in place for the disposal of computers, monitors, TVs, refrigerators, stoves, etc. SAHA may also utilize this service to clear out resident units when items are left behind by the resident after the unit is vacated. The vendor may be engaged either by scheduled pickup or as-needed, call-out service.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action, terrorism, or other natural or manmade disaster. In such an event, SAHA will request pricing and an estimated time frame for the removal of such debris.

Mr. Ayala noted that on May 21, 2021, SAHA issued an Invitation For Bids (IFB) #2105-910-27-5141 for Automated and Manual Bulk Pick-up Services that closed on June 22, 2021. The IFB was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 50 contractors. A total of two bids were received in response to this solicitation: Bulk-Away, LLC (AABE) and Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business). Both bids were evaluated on the following criteria: purchase price, the reputation of the bidder and their goods or services, quality of the goods or services, the extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained within the solicitation document. Due to the volume of bulk pick-up that is required by the agency, we are recommending contract awards to both Bulk-Away, LLC and Will-Luc Enterprises dba Junk King San Antonio.

Motion: Vice Chair Weaver moved to approve Resolution 6156. 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 | | | |
| Loren D. Dantzler, Commissioner | X | | | |
| Olga Kauffman, Commissioner | X | | | |
| Gabriel Lopez, Commissioner | X | | | |
| Ruth Rodriguez, Commissioner | | | X | |

Item 5: Consideration and appropriate action regarding Resolution 6157, authorizing the award of a contract for Turnkey WiFi Expansion Project to VIA Technology, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$2,371,176.00 (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology)

Ms. Jo Ana Alvarado, Director of Innovative Technology, informed the Board that SAHA currently provides residents with Public Wireless access (WiFi) in the community rooms of the developments within the portfolios of Public Housing and Beacon Communities. This is accomplished through the use of enterprise-rated WiFi equipment and devices. As part of SAHA's ongoing efforts to bring internet access to all its residents, SAHA seeks to expand the community room WiFi designs and configurations to deliver public access wireless connectivity to any device within the resident's home.

SAHA requires the services of a vendor to provide delivery of a full turnkey solution that will include the complete design, configuration, implementation, installation, and testing of diverse WiFi designs that will meet the needs of the various building types and structures for Public Housing and Beacon Communities. The Contractor will work in collaboration and partnership with SAHA's network team to ensure the best configuration possible for this project.

Mr. Ayala reported that on March 1, 2021, SAHA issued a Request For Proposals #2102-280-29-5109 for Turnkey WiFi Expansion Project that closed on April 27, 2021. The RFP was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 19 vendors. A total of four proposals were received in response to this solicitation: AT&T, Lakeway Security, LLC (HABE, Section 3 Business), Major Inc. dba RX Technology (DBE, SBE, WBE, HUB), and Via Technology, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business). All proposals were evaluated on the following criteria: experience, project management/implementation/quality control, price, and strength of the vendor's Section 3 and SWMBE Utilization Plans. Presentations were conducted with the two highest-rated proposers on May 18 and 19, 2021. Best and Final Offers were requested from both presenters that were due to SAHA on May 24, 2021. The pricing received from the BAFO's resulted in an increase in cost for the project as the proposers had a better understanding of the project to include the Agency's need for stronger equipment. Based on the above, we are recommending a contract award to Via Technology, Inc. They are the highest-rated qualified proposer.

Commissioner Lopez requested a report regarding how many families are going to be impacted in this phase of the WiFi expansion project.

Vice Chair Weaver recommended continued conversations regarding ensuring WiFi connectivity for students in response to any possible school closures and distance learning initiatives.

Motion: Commissioner Kauffman moved to approve Resolution 6157. Vice Chair Weaver seconded the motion. Approved.

| Member | Aye | Nay | Absent At Time of Vote | Abstained |
|---------------------------------|-----|-----|---------------------------|-----------|
| Dr. Ana "Cha" Guzman, Chair | | | X | |
| Jessica Weaver, Vice Chair | X | | | |
| Loren D. Dantzler, Commissioner | X | | | |
| Olga Kauffman, Commissioner | X | | | |

| | | | | |
|------------------------------|---|--|---|--|
| Gabriel Lopez, Commissioner | X | | | |
| Ruth Rodriguez, Commissioner | | | X | |

Item 6: Consideration and appropriate action regarding Resolution 6158, authorizing the award of contracts for the Broadband Installation and Services portion of the WiFi Expansion project to Grande Communication Networks, LLC for an annual cumulative amount not to exceed \$227,430.00; for a period of one year with the option to renew up to two additional one-year terms; and, Spectrum Enterprises for a period of one year with the option to renew up to two additional one-year terms for an annual cumulative amount not to exceed \$311,713.00 for year one and an annual cumulative amount not to exceed \$302,269.00 for year two and for year three (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology)

Ms. Alvarado reported that SAHA currently provides residents with Public Wireless access (WiFi) in the community rooms of the developments within the portfolios of Public Housing and Beacon Communities. This is accomplished through the use of enterprise-rated WiFi equipment and devices. As part of SAHA's ongoing efforts to bring internet access to all its residents, SAHA seeks to expand the community room WiFi to deliver WiFi access and connectivity to any device within the resident's home.

SAHA has awarded contracts for the WiFi equipment that is required to build the WiFi infrastructure and the cabling, mounting, and electrical portions of this project. This approval is for the broadband, backhaul portion of this project. SAHA requires the services of Contractors to provide the necessary Internet Service Provider (ISP) equipment (Modem/Fiber Node) needed to complete the installation and provide connectivity to the WiFi infrastructure. The Contractors will also provide broadband services for three years and all public Internet Protocol (IPs) for each delivery of bandwidth that will meet the needs of the various building types and structures for Public Housing and Beacon Communities. The Contractors will work in collaboration and partnership with SAHA's network team to ensure the best user experience possible for this project.

SAHA requires both coax and fiber bandwidth installation to support the diverse Public Housing and Beacon portfolios. Spectrum was the only vendor that presented the ability to deliver both backhaul types, and shall be awarded 10 fiber and 40 coax properties plus the additional costs for public IP addresses and installation. Grande will be awarded 19 fiber properties. Grande's cost for fiber is considerably less than Spectrum; however, they are only able to provide fiber service to properties where they have a fiber presence. After evaluating all costs associated with this project to include installation and ongoing services, awarding the 19 properties to Grande will result in annual cost savings to the agency in the amount of \$102,372.00.

Mr. Ayala relayed that on February 9, 2021, SAHA issued a Request For Proposals #2102-838-33-5102 for Broadband Installation WiFi Expansion Project that closed on March 5, 2021. This solicitation was closed as non-award as the scope of work needed to be revised to clearly identify the need for ongoing services.

On May 11, 2021, SAHA reissued a Request For Proposals #2105-838-33-5130 for Broadband Installation and Services WiFi Expansion Project that closed on May 28, 2021. The RFP was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 19 vendors. A total of three proposals were received in response to this solicitation: Spectrum Enterprises, Grande Communications Networks LLC, and DoJo Networks. All proposals were evaluated on the following criteria: experience, project

management/implementation/quality control, price, and strength of the vendor's Section 3 and SWMBE Plans. Based on the above, we are recommending contract awards to Spectrum Enterprises and Grande Communications. They are the highest-rated qualified proposers.

Vice Chair Weaver recommended including additional information in the regular resident communications regarding what data SAHA has available to them concerning utilization of the public WiFi in order to ensure transparency.

Motion: Vice Chair Weaver moved to approve Resolution 6158. 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 | | | |
| Loren D. Dantzler, Commissioner | X | | | |
| Olga Kauffman, Commissioner | X | | | |
| Gabriel Lopez, Commissioner | X | | | |
| Ruth Rodriguez, Commissioner | | | X | |

Item 7: Consideration and appropriate action regarding Resolution 6159, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$500,000.00; for a period of seven months with the option to renew up to three additional one year terms (George Ayala, Director of Procurement; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, explained that Snowden Apartments (Project) is an approximately 135-unit new construction apartment complex for Seniors age 62 years and older, proposed on an approximately 6.97 acres vacant tract of land located at 7223 Snowden Road, San Antonio, Bexar County, Texas. The new development will provide a mix of one- and two-bedroom units with appropriate design considerations and amenities and is anticipated to be 100% affordable at 60% area median income or less.

San Antonio Housing Finance Corporation (Corporation) plans to self-develop the apartment complex utilizing the consulting services of Baker Tilly and will not pursue the assistance of a private developer. The Project will receive the benefit of the Corporation's ad valorem tax exemption, as well as a sales tax exemption arising out of the Corporation serving as the prime contractor. The Corporation or its assignee will receive a purchase option and a right of first refusal from the Partnership. The agency will benefit by adding units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission.

Baker Tilly (Consultant) offers a wide range of pre-construction and construction services. During the design phase, the Consultant will work closely with the Corporation and the Design and Engineering team to ensure that construction, space design, spatial relationships, interior design, landscaping, sustainability, furnishings/equipment criteria, specifications, soil boring for site conditions, and budgets for the project are developed in a timely manner to meet the established project program and vision. In addition, the Consultant will aid in developing and coordinating the

full project scope by evaluating all funding source standards and coordinating with design professionals to ensure compliance with those standards. During the construction phase, the Consultant will work closely with the general contractor to remedy design/pricing and construction issues. It will provide the Corporation with regular updates on project progress, aid in obtaining proper pricing, assist with developer draw and construction draw administration, oversee the project development construction schedule and budget, and review any change orders which may occur. During the close-out phase, the Consultant will coordinate the final pay application, receipt of the final Certificate of Occupancy, and the successful conversion of construction to permanent financing.

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. SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with SAHA procurement policies.

Mr. Ayala noted that 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 Offer 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 “piggyback” onto this awarded contract for the remaining term awarded by PHA.

Vice Chair Weaver requested the inclusion of workload distribution data for staff regarding partnership management in future presentations to ensure appropriate ratios.

Motion: Vice Chair Weaver moved to approve Resolution 6159. 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 | | | |
| Loren D. Dantzler, Commissioner | X | | | |
| Olga Kauffman, Commissioner | X | | | |
| Gabriel Lopez, Commissioner | X | | | |
| Ruth Rodriguez, Commissioner | X | | | |

Item 8: Consideration and appropriate action regarding Resolution 6160, approving the Payment Standard Schedule between 90% and 105% of Small Area Fair Market Rents (SAFMRs) for the Emergency Housing Voucher (EHV) Program (Zachariah Woodard, Director of Federal Housing Programs)

Mr. Zachariah Woodard, Director of Federal Housing Programs, reported that the U.S. Department of Housing and Urban Development (HUD) annually establishes small area fair market rents (SAFMR) for each area in the United States. HCV regulations at 24 CFR § 982.503(a)(3) requires housing authorities to establish voucher payment standards for each unit size. 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)].

Due to the emergency nature of the EHV, HUD is waiving §982.503(a)(3) and establishing an alternative requirement permitting housing authorities to establish separate higher payment standards for the EHV in order to increase the potential pool of available units for EHV families.

In November 2016, the Small Area Fair Market Rent (SAFMR) Final Rule (Federal Register Notice FR-5855-F-03) mandated certain metropolitan areas, including the San Antonio-New Braunfels metro area, to use SAFMRs in the Housing Choice Voucher (HCV) program. Per HUD regulations, payment standards for HCVs must be within 90-110% of the SAFMR. However, with the new EHV, HUD has established an alternative requirement to allow the housing authorities to establish a payment standard amount for a unit size at any level between **90 percent and 120 percent** (as opposed to 110 percent) of the published SAFMR for that unit size.

The proposed EHV Payment Standard Schedule as shown in Table 1 below falls within the 90% to 105% range. Staff requests approval of the proposed payment standard schedule for all bedroom sizes, which complies with HUD requirements. The proposed payment standards will be effective for all EHV issued beginning July 1, 2021.

Table 1. Proposed EHV Payment Standard Schedule

| Zip Code Group | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
|----------------|---------|---------|---------|---------|---------|---------|---------|
| 1 | \$550 | \$660 | \$800 | \$1,040 | \$1,290 | \$1,484 | \$1,677 |
| 2 | \$620 | \$750 | \$910 | \$1,180 | \$1,460 | \$1,679 | \$1,898 |
| 3 | \$660 | \$790 | \$970 | \$1,260 | \$1,560 | \$1,794 | \$2,028 |
| 4 | \$710 | \$850 | \$1,040 | \$1,350 | \$1,670 | \$1,921 | \$2,171 |
| 5 | \$810 | \$970 | \$1,180 | \$1,530 | \$1,900 | \$2,185 | \$2,470 |
| 6 | \$840 | \$1,010 | \$1,230 | \$1,600 | \$1,980 | \$2,277 | \$2,574 |
| 7 | \$910 | \$1,090 | \$1,330 | \$1,730 | \$2,140 | \$2,461 | \$2,782 |
| 8 | \$940 | \$1,120 | \$1,370 | \$1,780 | \$2,200 | \$2,530 | \$2,860 |
| 9 | \$1,000 | \$1,200 | \$1,460 | \$1,900 | \$2,350 | \$2,703 | \$3,055 |
| 10 | \$1,080 | \$1,290 | \$1,590 | \$2,060 | \$2,550 | \$2,933 | \$3,315 |

Motion: Vice Chair Weaver moved to approve Resolution 6160. Commissioners Kauffman and Rodriguez seconded the motion. Approved.

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

Item 9: Consideration and appropriate action regarding Resolution 6161, approving the Interim Reexamination Policy and the Emergency Housing Voucher Program Policy (Zachariah Woodard, Director of Federal Housing Programs)

Mr. Woodard informed the Board that on April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) released multiple waivers in response to the novel Coronavirus (COVID-19) pandemic to waive and establish alternatives for numerous statutory and regulatory requirements.

On March 11, 2021, President Biden signed the American Rescue Plan (ARP) Act of 2021 into law, which appropriates \$5 billion for new incremental Emergency Housing Vouchers (EHVs), the renewal of those EHVs, and fees for the cost of administering the EHVs and other eligible expenses. The San Antonio Housing Authority (SAHA) was awarded 284 EHVs in May 2021.

These waivers allow Public Housing Agencies (PHAs) to update their existing policies as necessary, per the alternative requirements, to ensure essential services continue while protecting the health and safety of staff, clients, and the public.

SAHA is proposing to implement a new interim reexamination policy contingent with COVID-19 restrictions, which has been added to the previously approved COVID-19 Appendix that can be removed from the ACOP and Admin Plan when no longer necessary. This policy will be included in the ACOP and Admin Plan.

I. Proposed Revisions to ACOP and Admin Plan - COVID-19 Appendix:

A. Interim Reexaminations [PIH 2021-14 HCV-1, PH-4]

- 1) If the family declares a decrease in income and tenant rent is to decrease, the decrease will be effective retroactively on the first of the month following the date of the actual decrease.

II. Proposed Revisions to Admin Plan - EHV Policies:

In order for SAHA to administer the 284 EHVs awarded, SAHA must implement policies contingent with rules set forth in Notice PIH 2021-15. A new chapter has been added to the Admin Plan with general and agency-specific policies, the latter noted below. Note that any policies for EHVs that are not specified in this new chapter will default to those used to administer the regular Housing Choice Voucher (HCV) Program.

A. SAHA will implement the following eligible uses for service fees:

- 1) Housing Search Assistance, Moving Expenses, Application Fee, Security Deposit Assistance, Owner Incentive Payment, Renter's Insurance.

B. SAHA will identify the local Continuum of Care (CoC) agency partnering with SAHA:

- 1) SAHA has entered into an MOU with South Alamo Regional Alliance for the Homeless (SARAH).
- 2) Other Partnering Organizations:
 - (a) American GI Forum (AGIF), BEAT AIDS, Catholic Charities San Antonio, Center for Health Care Services, City of San Antonio (COSA), Endeavors,

Family Violence Prevention Shelter, Haven for Hope, Providence Place, Roy Maas Youth Alternatives, San Antonio AIDS Foundation, SA Hope Center, SAMMinistries, The Society of St. Vincent de Paul San Antonio, The Salvation Army, Thrive, The University of Texas at San Antonio (UTSA), Veterans Affairs (VA), Youth Center of Texas, and Family Violence Prevention Shelter.

- C. SARAH will establish and implement a system to identify EHV eligible individuals and families within the agency's caseload and make referrals to SAHA and certify that the EHV applicants they refer to SAHA meet at least one of the four EHV eligibility criteria. SAHA will maintain a copy of the referral or certification from SARAH in the participant's file along with other eligibility paperwork.
- D. SAHA and SARAH will identify staff positions to serve as lead EHV liaisons. These positions will be responsible for transmission and acceptance of referrals.
- E. SARAH will provide SAHA with a list of eligible referrals including the name, address, and contact phone number for each adult individual who is being referred; a completed release form for each adult family member; and a written certification for each referral indicating they are EHV-eligible.
- F. SAHA will deny an EHV in certain situations, including when the family fails to sign consent forms and when any household member has engaged in the last 12 months in threatening abusive or violent behavior toward SAHA personnel. All other reasons for denial match the regular HCV Program rules or are *more lenient* to allow a greater number of families to qualify.
- G. SAHA will state requirements for family income verification, which are generally *more lenient* than regular HCV Program rules, such as accepting printouts from webpages and self-certifications of income.
- H. SAHA will issue EHV's with an initial term of 120 calendar days. The family must submit a Request for Tenancy Approval and proposed lease within the 120-day period unless SAHA grants an extension.
- I. SAHA will establish a payment standard between 90% and 120% of SAFMRs.

Vice Chair Weaver requested future reports updating the Board on the progress of the voucher distribution.

Motion: Vice Chair Weaver moved to approve Resolution 6161. Commissioner Rodriguez seconded the motion. Approved.

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

DISCUSSION ITEMS

Item 10: Discussion regarding the Public Housing Programs Update (Zachariah Woodard, Director of Federal Housing Programs)

Ed Hinojosa, Jr., President and CEO suggested providing additional training to employees regarding customer service when communicating the length of the waitlist and what expectations residents should have when placing transfer requests.

Item 11: Discussion regarding the Security Department Funding Overview (Domingo Ibarra, Director of Security)

Further discussion regarding specific Security concerns has been requested during a future Closed Session.

Item 12: Discussion regarding resident concerns

Item 13: *Closed Session

Consultation with Attorney

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

- Consultation with Attorney regarding HUD and CDC eviction moratoriums

Commissioner Lopez recessed the meeting for Closed Session at 2:57 p.m.

REPORT

- Procurement Activity Report

Item 10: Adjournment

With no objections, Commissioner Lopez adjourned the meeting at 3:24 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
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, July 22, 2021

SCHEDULED: 2:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Loren D. Dantzler, Commissioner
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, Jr., 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

Commissioner Lopez called the meeting to order at 3:31 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

Item 3: Consideration and appropriate action regarding Resolution 6163, authorizing a capital contribution of \$1,000,000.00 in Moving to Work (MTW) funds for the Bristol at Somerset project; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Mr. Timothy E. Alcott, Chief Legal and Real Estate Officer, informed the Board that the Bristol at Somerset project received final Board approval on May 6, 2021. The project will consist of 348 family units, all of which will be low income housing tax credit units serving families who are at or below 60% AMI. The project is located at approximately the southwest corner of Somerset Road and Fischer Road. Construction is projected to begin August 2021, with completion in June 2023.

SAHA is a MTW agency. As part of its obligations as such an agency, SAHA is credited for creating more affordable housing units and it must meet its baseline of having the same number of affordable housing units as when it became a MTW agency. For new units to be counted as affordable housing units, SAHA must contribute financially towards the creation of those units. Originally, this project had no funds allocated to it. However, for SAHA's benefit, SAHA will contribute \$1,000,000.00 to the project during construction and will be immediately repaid by closing.

It is common in banking transactions to have "bad boy" carve outs. This means that the loans are non-recourse towards the borrower, unless certain acts that would be made in bad faith in relation to the loan that are criminal or fraudulent. The lender is requiring the borrowing entity to have \$1,000,000.00 in liquidity in case a bad boy provision is violated. It does not negatively impact the San Antonio Housing Authority, because it already maintains that liquidity amount.

Motion: Chair Guzman moved to approve Resolution 6163. Vice Chair Weaver seconded the motion. Approved.

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

Item 4: Consideration and appropriate action regarding Resolution 6164, in support of placing Land Use Restriction Agreements (LURA) on Stablewood Farms Apartments (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Mr. Alcott stated that Merced Housing Texas contacted the San Antonio Housing Authority (SAHA) regarding the following apartments that it has an ownership interest in:

Stablewood Farms Apartments

8301 Lake Vista Drive, San Antonio, Texas, 78227

Units: 252

In reviewing the appraisals for the properties, the apartments are considered to be in average condition for their age and serve low- to moderate-income families in San Antonio. Merced Housing Texas is seeking to refinance the properties with a HUD 223(f) loan. The loan requires a certain percentage of the units be set aside as affordable.

SAHA will place a LURA on the property requiring that seventy-five percent (75%) of the units be set aside for families whose income is eighty percent (80%) or less of Area Median Income and rental restrictions equal to not less than seventy-five percent (75%) of units set aside as follows: no less than twenty percent (20%), or fifty one (51) units, for very low-income (50% AMI) and no less than seventy-five percent (75%), or one hundred eighty nine (189) units, for low-income (80% AMI). With this restriction, Merced Housing Texas will qualify for the HUD loan, which has better interest rates than other commercially available loan products.

SAHA will not own or manage the property. SAHA's only relationship with the property will be the LURA filed on the property requiring that a portion of units be set-aside as affordable units. This serves SAHA's mission of preserving affordable housing in San Antonio.

Motion: Chair Guzman moved to approve Resolution 6164. Vice Chair Weaver seconded the motion. Approved.

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

DISCUSSION ITEMS

Item 5: *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 Development Services and Neighborhood Revitalization Real Estate Transactions

Commissioner Lopez recessed the meeting for Closed Session at 3:42 p.m.

REPORT

- Schedule of Units Under Development

Item 6: Adjournment

With no objections, Commissioner Lopez adjourned the meeting at 4:18 p.m.

ATTEST:


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

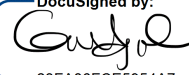
Date

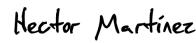
Ed Hinojosa, Jr.
President and CEO

Date

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6155, AUTHORIZING THE AWARD OF A CONTRACT FOR MADONNA APARTMENTS NATURAL GAS SYSTEMS, BOILER ROOM, AND PARKING LOT IMPROVEMENTS TO TRACKER ENERGY SERVICES FOR AN AMOUNT NOT TO EXCEED \$1,045,679.00**

DocuSigned by:

 D7D46F73B13F4FA...
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

 23FA60FCE3954A7...
George Ayala
Director of Procurement

DocuSigned by:

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

REQUESTED ACTION:

Consideration and approval regarding Resolution 6155, authorizing the award of a contract for Madonna Apartments Natural Gas Systems, Boiler Room, and Parking Lot Improvements to Tracker Energy Services for an amount not to exceed \$1,045,679.00.

FINANCIAL IMPACT:

The current award recommendation for the Natural Gas Systems, Boiler Room, and Parking Lot Improvements at Madonna Apartments is not expected to exceed an amount of \$1,045,679.00 to include a base bid of \$867,473.79, alternates in the amount of \$3,925.00, and an approximate 20% contingency of \$174,280.00 to allow for a possible increase in material costs and unforeseen work associated with this project. This project will be funded using CFP grant funds or other available reserves.

SAHA includes language in its solicitations that a Bidder agrees that their pricing shall remain open and valid for at least a period of 90 days from the date of the Bid Opening. The bidder recommended for contract award guaranteed pricing for 15 days, indicating that within the current market, most vendors are only guaranteeing pricing for 1-5 days. SAHA has agreed that in the event of a significant price increase in materials occurring prior to award of the contract due to market conditions, and upon presentation to SAHA of sufficient documentation of the impact on Bidder's pricing, the Bidder will be allowed to increase its cost of materials up to a cap of 15% of the original budgeted price for the item. Correspondingly, should the price of materials significantly drop in price, SAHA will expect the Bidder to afford SAHA the same commercial consideration and lower its pricing.

SUMMARY:

Madonna Apartments is located in North Central San Antonio, City Council District 7. This community was built and constructed in 1962 and is designated a Senior and Disabled Public Housing community. The buildings are two-story structures with a brick façade located within 12 buildings. This development is comprised of one and two-bedroom apartments of which two two-bedroom units, and one efficiency unit is ADA accessible.

SAHA requires the services of a qualified utility contractor to replace the original, existing steel

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021**

gas infrastructure with new polyethylene pipe (PE), which through regular gas inspections have observed the piping to be corroded, with the potential for gas leaks and loss of gas service. Gas infrastructure replacement will be staged in two phases to minimize impact to residents; replace/repair the existing curbs, sidewalks, and pavement; provide renovations to the existing boiler room to include architectural, electrical, and HVAC modifications; remove and replace the existing boiler, associated gas piping, and water softener. The estimated time for completion for this project is 120 days.

On May 3, 2021, SAHA issued an Invitation For Bids #2104-909-62-5125 for Madonna Apartments Natural Gas Systems, Boiler Room, and Parking Lot Improvements that closed on June 10, 2021. The IFB was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 109 contractors. A total of two bids were received in response to this solicitation: Garren Construction (ESBE, HABE, MBE, SBE, WBE) and Tracker Energy Services, Inc. Both 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 within the solicitation document. Based on the above, we are recommending a contract award to Tracker Energy Services, Inc. They are the lowest priced qualified bidder.

COMPANY PROFILE:

Tracker Energy Services was founded in 2014 and is headquartered in New Braunfels, Texas. They provide project management, construction management, detailed cost estimates, oil and gas construction, station and pipeline design, station/facility construction, operations and maintenance services, rail terminals, tank terminals, and cross country pipelines. Their client list includes CoCC Gas, Corpus Christi, Texas; Cimarex, Midland, Texas; and Plains All American, Midland, Texas.

PREVIOUS PERFORMANCE:

This contractor has received no prior awards from SAHA.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to monitor compliance with the vendor's Section 3 and SWMBE subcontractor good faith utilization plans.

STRATEGIC OUTCOMES:

- SAHA residents live in quality affordable housing.
- SAHA residents feel safe.
- SAHA residents have access to affordable utilities.
- SAHA residents have sufficient food, drinking water, clothing, and shelter.

ATTACHMENTS:

Resolution 6155
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 6155**

RESOLUTION 6155, AUTHORIZING THE AWARD OF A CONTRACT FOR MADONNA APARTMENTS NATURAL GAS SYSTEMS, BOILER ROOM, AND PARKING LOT IMPROVEMENTS TO TRACKER ENERGY SERVICES FOR AN AMOUNT NOT TO EXCEED \$1,045,679.00.

WHEREAS, on May 3, 2021, SAHA issued an Invitation For Bids #2104-909-62-5125 for Madonna Apartments Natural Gas Systems, Boiler Room, and Parking Lot Improvements that closed on June 10, 2021; and

WHEREAS, two bids were received in response to the IFB; and

WHEREAS, staff are recommending a contract award to Tracker Energy Services, Inc. They are the lowest priced qualified bidder; and

WHEREAS, the current award recommendation for the Natural Gas Systems, Boiler Room, and Parking Lot Improvements at Madonna Apartments is not expected to exceed an amount of \$1,045,679.00 to include a base bid of \$867,473.79, alternates in the amount of \$3,925.00, and an approximate 20% contingency of \$174,280.00 to allow for a possible increase in material costs and unforeseen work associated with this project. This project will be funded using CFP grant funds or other available reserves.

SAHA includes language in its solicitations that a Bidder agrees that their pricing shall remain open and valid for at least a period of 90 days from the date of the Bid Opening. The bidder recommended for contract award guaranteed pricing for 15 days, indicating that within the current market, most vendors are only guaranteeing pricing for 1-5 days. SAHA has agreed that in the event of a significant price increase in materials occurring prior to award of the contract due to market conditions, and upon presentation to SAHA of sufficient documentation of the impact on Bidder's pricing, the Bidder will be allowed to increase its cost of materials up to a cap of 15% of the original budgeted price for the item. Correspondingly, should the price of materials significantly drop in price, SAHA will expect the Bidder to afford SAHA the same commercial consideration and lower its pricing; 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 San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6155, authorizing the award of a contract for Madonna Apartments Natural Gas Systems, Boiler Room, and Parking Lot Improvements to Tracker Energy Services for an amount not to exceed \$1,045,679.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents

associated with this contract.

Passed and approved on the 5th day of August 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Bid Tabulation
Madonna Apartments Natural Gas Systems, Boiler Room, & Parking Lot Improvements
2104-909-62-5125

| | | | | | Garren Construction | | Tracker Energy Services, Inc. | |
|-------|--|-------------|-------------------|-------|---------------------|-----------------|-------------------------------|---------------|
| | | CoSA Item # | Quantity Required | Units | Unit Price | Extended Cost | Unit Price | Extended Cost |
| # | Items | | | | | | | |
| 1 | | | | | | | | |
| #1-1 | Natural Gas System, Boiler Room and Parking Lot improvements as specified | | 1 | 1 | \$1,881,581.90 | \$1,881,581.90 | \$867,473.79 | \$867,473.79 |
| #1-2 | Alt 1: Verify Existing Electrical Feeder With Megger Test | | 1 | 1 | \$1,313.94 | \$1,313.94 | \$265.00 | \$265.00 |
| #1-3 | Alt 2: Remove Existing Electrical Conductors In Conduit | | 1 | 1 | \$2,429.36 | \$2,429.36 | \$310.00 | \$310.00 |
| #1-4 | Alt 3: Provide New Electrical THHN Cu Conductors: (2) #3/0, (1) #6g | | 1 | | \$0.00 | \$0.00 | \$2,150.00 | \$2,150.00 |
| #1-5 | Alt 4: Provide New 2" Underground Conduit From Existing Service Disconnect To Panel LA | | 1 | | \$0.00 | \$0.00 | \$1,200.00 | \$1,200.00 |
| 2 | | | | | | | | |
| #2-1 | Mobilization | 100.1 | 1 | LS | \$1,200.00 | \$1,200.00 | \$47,651.34 | \$47,651.34 |
| #2-2 | Insurance & bonding | 100.2 | 1 | LS | \$45,892.24 | \$45,892.24 | \$17,009.41 | \$17,009.41 |
| #2-3 | Remove concrete curb | 103.1 | 60 | LF | \$10,000.00 | \$600,000.00 | \$6.35 | \$381.21 |
| #2-4 | Remove concrete sidewalks & driveways | 103.3 | 1053 | SF | \$8,000.00 | \$8,424,000.00 | \$8.68 | \$9,143.34 |
| #2-5 | Remove miscellaneous concrete | 103.4 | 100 | SF | \$2,500.00 | \$250,000.00 | \$8.68 | \$868.31 |
| #2-6 | Street excavation | 104.1 | 1507 | CY | \$10,000.00 | \$15,070,000.00 | \$19.06 | \$28,724.23 |
| #2-7 | Flexible base (12" compacted depth) | 200.1 | 4520 | SY | \$8,000.00 | \$36,160,000.00 | \$33.76 | \$152,590.18 |
| #2-8 | Prime coat | 202.1 | 904 | GAL | \$8,000.00 | \$7,232,000.00 | \$8.58 | \$7,753.83 |
| #2-9 | Tack coat | 203.1 | 452 | GAL | \$5,000.00 | \$2,260,000.00 | \$8.58 | \$3,876.91 |
| #2-10 | Hot mix asphaltic pavement, type D (2" compacted depth)(pavement repair) | 205.4 | 4520 | SY | \$20,000.00 | \$90,400,000.00 | \$16.41 | \$74,187.84 |
| #2-11 | Asphalt treated base (10" compacted depth)(trench repair) | 206.1 | 675 | SY | \$20,000.00 | \$13,500,000.00 | \$15.88 | \$10,721.55 |
| #2-12 | Salvaging, hauling & stockpiling reclaimable asphaltic pavement (2" depth) | 208.1 | 4520 | SY | \$10,000.00 | \$45,200,000.00 | \$2.22 | \$10,051.26 |
| #2-13 | Concrete curb | 500.1 | 60 | LF | \$1,500.00 | \$90,000.00 | \$8.68 | \$520.99 |
| #2-14 | Concrete sidewalks (6' width) | 502.1 | 117 | SY | \$7,000.00 | \$819,000.00 | \$21.18 | \$2,477.87 |
| #2-15 | Topsoil 4" (site restoration) | 515.1 | 64 | CY | \$6,000.00 | \$384,000.00 | \$39.18 | \$2,507.52 |
| #2-16 | Sodding (site restoration) | 516 | 575 | SY | \$8,000.00 | \$4,600,000.00 | \$39.18 | \$22,528.49 |
| #2-17 | Adjusting/repairing wrought iron vehicular gate (motorized) | '- | 2 | EA | \$6,000.00 | \$12,000.00 | \$688.30 | \$1,376.59 |
| #2-18 | Concrete steps | 524.1 | 2 | CY | \$3,500.00 | \$7,000.00 | \$794.19 | \$1,588.38 |
| #2-19 | 4 inch wide white line | 531.2 | 1225 | LF | \$800.00 | \$980,000.00 | \$0.69 | \$843.16 |
| #2-20 | 12 inch wide white line (crosswalk) | 535.5 | 555 | LF | \$800.00 | \$444,000.00 | \$0.69 | \$382.00 |
| #2-21 | Fire lane striping (6 inch wide) | '- | 520 | LF | \$500.00 | \$260,000.00 | \$1.32 | \$688.30 |
| #2-22 | Word "stop" | 535.19 | 2 | WORD | \$300.00 | \$600.00 | \$79.42 | \$158.84 |
| #2-23 | Wheel chair symbol | '- | 6 | EA | \$450.00 | \$2,700.00 | \$52.95 | \$317.68 |
| #2-24 | Precast concrete wheel stops | '- | 40 | EA | \$2,000.00 | \$80,000.00 | \$132.36 | \$5,294.59 |
| #2-25 | Prefabricated speed humps | '- | 4 | EA | \$4,000.00 | \$16,000.00 | \$450.04 | \$1,800.16 |
| #2-26 | Trench excavation safety protection | 550 | 1012 | LF | \$1,500.00 | \$1,518,000.00 | \$6.35 | \$6,429.75 |
| #2-27 | Storm water protection prevention plan controls | 540 | 1 | LS | \$2,500.00 | \$2,500.00 | \$4,765.13 | \$4,765.13 |
| #2-28 | Temporary traffic control | 600 | 1 | LS | \$1,000.00 | \$1,000.00 | \$5,824.05 | \$5,824.05 |
| #2-29 | 2 inch PE 4710 sdr-11 gas main & laterals to buildings | '- | 1012 | LF | \$50,000.00 | \$50,600,000.00 | \$134.48 | \$136,096.46 |
| #2-30 | Hvac mini split system and associated piping and controls | '- | 1 | LS | \$50,000.00 | \$50,000.00 | \$26,841.47 | \$26,841.47 |
| #2-31 | Electrical panel and branch circuiting | '- | 1 | LS | \$1,169.00 | \$1,169.00 | \$9,000.81 | \$9,000.81 |
| #2-32 | Mechanical demolition | '- | 1 | LS | \$50,000.00 | \$50,000.00 | \$847.13 | \$847.13 |
| #2-33 | Electrical demolition | '- | 1 | LS | \$206.00 | \$206.00 | \$635.35 | \$635.35 |
| #2-34 | Plumbing demolition | '- | 1 | LS | \$30,000.00 | \$30,000.00 | \$2,647.30 | \$2,647.30 |
| #2-35 | Boiler demolition | '- | 1 | LS | \$70,000.00 | \$70,000.00 | \$847.13 | \$847.13 |
| #2-36 | Piping demolition in boiler room | '- | 1 | LS | \$8,000.00 | \$8,000.00 | \$635.35 | \$635.35 |
| #2-37 | Boiler skid system and all associated piping and controls | '- | 1 | LS | \$20,000.00 | \$20,000.00 | \$174,205.89 | \$174,205.89 |
| #2-38 | Water softener system and all associated piping and controls | '- | 1 | LS | \$10,000.00 | \$10,000.00 | \$14,968.87 | \$14,968.87 |
| #2-39 | Temporary boiler and temporary water and gas connections | '- | 1 | LS | \$15,000.00 | \$15,000.00 | \$37,062.15 | \$37,062.15 |
| #2-40 | Provide and install general purpose electrical outlet | '- | 1 | LS | \$75.00 | \$75.00 | \$635.35 | \$635.35 |
| #2-41 | Provide and install weatherproof and gci general purpose outlet | '- | 1 | LS | \$115.00 | \$115.00 | \$3,706.22 | \$3,706.22 |
| #2-42 | Provide and install light fixture, type "a" | '- | 1 | LS | \$165.00 | \$165.00 | \$7,412.43 | \$7,412.43 |
| #2-43 | Provide and install domestic water isolation valve | '- | 1 | LS | \$8,000.00 | \$8,000.00 | \$2,647.30 | \$2,647.30 |
| #2-44 | Provide and install natural gas pressure reducing valve | '- | 1 | LS | \$10,000.00 | \$10,000.00 | \$2,647.30 | \$2,647.30 |
| #2-45 | Architectural demolition | '- | 1 | LS | \$40,000.00 | \$40,000.00 | \$6,289.98 | \$6,289.98 |
| #2-46 | Architectural finishes, include float, tape, paint, etc. | '- | 1 | LS | \$90,000.00 | \$90,000.00 | \$5,899.24 | \$5,899.24 |
| #2-47 | Concrete floor leveling | '- | 1 | LS | \$4,000.00 | \$4,000.00 | \$4,235.67 | \$4,235.67 |
| #2-48 | Ceiling and lights | '- | 1 | LS | \$8,000.00 | \$8,000.00 | \$5,460.84 | \$5,460.84 |
| #2-49 | Doors, hardware and railing | '- | 1 | LS | \$4,500.00 | \$4,500.00 | \$4,288.62 | \$4,288.62 |

Advertisement List
Solicitation # 2104-909-62-5125
Madonna Apartments Natural Gas Systems, Boiler Room, & Parking Lot Improvements

| Associations /Vendors | Contact Name | Email | Notes |
|---|---|--|-------|
| Associations Revised as of 8/26/2020 | | | |
| African American Chamber of Commerce of San Antonio | Lou Miller | blackchamber@aol.com | |
| Alamo Asian American Chamber of Commerce | Elva Adams | elva.adams@wellsfargo.com | |
| Alamo City Black Chamber Of Commerce | Bede Ramcharan | info@alamocitychamber.org | |
| American Council of Engineering Companies - San Antonio (ACEC-SA) | Anne Whittington | anne@acectx.org | |
| American Institute of Architects | Paula | paula@aia.org | |
| American Subcontractors Association | Jennifer Swinney | jennifer@asasanantonio.org | |
| Associated Builders and Contractors S. Texas Chapter | Steve Schultz | steve@abcsouthtexas.org | |
| Builders Exchange | Jeannette Olguin | jeannette@virtualbx.com | |
| Construct Connect | | content@constructconnect.com | |
| CFMA | | kimr@avacpa.com | |
| Construction Journal | Danielle Giammarino | DGiammarino@constructionjournal.com | |
| Fair Contracting Coalition | | faircontractingcoalitioninfo@gmail.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 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 | |

Advertisement List

Solicitation # 2104-909-62-5125

Madonna Apartments Natural Gas Systems, Boiler Room, & Parking Lot Improvements

[illegible]

Advertisement List
Solicitation # 2104-909-62-5125

Madonna Apartments Natural Gas Systems, Boiler Room, & Parking Lot Improvements

| | | | |
|--------------------------------------|--|--|-----------|
| Limitless Construction Svcs | Erica Ponce | Eponce.pcs@gmail.com | |
| Vela Construction | Joe Vela | Joe.Vela@velagroupinc.com | |
| Robinson Gen Contracting | Yvette | krobinson@robinsongc.com | |
| Frost & keeling | John Anness | jcanness@frostandkeeling.com | |
| Marc 3 | Chester Rackley | chester@marc3llc.com | |
| Total Lender Service | James Pujols | Jpujols55@yahoo.com | |
| Blackmon Mooring SA | Bryan Roller Tiffany Montano | broller@bmsmanagement.com tmontano@bmsmanagement.com | |
| Turn Around | Selwyn Witer | selselkk@gmail.com | |
| Marc General Construction | Cindy Weed | cweed@marcgc2015.com | |
| Piatra Inc. | Mirela Glass | info@piatrainc.com | |
| JMI | Anna Hayden Logan Sean Scott | annahayden@jmicontractors.com logan@jmi-contractors.com sean@jmicontractors.com | |
| Limitless Construction Svcs | Erica Ponce | Eponce.pcs@gmail.com | |
| PTI Remodeling, LLC | Thomas Hamilton | thomashamilton75@yahoo.com | |
| RG Williams Const & Rmdlng | Robert G. Williams | rgw_77446@yahoo.com | |
| R.K. Bass Electric, Inc. | Andy Bass | cheryl@basselectric.com | |
| RPR Construction Company, | Patricia Pinkerton | ppinkerton@rprconstruction.com | |
| Seraphia's Lotts | S. A. Sampson-Lott | atita@sbcglobal.net | |
| SpawGlass | Justin Calvin Jason Hennesey | justin.calvin@spawglass.com Jason.Hennesey@spawglass.com | |
| H. Karp Co. | Harry Karp | hkarpjr@yahoo.com | |
| Joeris Construction | | acardwell@joeris.com | |
| Calidad LLC | Charles | cschuchardt.calidadllc@gmail.com | |
| Coltcam Construction | Amelie Tinajero | amelietinajero@yahoo.com | |
| Burgess Construction Cnslts | Lane Shelton | lshelton@burgess-inc.com | |
| Rogers-O'Brien Construction | John Archer Anthony O'leary | jarcher@r-o.com aoleary@r-o.com | |
| Whiting-Turner | Tyler Quinn | Tyler.Quinn@whiting-turner.com | |
| Stoddard Const | Linda Nemec Keith Stoddard | LN@stoddardcml.com ks@stoddardcml.com | |
| J Carrizal Gen Const | Grace Pina | gpina@jcgenconst.com | |
| Woolsey Construction | Elijah | eli@woolseyconstruction.com | |
| Woolsey Design Build | Glenn Roblin | glenn@woolseyconstruction.com | |
| Davila Construction | Vinnie Gonzales Abel Perez | vinnie@davilaconstruction.com abel@davilaconstruction.com | Not found |
| Gibraltar Construction | Matt Mitchell | Matt@gibconst.com | |
| R.E.C. Industries | Warren Williams Randy Hunter Jeff Witner | warren@recind.com randyhunter@recind.com jeffwhitner@recind.com | |
| Summit Building and Design | Cecilia Ramos David Acevedo | cecilia.ramos@summitbuildinganddesign.com David.acevedo@summitbuildinganddesign.com | |
| Al Garza Construction Inc | Al Garza | gr9151@att.net | Disabled |
| Alpine Engineering & Cnstrctn | Mike Hayes | alpine@alpinecompany.us | |
| Americana Builders | Katia Sandoval | Americanabuilders@yahoo.com | |

Advertisement List**Solicitation # 2104-909-62-5125****Madonna Apartments Natural Gas Systems, Boiler Room, & Parking Lot Improvements**

| | | | |
|---|--------------------------|--|-----------|
| Arkitektura Development Inc. | Gerard P Contreras | condg1@yahoo.com | |
| Associated Contractors Inc. | Charlie Bishop | charlie.bishop@assoccontractors.com | |
| B&O Construction | Paul Farnum | paul@bnoconstruction.com | |
| B.I.T Construction Services Inc | Britanie L. Olvera | britanie@bitservicesinc.com | |
| Basecom Inc | Oscar Oaxaca | ooaxaca@basecominc.com | |
| Belfor USA Group, Inc. | Tammy Kleine | tammy.kleine@us.belfor.com | |
| Bocci Engineering, Llc | Lami,Lianne | lianne.lami@bocciengineering.com | |
| Breck General Contracting | Reese Bruechner | reese@breckgc.com | |
| Brown-Mckee, Inc. | Michael P. Oles | mikepoles@brownmckee.com | |
| Byrdson Services, Llc | Jim Griffin | jgriffin@byrdsonservices.com | |
| Caststone Solutions Company | Patrick Delgado | caststone_solutions@yahoo.com | |
| Cdmtek | Chris Mansour | chris@cdmtek.com | |
| Ceda-Tex Svcs Inc | Fred Odanga | contact@cedatex.com | |
| Cesar Suarez Construction Llc | Cesar Suarez | cesarsuarezconstructionllc@gmail.com | |
| Charles N. White Constn Co | Dominic Padilla | dominicp@whiteconst.com | |
| Clark's Roofing & Constructn | Clark Kunkel | latmclark@msn.com | |
| CMV Consulting Services | Veronica Oliver | veronica@cmvservicestx.com | |
| Cobos Design & Construction, | Calixto Cobos | cobosdc2cal@yahoo.com | |
| Colebrack Enterprises, Inc | Robert Bracken Jr | rob.bracken@colebrack.net | |
| Commercial Interiors | Robert Ahmuty | ra@ci-gc.com | |
| Concord Commercial Svcs. | Alan Greenwood | agreenwood@ccsinctx.com | |
| Construmet Group Inc | Eloina Guerrero | construmetinc@gmail.com | |
| Copeland Contracting Co | Elsa Brown | ebrown@copeland-inc.com | |
| Creed Construction Inc. | Chester Reed | chester@creedci.com | |
| Cubit Contracting, Llc | Waymon Armstrong | waymon@cubitcontracting.com | |
| Donald Hubert Construction | Donald Hubert | dhubertco@sbcglobal.net | |
| Double T Construction Inc. | Richard Smith | doubletsales3@hotmail.com | Not found |
| Dragon Construction, Llc | Damon Howard | dhoward@dragon-llc.com | |
| Elicerio Construction | Fernando Elicerio | felicierio@hotmail.com | |
| ERC Environmental & Const | Shelly | shoran@erc-tx.com | |
| Falkenberg Construction Co., | Tony Gomez | pag@falkenbergconstruction.com | |
| General Contractor Services, | Teltschick, Pamela | genconser@aol.com | |
| GG's Construction, Llc | Rolando Osorio | rolandooggs@gmail.com | |
| Golden Builders Group, Llc | Carla F. Ysuhaylas | info@goldenbuildersgroup.com | |
| Grande Valley Builders, Inc. | Manuel Perez | mpgvb@aol.com | |
| Grayhorse Construction, Inc. | Lily Mackey | lily@Grayhorse-Construction.com | Not found |
| HGR General Contractors, L.P. | Randy D Reynolds | info@hgrgc.com | |
| Hynes Services, Inc. | Michael W. Hynes | HynesServicesInc@aol.com | |
| Icon Diversified, Llc | Julie Ingram | julie.ingram@icondiversified.com | |
| Intercon Environmental, Inc. | Karen Andrews | karen@intercon-environmental.com | |
| Jacody Construction, Lp | Forrest Couch | forrest.couch@jacodyconstruction.com | |
| JAJ Property Services Llc | Summer Jordan | summer.jordan@jajpropertieservices.com | |
| James W. Turner Const | James W. Turner | info@jwtc.net | |
| Jaxon Construction | Daniel McKibben | Houston@JaxonConstruction.com | |
| John & Denise Williams Const | Denise Williams | denisewilliams3545@sbcglobal.net | |
| JRI Enterprise Llc | Denise Anderson | jrjenterprisellc@yahoo.com | |

Advertisement List
Solicitation # 2104-909-62-5125

Madonna Apartments Natural Gas Systems, Boiler Room, & Parking Lot Improvements

| | | | |
|--------------------------------|------------------------------|--|-----------|
| JSR, Inc. | Bobby D. Greaves | bobby@jsrincorporated.com | blocked |
| K. Tillman Construction Llc | Yakira Braden | yakira@ktillmanconstruction.com | |
| KBL Restoration, Llc | Amy M Barnes | amy@kblrestoration.com | |
| Kenebrew Construction | William Kenebrew | wkandcompany@gmail.com | |
| Lamar Contractors | Steve Louque | s.louque@lamarcontractors.com | |
| Landry General Enterprises, | James Landry | lgebusiness@yahoo.com | |
| Largin Construction Services, | Jerry Jo Largin | jerryjo@larginconstruction.com | |
| Lyness Construction | Ryan Lyness | ryan.lyness@lynessconstruction.com | |
| Mart, Inc. | Vernon Proctor Shelly Orr | mart@martgc.com shelly.orr@martgc.com | Not found |
| Maryen Services, L.L.C. | Jme Martinez | jmemartinez@maryenservices.com | |
| Mavich, Llc | Faith Gordon | SALES@MAVICH.COM | |
| Mckenzie Jackson Construct | Cori Fields | cori@mckenziejackson.net | |
| Meteor Education, Llc. | Lanie Hart | bids@meteorededucation.com | |
| Mexzim Corporation | Ebbah Tokwe | ebbah@mexzim.com | |
| Mikocorp, Llc | Matthew Lindsey | matt@mikocorp.com | |
| Mitch Cohn Contractor | Joan Belmont | mitchcohncontractor@gmail.com | |
| Parallax Builders, Inc. | Mike Demko | mdemko@parallaxbuilders.com | |
| Post Oak Construction, Llc | Christopher Esparza | esparza716@gmail.com | |
| Primero Industrial Services, | James Narvaez | jnarvaez@primeroindustrialservices.com | |
| Pro Finish Plus, Llc | Ralph Mondy | ProFinishPlus@gmail.com | |
| QA Construction Services, Inc. | Lily Gutierrez | lily@qacsi.com | |
| R G Renovations & Constr | Rodolfo G. Gonzalez | mrfixlaredo@gmail.com | |
| Right Choice Development Llc | Danielle Wright | danielle@rightchoicedev.com | |
| RPR Construction Company, | Patricia A Pinkerton | ppinkerton@rprconstruction.com | |
| Sawyers Construction, Inc. | Randy Sawyers | randy@sawyersinc.com | |
| Setex Construction Corp. | Nathan Rivres | setex@setexconstruction.com | |
| Simwick Contractors Llc | Sheri Arnold | sheri@simwickgc.com | |
| Sisk-Robb Inc | James Sisk | JSisk@Sisk-Robb.com | |
| Steen Construction Co., Ltd. | Susan Steen | steenltd@sbcglobal.net | |
| Structural Concrete Systems, | Michele Dibassie | info@scs.net | |
| Tates Contracting, Llc | Johnny Tate | cheriseperson@gmail.com | |
| The Sandoval Group, Llc | Steven Sandoval | TSGConstruction.TX@gmail.com | |
| The Trevino Group, Inc. | Matt Baker | mbaker@trevinogroup.com | |
| Tommy Klein Construction, | Tommy Klein | tklein@tkleinconst.com | |
| TP&R Construction, L.L.C. | Nephtali Lucero | felicia@tpr-construction.com | |
| Trini Construction Builder Llc | Reginald Worlds | info@triniconstructionbuilder.com | |
| Trinity Asset Builders, Llc | Rachelle Delouis | trinityassetbuilders@gmail.com | |
| VAS Contracting, Llc | Victor Sepeda | vascontracting@yahoo.com | |
| VBX Services | Carlito Vicencio | evicencio@vbxservices.com | Not found |
| Veteran Remodeling, Inc. | Eric Taylor | eric.taylor@veteranremodeling.com | |
| Walling Construction Co | Daniel Walling | daniel@wallingconstruction.com | |
| White Construction Company | Glinn H. White, Jr. | glinn@whiteconstructioncompany.com | |
| Woodrose Company, Inc. | Frances Loyd | franloyd@woodrosecompany.com | |
| FA Nunnelly | Blaine | blaine@fanunnelly.com | |
| Cadence McShane Const | | skasturi@cadencemcshane.com | |

Advertisement List**Solicitation # 2104-909-62-5125****Madonna Apartments Natural Gas Systems, Boiler Room, & Parking Lot Improvements**

| | | | |
|---------------------------|---------------------------------|--|--|
| L. C. Mosel Co. | Jose Ceballos | jose@lcmosel.com | |
| South TX Contracting, LLC | Shelly Condra Justin Martin | shelly@southtxc.com justin@southtxc.com | |
| Bougambillas Const | Mike Cisneros | bugconst@gmail.com | |
| Pro Masters Remodeling | Francisco Ruiz | fruiiz@pmrtx.com | |
| Hytek General Contracting | Kelsey Kerins | kkerins@hytekgc.com | |
| Carielo Facility Service | Rudy Carielo | rudycarielo@yahoo.com | |
| L.D. Tebben | Jack Bradley Larry Tebben | bradsterj62@hotmail.com larrytebben@ldtebben.com | |
| QA Construction Services, | Lily Gutierrez | qacs@QASYSTEMS.COM | |
| Jordan Foster | Leland Rocchio Gabriel Lopez | lrocchio@jordanfosterconstruction.com Glopez@jordanfosterconstruction.com | |
| BR General Contractors | Robyn Riley | brtx@brtexas.com | |
| L. C. Mosel Co. | Jose Ceballos | jose@lcmosel.com | |
| Texas Plumbing Solutions | Elisha French | Elishafrench@me.com | |
| Tracker Energy Services | Jeff Rogers | jeff.rogers@trackerenergy.com | |
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SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6156, AUTHORIZING THE AWARD OF CONTRACTS FOR AUTOMATED AND MANUAL BULK PICKUP SERVICES AGENCY WIDE TO BULK-AWAY, LLC (AABE) AND WILL-LUC ENTERPRISES DBA JUNK KING SAN ANTONIO (WBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$550,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

DocuSigned by:



D7D46F73613F4FA...

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

DocuSigned by:



3ABDA0373371411...

Kristi Baird**Director of Beacon Communities**

DocuSigned by:



23FA86FCE5954A7...

George Ayala**Director of Procurement**

DocuSigned by:



3AC8080B12FC4E5...

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

Consideration and approval regarding Resolution 6156, authorizing the award of contracts for automated and manual bulk pickup services agency-wide to Bulk-Away, LLC (AABE) and Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business) for an annual cumulative amount not to exceed \$550,000.00; 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 bulk pickup services agency-wide is not expected to exceed an annual cumulative amount of \$550,000.00 and will be funded by operating funds and/or available reserves.

SUMMARY:

SAHA requires the services of a vendor to provide bulk waste pickup services for all properties owned and managed by the agency. It should be noted that bulk pick-up service is not included in SAHA's contract that was awarded for waste disposal and recycling services. This service will be utilized to pick up items left in or around the trash dumpsters or at bulk waste areas. Solid waste items to be picked up may include furniture, mattresses, tires, brush, wood, appliances, or construction materials. Regulated materials, such as household cleaners (bleach, drain cleaners), tires, or pesticides may need disposal on occasion and shall be disposed of in accordance with federal, state, and local laws, regulations, and ordinances. The contractors will be required to engage in recycling efforts for paper, glass, metal, and plastic products and have procedures in place for the disposal of computers, monitors, TVs, refrigerators, stoves, etc. SAHA may also utilize this service to clear out resident units when items are left behind by the resident after the unit is vacated. The vendor may be engaged either by scheduled pickup or as-needed, call-out service.

SAHA properties are varied and diverse and will require more than one type or style of vehicle/equipment to efficiently service the needs of our agency. The equipment required may include, but is not limited to, the following: Roll Off containers in 15- and 20-yard capacities, Roll

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021**

Off delivery and pickup truck(s), Grapple Truck(s) with or without self-contained dump bed, various size box and bulk dump bed trucks, semi-trailer style bulk dump trailers and tractors, or bulk boxes and smaller bulk pickup containers.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action, terrorism, or other natural or manmade disaster. In such an event, SAHA will request pricing and an estimated time frame for the removal of such debris.

On May 21, 2021, SAHA issued an Invitation For Bids (IFB) #2105-910-27-5141 for Automated and Manual Bulk Pick-up Services that closed on June 22, 2021. The IFB was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 50 contractors. A total of two bids were received in response to this solicitation: Bulk-Away, LLC (AABE) and Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business). Both bids were evaluated on the following criteria: purchase price, the reputation of the bidder and their goods or services, quality of the goods or services, the extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained within the solicitation document. Due to the volume of bulk pick-up that is required by the agency, we are recommending contract awards to both Bulk-Away, LLC and Will-Luc Enterprises dba Junk King San Antonio.

COMPANY PROFILES:

Bulk-Away, LLC was founded in 2018 and is headquartered in San Antonio, Texas. This vendor self-certifies as an AABE. They provide bulk waste removal services to include appliances, electronics, furniture, and junk for multi-unit housing properties. Their multifamily property management clients include, but are not limited to, Cortland Partners, Diamond Management, Falkin Platnick, GMC Property Management, Greystar Property Management, Lantower Residential, MC Companies, Pinnacle Property Management, Roscoe Property Management, Sandalwood Management, TI Communities, and United Property Management.

Will-Luc Enterprises dba Junk King San Antonio was established in 2017 and is headquartered in San Antonio, Texas. This is a family-owned business providing junk removal and bulk hauling services to San Antonio and the surrounding areas. Their client list includes, but is not limited to, Biodynamic Research Corporation (BRC), Office Furniture Liquidators, Hitt Contracting, and various multi-family properties, property managers, and realtors.

PREVIOUS PERFORMANCE:

Both of these vendors are currently under contract with SAHA to provide this service. Based on input received from property management, their performance has been less than satisfactory. The Director of Procurement will be meeting with these vendors to discuss their overall performance and ways to bring their performance ratings up to a satisfactory level.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, and Zachariah Woodard, Director of Federal Housing Programs, 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

SAN ANTONIO HOUSING AUTHORITY

August 5, 2021

plan, provide annual contract performance evaluation survey to end-users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC OUTCOMES:

- SAHA residents live in quality affordable housing.
- SAHA residents feel safe.

ATTACHMENTS:

Resolution 6156

Bid Tabulation

Advertisement List

**San Antonio Housing Authority
Resolution 6156**

RESOLUTION 6156, AUTHORIZING THE AWARD OF CONTRACTS FOR AUTOMATED AND MANUAL BULK PICKUP SERVICES AGENCY WIDE TO BULK-AWAY, LLC (AABE) AND WILL-LUC ENTERPRISES DBA JUNK KING SAN ANTONIO (WBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$550,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, on May 21, 2021, SAHA issued an Invitation For Bids (IFB) #2105-910-27-5141 for Automated and Manual Bulk Pick-up Services that closed on June 22, 2021; and

WHEREAS, two bids were received in response to the IFB; and

WHEREAS, staff are recommending contract awards to Bulk-Away, LLC and Will-Luc Enterprises dba Junk King San Antonio; and

WHEREAS, the current award recommendation for bulk pickup services agency wide is not expected to exceed an annual cumulative amount of \$550,000.00 and will be funded by operating funds and/or available reserves; and

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

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

- 1) Approves Resolution 6156, authorizing the award of a contract for automated and manual bulk pickup services agency wide to Bulk-Away, LLC (AABE) and Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business) for an annual cumulative amount not to exceed \$550,000.00; 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 on the 5th day of August 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Bid Tabuation
Automated and Manual Bulk Pick Up Services Agency Wide
2105-910-27-5141

| | | | Bulk-Away, LLC | | | Junk King San Antonio | | |
|------|---|----------------------|----------------|-----------------------------------|---------------|-----------------------|-----------------------------------|---------------|
| # | Items | Quantity Required | Unit Price | Cost Per Additional Item | Total Cost | Unit Price | Cost Per Additional Item | Total Cost |
| | | | | | | | | |
| 1 | | | | | | | | |
| #1-1 | Under 10 Cubic Yards | 6 | \$21.60 | \$21.60 | \$129.60 | \$35.00 | \$0.00 | \$210.00 |
| #1-2 | 11 to 20 Cubic Yards | 16 | \$19.25 | \$19.25 | \$308.00 | \$28.00 | \$0.00 | \$448.00 |
| #1-3 | 21 to 30 Cubic Yards | 27 | \$14.84 | \$14.84 | \$400.68 | \$21.00 | \$0.00 | \$567.00 |
| #1-4 | 31 to 40 Cubic Yards | 33 | \$14.13 | \$14.13 | \$466.29 | \$23.00 | \$0.00 | \$759.00 |
| | | | | | | | | |
| 2 | | | | | | | | |
| #2-1 | Under 10 Cubic Yards | 4 | \$21.60 | \$21.60 | \$86.40 | \$32.00 | \$0.00 | \$128.00 |
| #2-2 | 11 to 20 Cubic Yards | 13 | \$19.25 | \$19.25 | \$250.25 | \$26.50 | \$0.00 | \$344.50 |
| #2-3 | 21 to 30 Cubic Yards | 22 | \$14.84 | \$14.84 | \$326.48 | \$23.50 | \$0.00 | \$517.00 |
| #2-4 | 31 to 40 Cubic Yards | 36 | \$14.13 | \$14.13 | \$508.68 | \$21.50 | \$0.00 | \$774.00 |
| | | | | | | | | |
| 3 | | | | | | | | |
| #3-1 | Passenger and Light Truck Tires | 1 | \$20.00 | \$20.00 | \$20.00 | \$52.00 | \$15.00 | \$52.00 |
| #3-2 | Oversized and Large Truck Tires | 1 | \$30.00 | \$30.00 | \$30.00 | \$55.00 | \$15.00 | \$55.00 |
| #3-3 | Dried non-lead paint containers | 1 | \$5.00 | \$5.00 | \$5.00 | \$40.00 | \$5.00 | \$40.00 |
| #3-4 | Television, Microwave, Computer, Monitor etc. | 1 | \$5.00 | \$5.00 | \$5.00 | \$40.00 | \$5.00 | \$40.00 |
| | | | | | | | | |
| 4 | | | | | | | | |
| #4-1 | Refrigerator/Freezer | 1 | \$15.00 | \$15.00 | \$15.00 | \$50.00 | \$20.00 | \$50.00 |
| #4-2 | Washer/Dryer | 1 | \$15.00 | \$15.00 | \$15.00 | \$50.00 | \$20.00 | \$50.00 |
| #4-3 | Couch/Love Seat | 1 | \$75.00 | \$75.00 | \$75.00 | \$70.00 | \$25.00 | \$70.00 |
| #4-4 | Dressers/Tables | 1 | \$45.00 | \$45.00 | \$45.00 | \$50.00 | \$20.00 | \$50.00 |
| #4-5 | Bed Frames all sizes | 1 | \$15.00 | \$10.00 | \$15.00 | \$30.00 | \$15.00 | \$30.00 |
| #4-6 | Mattress/Box Spring Twin/Full | 1 | \$45.00 | \$35.00 | \$45.00 | \$50.00 | \$25.00 | \$50.00 |
| | | | | | | | | |
| 5 | | | | | | | | |
| #5-1 | Trash Out Service- Labor Only | 1 | \$350.00 | \$350.00 | \$350.00 | \$150.00 | \$0.00 | \$150.00 |
| | | | | | | | | |
| 6 | | | | | | | | |
| #6-1 | 10 Cubic Yard | 1 | No Bid | No Bid | No Bid | No Bid | No Bid | No Bid |
| #6-2 | 15 Cubic Yard | 1 | \$425.00 | \$425.00 | \$425.00 | No Bid | No Bid | No Bid |
| #6-3 | 20 Cubic Yard | 1 | \$475.00 | \$475.00 | \$475.00 | No Bid | No Bid | No Bid |
| #6-4 | 30 Cubic Yard | 1 | No Bid | No Bid | No Bid | No Bid | No Bid | No Bid |
| #6-5 | 40 Cubic Yard | 1 | No Bid | No Bid | No Bid | No Bid | No Bid | No Bid |

Advertisement List
Solicitation # 2105-910-27-5141
Automated and Manual Bulk Pick-up Services

| Associations /Vendors | Contact Name | Email | Notes |
|---|---|--|-------|
| Associations Revised as of 8/26/2020 | | | |
| 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 | |
| Construction Journal | Danielle Giammarino | DGiammarino@constructionjournal.com | |
| Fair Contracting Coalition | | faircontractingcoalitioninfo@gmail.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 Association of Women in Construction (NAWIC) | Sandee Morgan | nawicerin@gmail.com nawicsatx@gmail.com | |

Advertisement List
Solicitation # 2105-910-27-5141
Automated and Manual Bulk Pick-up Services

| | | | |
|--|--|---|--|
| 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 | |
| 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 ESBID | Web Site | https://portal.cpa.state.tx.us/ | |
| North San Antonio Chamber of Commerce | Web Site | https://northsachamber.chambermaster.com | |

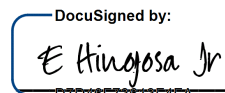
Advertisement List
Solicitation # 2105-910-27-5141
Automated and Manual Bulk Pick-up Services

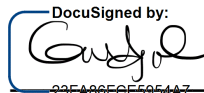
| Direct Solicits as of 04/06/21 | | | |
|--|--------------------------|-------------------------------------|--|
| | HUBS on CMBL | | |
| Alamo 1 | Joseph Salas | frontdesk@alamo1.com | |
| Lone Star Janitorial, LLC | Vernita Sneed | sneedv@callsj.com | |
| Mlp Ventures Inc. | Liborio Perez | mlp@att.net | |
| Tejas Premier Building Cont. | Andrew Wallace | andrew@tejaspremierbc.com | |
| Alamo City Constructors, Inc. | Kim Alexander | kim@alamocityconstructors.com | |
| River City Waste Disposal | Otis Spencer | ospe638686@aol.com | |
| Junk King San Antonio | | Dewitt.rrote@junk-king.com | |
| | | | |
| | Section 3 Bidders | | |
| All Pro General Construction | | jorge@apgc.biz | |
| Trevino Contractors | | trevinocont@live.com | |
| EA Contractor | | enrique@mtsconstructor.com | |
| Garcia Brothers | | GBMR.REPAIRS@YAHOO.COM | |
| R&J Muniz Remodeling | | munizjuan60@yahoo.com | |
| R&C Landscape | | floresrudy@hotmail.com | |
| | | | |
| | Direct Solicits | | |
| Bulk-Away | Cameron McCreary | cameron@bulk-away.com | |
| Fam Hauling Junk Removal | Allen Perez | Allen.perez67@yahoo.com | |
| HaulBrooks | Chester Bidmead | chester@haul-brooke.com | |
| Girls Can Too | April Gest | aprilgest@gmail.com | |
| Metro Waste Systems | | info@metrowastesystems.com | |
| Junk Medics | | | |
| JDog Junk Removal & Hauling | | info@jdog.com | |
| JL Junk Removal | | JLjunkremoval16@gmail.com | |
| Junk Removal San Antonio | | junkguysanantonio@gmail.com | |
| Junk Patrol | | JunkPatrols@gmail.com | |
| Just Junk Solutions | Raul de la Torre | info@justjunksolutions.com | |
| Last Load Dumpster Service | | lastloadadds@gmail.com | |
| Prestige Junk Removal and Hauling, LLC | | prestigejunkremoval@gmail.com | |
| Texas Refuse | Marc Foster | Cheryl@texasrefuse.com | |
| River City Waste, Inc. | Kevin Jones | kevin@rivercitywaste.com | |
| Ramirez Junk Removal Svcs | | info@ramirezjunkremovalservices.com | |
| We Heart Junk | | mike@weheartjunk.com | |
| Xtreme Junk Removal & Svcs | | xtremejunkremoval@yahoo.com | |
| Waste Management | Christopher Cox | ccox6@wm.com | |
| Tiger Sanitation | | customerservice@tiger-tx.com | |

Advertisement List
Solicitation # 2105-910-27-5141
Automated and Manual Bulk Pick-up Services

| | | | |
|--------------------------------|--------------------------------|---|--|
| C-6 Disposal Systems | | c-6@c6disposal.com | |
| Texas Disposal Systems | Web Site | customercare@texasdisposal.com, tdscorporate@texasdisposal.com | |
| Arwood Waste | | sanantonio@arwoodwaste.com | |
| Apache Disposal | | info@apachedisposal.com | |
| BFI Waste Services Of Texas | Reilly O'Neale | roneale@republicservices.com | |
| Allied Waste Services | Tom Armstrong | tarmstrong@republicservices.com | |
| River City Waste | Lynette Gray Chris McKinney | lynette@rivercitywaste.com, chris@rivercitywaste.com, info@rivercitywaste.com | |
| Trojan Waste Solutions | Zac Zahiriniak | zzahirniak@trojanwaste.com | |
| Waste Point | David Brock | dbrock@wastepoint.com | |
| Central Waste & Recycling | Mike Mnoian | centralwasteinc@gmail.com | |
| K2 Waste Solutions, Llc | Bill Killian | bk@bkillian.net | |
| Texas Commercial Waste | Ron Schmidt | tcwronsch@hotmail.com | |
| RoadRunner Recycling | Jason Erdeljac | jerdeljac@roadrunnerwm.com | |
| Republic Services Of Texas Ltd | Chris Gandy | CGandy@republicservices.com | |
| Rocket Environmental, Llc | Malorie R. Zimmer | sales@rocketenviro.com | |
| | | | |

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6157, AUTHORIZING THE AWARD OF A CONTRACT FOR TURNKEY WIFI EXPANSION PROJECT TO VIA TECHNOLOGY, INC. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$2,371,176.00**

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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George Ayala
Director of Procurement

DocuSigned by:

 4248C93558E34F7...
Jo Ana Alvarado
**Director of Innovative
Technology**

REQUESTED ACTION:

Consideration and approval regarding Resolution 6157, authorizing the award of a contract for Turnkey WiFi Expansion Project to VIA Technology, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$2,371,176.00.

FINANCIAL IMPACT:

The current award recommendation for the turnkey portion of the WiFi Expansion Project is not expected to exceed an amount of \$2,371,176.00 to include a base bid of \$2,155,613.89 and an approximate 10% contingency of \$215,562.11 that will only be used, as necessary. This project will be funded with MTW funds designated for the WiFi expansion project.

SUMMARY:

SAHA currently provides residents with Public Wireless access (WiFi) in the community rooms of the developments within the portfolios of Public Housing and Beacon Communities. This is accomplished through the use of enterprise-rated WiFi equipment and devices. As part of SAHA's ongoing efforts to bring internet access to all its residents, SAHA seeks to expand the community room WiFi designs and configurations to deliver public access wireless connectivity to any device within the resident's home.

SAHA requires the services of a vendor to provide delivery of a full turnkey solution that will include the complete design, configuration, implementation, installation, and testing of diverse WiFi designs that will meet the needs of the various building types and structures for Public Housing and Beacon Communities. The Contractor will work in collaboration and partnership with SAHA's network team to ensure the best configuration possible for this project.

On March 1, 2021, SAHA issued a Request For Proposals #2102-280-29-5109 for Turnkey WiFi Expansion Project that closed on April 27, 2021. The RFP was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 19 vendors. A total of four proposals were received in response to this solicitation: AT&T, Lakeway Security, LLC (HABE, Section 3 Business), Major Inc. dba RX Technology (DBE, SBE, WBE, HUB), and Via Technology, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business). All proposals were evaluated on the following criteria: experience, project management/implementation/quality control, price, and strength of the vendor's Section 3 and SWMBE Utilization Plans. Presentations were conducted with the two highest-rated proposers on May 18 and 19, 2021. Best and Final

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021**

Offers were requested from both presenters that were due to SAHA on May 24, 2021. The pricing received from the BAFO's resulted in an increase in cost for the project as the proposers had a better understanding of the project to include the Agency's need for stronger equipment. Based on the above, we are recommending a contract award to Via Technology, Inc. They are the highest-rated qualified proposer.

COMPANY PROFILE:

VIA Technology, LLC was established in 1995 and is headquartered in San Antonio, Texas, with a field office in El Paso, Texas. This vendor 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 offer IT solutions to include, but are not limited to, security services, email/spam protection, cloud computing, network security, VoIP Services, and cabling services to clients in industries to include construction, federal, state, and local governments, educational institutions, and commercial clients. They specialize in services to include, but are not limited to: access control solutions, broadband services, cabling solutions, cloud computing, database development, disaster recovery, and continuity planning, email solutions, hosted email, intrusion detection, IP Video Surveillance Solutions, IT assessment and planning services, messaging and collaboration solutions, network security services, WiFi implementation and design services, Share point solutions, remote storage services, and video conferencing solutions. VIA Technology has received contract awards from cooperative vendors to include the Department of Information Resources (DIR) and The Interlocal Purchasing System (TIPS). Their client list includes, but is not limited to ADP, Camp Bullis, Bexar County, Center for Health Care Services, City of San Antonio, Department of Defense, Department of Justice, East Central Independent School District, Freeman Coliseum, Ft. Sam Houston, Lackland Air Force Base, and VIA Transit Park.

PREVIOUS PERFORMANCE:

This vendor has received a prior award from SAHA for the first phase of SAHA's WiFi expansion project that included the following communities: Alazan Apache Courts, Cassiano, and Lincoln Heights. They performed satisfactorily under this awarded contract.

CONTRACT OVERSIGHT:

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 be responsible to monitor compliance with the vendor's Section 3 and SWMBE subcontractor good faith utilization plans.

STRATEGIC OUTCOMES:

- SAHA residents live in quality affordable housing.
- SAHA residents have access to affordable utilities.

ATTACHMENTS:

Resolution 6157
Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 6157**

RESOLUTION 6157, AUTHORIZING THE AWARD OF A CONTRACT FOR TURNKEY WIFI EXPANSION PROJECT TO VIA TECHNOLOGY, INC. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$2,371,176.00

WHEREAS, on March 1, 2021, SAHA issued a Request For Proposals #2102-280-29-5109 for Turnkey WiFi Expansion Project that closed on April 27, 2021; and

WHEREAS, four proposals were received in response to the RFP; and

WHEREAS, presentations were conducted with the two highest rated proposers on May 18 and 19, 2021. Best and Final Offers were requested from both presenters that were due to SAHA on May 24, 2021; and

WHEREAS, staff are recommending a contract award to Via Technology, Inc. They are the highest-rated qualified proposer; and

WHEREAS, the current award recommendation for the Turnkey portion of the WiFi Expansion Project is not expected to exceed an amount of \$2,371,176.00 to include a base bid of \$2,155,613.89 and an approximate 10% contingency of \$215,562.11 that will only be used, as necessary. This project will be funded with MTW funds designated for the WiFi expansion project; 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 San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6157, authorizing the award of a contract for Turnkey WiFi Expansion Project to VIA Technology, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$2,371,176.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 5th day of August 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO


| Scoring Matrix Turnkey WiFi Expansion Project 2102-280-29-5109 | | | | | |
|---|---------|-----------------------|---------------------|-------------------------------|---------------|
| Criterion Description | Weight | Lakeway Security, LLC | VIA Technology, LLC | Major Inc. dba/ RX Technology | AT&T Business |
| <u>Experience:</u> | 30 | | | | |
| Rater 1 | | 3.00 | 4.00 | 4.00 | 3.00 |
| Rater 2 | | 4.00 | 4.00 | 5.00 | 4.00 |
| Rater 3 | | 4.00 | 5.00 | 4.00 | 4.00 |
| <u>Total Score</u> | | 11.00 | 13.00 | 13.00 | 11.00 |
| <u>Average Score</u> | | 3.67 | 4.33 | 4.33 | 3.67 |
| <u>Weighted Score</u> | | 22.00 | 26.00 | 26.00 | 22.00 |
| <u>Project Management / Implementation / Quality Control:</u> | 35 | | | | |
| Rater 1 | | 4.00 | 5.00 | 2.00 | 3.00 |
| Rater 2 | | 4.00 | 5.00 | 3.00 | 2.00 |
| Rater 3 | | 4.00 | 5.00 | 3.00 | 2.00 |
| <u>Total Score</u> | | 12.00 | 15.00 | 8.00 | 7.00 |
| <u>Average Score</u> | | 4.00 | 5.00 | 2.67 | 2.33 |
| <u>Weighted Score</u> | | 28.00 | 35.00 | 18.67 | 16.33 |
| <u>Price Proposal:</u> | 25 | | | | |
| <u>Total Score</u> | | 4.75 | 2.78 | 5.00 | 4.70 |
| <u>Weighted Score</u> | | 23.75 | 13.90 | 25.00 | 23.50 |
| <u>Strength of the Contractor's Section 3 Utilization Plan:</u> | 5 | | | | |
| Rater 1 | | 4.00 | 1.00 | 1.00 | 0.00 |
| Rater 2 | | 3.00 | 1.00 | 0.00 | 0.00 |
| Rater 3 | | 3.00 | 1.00 | 1.00 | 0.00 |
| <u>Total Score</u> | | 10.00 | 3.00 | 2.00 | 0.00 |
| <u>Average Score</u> | | 3.33 | 1.00 | 0.67 | 0.00 |
| <u>Weighted Score</u> | | 3.33 | 1.00 | 0.67 | 0.00 |
| <u>Strength of the SWMBE plans:</u> | 5 | | | | |
| Rater 1 | | 3.00 | 1.00 | 2.00 | 0.00 |
| Rater 2 | | 3.00 | 1.00 | 2.00 | 0.00 |
| Rater 3 | | 3.00 | 1.00 | 3.00 | 0.00 |
| <u>Total Score</u> | | 9.00 | 3.00 | 7.00 | 0.00 |
| <u>Average Score</u> | | 3.00 | 1.00 | 2.33 | 0.00 |
| <u>Weighted Score</u> | | 3.00 | 1.00 | 2.33 | 0.00 |
| 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) | 0.00 | 0.00 | 0.00 | 0.00 |
| Category II: As detailed in Attachment D | 4 (.2) | 0.00 | 0.00 | 0.00 | 0.00 |
| Category III: As detailed in Attachment D | 3 (.15) | 0.00 | 0.00 | 0.00 | 0.00 |
| Category IV: As detailed in Attachment D | 2 (.1) | 0.10 | 0.10 | 0.00 | 0.00 |
| Total Weighted Score | 100 | 80.18 | 77.00 | 72.67 | 61.83 |

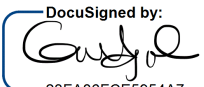
Advertisement List
Solicitation #2102-280-29-5109
Turnkey WiFi Expansion Project

| Associations /Vendors | Contact Name | Email | Notes |
|--|--------------------------|----------------------------------|---------------|
| Direct Solicits as of 8/26/20 | | | |
| | HUBS on CMBL | | |
| ARTCOM ASSOCIATES, INC. | Lori Ann Flores | accounting@artcomtx.com | 210-684-8877 |
| FIOSTA TECHNOLOGIES, LLC | Dave Cruz | bids@fiosta.com | 210-816-3756 |
| FIVE STAR TECH LTD. CO. | Katrina Greiner | kgreiner@fivestartechltd.com | 210-468-0106 |
| GLOBALSCOPE COMMUNICATIONS CORPORATION | Pres./Isabel Gonzaba | igonzaba@gscorp.com | 210-321-3700 |
| TERO TECHNOLOGIES, INC. | Robin Portenier | rlp@terousa.com | 210-967-4900 |
| | Section 3 Bidders | | |
| | | | |
| | | | |
| Direct Solicits 3/1/21 | | | |
| AT&T | | sc5467@att.com tm5462@att.com | |
| VIA Technologies | Manuel | manuelv@800viatech.com | |
| Spectrum Enterprises | Chad Scott | Chad.Scott@charter.com | |
| Grande Communications | Steven Davis | stephen.davis@mygrande.com | |
| Verizon | | craig.shinn@verizon.com | |
| DoJo Networks | | matthew.leff@dojonetworks.com | |
| Lumen | | mark.strobel@lumen.com | |
| One 5 Solutions | Lou Martinez | lou@one5solutions.com | |
| Allot | Alain Amar | aamar@allot.com | |
| Consolidated Installation Support, LLC | | joe@vetcis.com | 210-387-0097 |
| Barton Logistics | Austen Hardy | Austin.Hardy@bartonlogistics.com | |
| Mc Austin | Brett Weiss | bweiss@mcaustin.com | |
| Lakeway Security | Jesse Grimaldo | jesse@lakewaysecurity.com | 512-786-9051 |
| RX Technology | Mark Rizzo | mrizzo@rx-tech.com | 210.828. 6081 |
| | | | |

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6158, AUTHORIZING THE AWARD OF A CONTRACT FOR THE BROADBAND INSTALLATION AND SERVICES PORTION OF THE WIFI EXPANSION PROJECT TO GRANDE COMMUNICATION NETWORKS, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$227,430.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS; AND, SPECTRUM ENTERPRISES FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$311,713.00 FOR YEAR ONE AND AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$302,269.00 FOR YEAR TWO AND FOR YEAR THREE

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

 29FA86F0E5954A7...
George Ayala
Director of Procurement

DocuSigned by:

 4248C33558E34F7...
Jo Ana Alvarado
Director of Innovative Technology

REQUESTED ACTION:

Consideration and approval regarding Resolution 6158, authorizing the award of contracts for the Broadband Installation and Services portion of the WiFi Expansion project to Grande Communication Networks, LLC for an annual cumulative amount not to exceed \$227,430.00; for a period of one year with the option to renew up to two additional one-year terms; and, Spectrum Enterprises for a period of one year with the option to renew up to two additional one-year terms for an annual cumulative amount not to exceed \$311,713.00 for year one and an annual cumulative amount not to exceed \$302,269.00 for year two and for year three.

FINANCIAL IMPACT:

The current award recommendation for the broadband installation and services portion of the WiFi Expansion Project is not expected to exceed an annual cumulative amount of \$539,143.00 for year one to include the cost for the equipment required for the installation and connectivity to the WiFi infrastructure and an annual cumulative amount of \$529,699.00 for year two and year three for delivery of bandwidth to meet the needs of Public Housing and Beacon Communities. The award recommendation for each year includes a 5% contingency that will only be used, if necessary. This project will be funded with MTW funds designated for the WiFi expansion project.

SUMMARY:

SAHA currently provides residents with Public Wireless access (WiFi) in the community rooms of the developments within the portfolios of Public Housing and Beacon Communities. This is accomplished through the use of enterprise-rated WiFi equipment and devices. As part of SAHA's ongoing efforts to bring internet access to all its residents, SAHA seeks to expand the community room WiFi to deliver WiFi access and connectivity to any device within the resident's home.

SAHA has awarded contracts for the WiFi equipment that is required to build the WiFi infrastructure and the cabling, mounting, and electrical portions of this project. This approval is for

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021**

the broadband, backhaul portion of this project. SAHA requires the services of Contractors to provide the necessary Internet Service Provider (ISP) equipment (Modem/Fiber Node) needed to complete the installation and provide connectivity to the WiFi infrastructure. The Contractors will also provide broadband services for three years and all public Internet Protocol (IPs) for each delivery of bandwidth that will meet the needs of the various building types and structures for Public Housing and Beacon Communities. The Contractors will work in collaboration and partnership with SAHA's network team to ensure the best user experience possible for this project.

SAHA requires both coax and fiber bandwidth installation to support the diverse Public Housing and Beacon portfolios. Spectrum was the only vendor that presented the ability to deliver both backhaul types, and shall be awarded 10 fiber and 40 coax properties plus the additional costs for public IP addresses and installation. Grande will be awarded 19 fiber properties. Grande's cost for fiber is considerably less than Spectrum; however, they are only able to provide fiber service to properties where they have a fiber presence. After evaluating all costs associated with this project to include installation and ongoing services, awarding the 19 properties to Grande will result in annual cost savings to the agency in the amount of \$102,372.00.

On February 9, 2021, SAHA issued a Request For Proposals #2102-838-33-5102 for Broadband Installation WiFi Expansion Project that closed on March 5, 2021. This solicitation was closed as non-award as the scope of work needed to be revised to clearly identify the need for ongoing services.

On May 11, 2021, SAHA reissued a Request For Proposals #2105-838-33-5130 for Broadband Installation and Services WiFi Expansion Project that closed on May 28, 2021. The RFP was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 19 vendors. A total of three proposals were received in response to this solicitation: Spectrum Enterprises, Grande Communications Networks LLC, and DoJo Networks. All proposals were evaluated on the following criteria: experience, project management/implementation/quality control, price, and strength of the vendor's Section 3 and SWMBE Plans. Based on the above, we are recommending contract awards to Spectrum Enterprises and Grande Communications. They are the highest-rated qualified proposers.

COMPANY PROFILES:

Grande Communications Networks, LLC was established in 1999 and is based in San Marcos, Texas. They offer internet access, local and long-distance telephone service, and digital cable over its own network to nine different markets in Texas. This vendor serves as the primary provider of cable services for dormitories on the campuses of Texas State University, University of the Incarnate Word, Baylor University, and the University of Texas at Austin.

Spectrum Enterprise, a commercial brand of Charter Communications, was founded in 1993 and is headquartered in Samort, Connecticut. They are a national provider of scalable, fiber-based technology solutions serving businesses and communications service providers. Their broad Spectrum Enterprise portfolio includes internet access, Ethernet and Managed Network Services, Voice and TV solutions, Managed Application, Cloud Infrastructure, and Managed Hosting Services. Their client list includes, but is not limited to, UT Health Science Center at Houston, UT Office of Teleservice, and University of Texas-San Antonio (UTSA).

SAN ANTONIO HOUSING AUTHORITY

August 5, 2021

PREVIOUS PERFORMANCE:

Grande Communications Networks, LLC has received a prior award from SAHA to provide bandwidth for the first phase of SAHA's WiFi Expansion project that included Alazan Apache Courts, Cassiano Homes, and Lincoln Heights. They performed satisfactorily under this awarded contract.

Spectrum Enterprise has received a prior award from SAHA through the Department of Information Resources for communications technology services and performed satisfactorily under the awarded contract.

CONTRACT OVERSIGHT:

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 be responsible to monitor compliance with the vendor's Section 3 and SWMBE subcontractor good faith utilization plans.

STRATEGIC OUTCOMES:

- SAHA residents live in quality affordable housing.
- SAHA residents have access to affordable utilities.

ATTACHMENTS:

Resolution 6158
Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 6158**

RESOLUTION 6158, AUTHORIZING THE AWARD OF A CONTRACT FOR THE BROADBAND INSTALLATION AND SERVICES PORTION OF THE WIFI EXPANSION PROJECT TO GRANDE COMMUNICATION NETWORKS, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$227,430.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS; AND, SPECTRUM ENTERPRISES FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$311,713.00 FOR YEAR ONE AND AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$302,269.00 FOR YEAR TWO AND FOR YEAR THREE

WHEREAS, on May 11, 2021, SAHA reissued a Request For Proposals #2105-838-33-5130 for Broadband Installation and Services WiFi Expansion Project that closed on May 28, 2021; and

WHEREAS, three proposals were received in response to the RFP; and

WHEREAS, staff are recommending contract awards to Spectrum Enterprises and Grande Communications Networks, LLC. They are the highest-rated qualified proposers; and

WHEREAS, the current award recommendation for the broadband installation and services portion of the WiFi Expansion Project is not expected to exceed an annual cumulative amount of \$539,143.00 for year one to include the cost for the equipment required for the installation and connectivity to the WiFi infrastructure and an annual cumulative amount of \$529,699.00 for year two and year three for delivery of bandwidth to meet the needs of Public Housing and Beacon Communities. The award recommendation for each year includes a 5% contingency that will only be used, if necessary. This project will be funded with MTW funds designated for the WiFi expansion project; 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 San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6158, authorizing the award of contracts for the Broadband Installation and Services portion of the WiFi Expansion project to Grande Communication Networks, LLC for an annual cumulative amount not to exceed \$227,430.00; for a period of one year with the option to renew up to two additional one-year terms; and, Spectrum Enterprises for a period of one year with the option to renew up to two additional one-year terms for an annual cumulative amount not to exceed \$311,713.00 for year one and an annual cumulative amount not to exceed \$302,269.00 for year two and for year three.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 5th day of August 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Scoring Matrix

Broadband Installation & Services WiFi Expansion Project


2105-838-33-5130

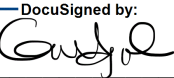
| | Total | Experience | Project Management/Implementation/Quality Control | Price Proposal | Strength of the Contractor's Section 3 Utilization Plan | Strength of the Contractor's S/W/MBE Utilization Plan |
|-----------------------|-----------|------------|---|----------------|---|---|
| Supplier | / 100 pts | / 30 pts | / 35 pts | / 25 pts | / 5 pts | / 5 pts |
| Spectrum Enterprise | 74.98 | 30 | 28 | 16.98 | 0 | 0 |
| Grande Communications | 81.00 | 28 | 28 | 25 | 0 | 0 |
| Get Wireless, Inc | 59.99 | 18 | 23.33 | 13.32 | 2.67 | 2.67 |


Advertisement List
Solicitation #2105-838-33-5130
Broadband Installation & Services WiFi Expansion Project

| Associations /Vendors | Contact Name | Email | Notes |
|--|--------------------------|--|--------------|
| Direct Solicits as of 5/11/2021 | | | |
| | HUBS on CMBL | | |
| ARTCOM ASSOCIATES, INC. | Lori Ann Flores | accounting@artcomtx.com | 210-684-8877 |
| FIOSTA TECHNOLOGIES, LLC | Dave Cruz | bids@fiosta.com | 210-816-3756 |
| FIVE STAR TECH LTD. CO. | Katrina Greiner | kgreiner@fivestartechltd.com | 210-468-0106 |
| GLOBALSCOPE COMMUNICATIONS CORPORATION | Pres./Isabel Gonzaba | igonzaba@gscorp.com | 210-321-3700 |
| TERO TECHNOLOGIES, INC. | Robin Portenier | rlp@terousa.com | 210-967-4900 |
| | Section 3 Bidders | | |
| | | | |
| | | | |
| | Direct Solicits | | |
| AT&T | | sc5467@att.com tm5462@att.com jh1394@att.com | |
| VIA Technologies | Manuel | manuelv@800viatech.com fmay@800viatech.com | |
| Spectrum Enterprises | Chad Scott | Chad.Scott@charter.com | |
| Grande Communications | Steven Davis | stephen.davis@mygrande.com | |
| Verizon Business Network Services, | Craig shinn | craig.shinn@verizon.com | |
| DoJo Networks | | matthew.leff@dojonetworks.com | |
| Lumen | | mark.strobel@lumen.com | |
| One 5 Solutions | Lou Martinez | lou@one5solutions.com | |
| Allot | Alain Amar | aamar@allot.com | |
| Consolidated Installation Support, LLC | | joe@vetcis.com | 210-387-0097 |
| Barton Logistics | Austen Hardy | Austin.Hardy@bartonlogistics.com | |
| DoJo Networks | | matthew.leff@dojonetworks.com | |
| Lakeway Security | Jesse | jesse@lakewaysecurity.com | |
| RX-Technology | | sherik@rx-tech.com | |
| | | | |
| | | | |

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6159, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES TO BAKER TILLY VIRCHOW KRAUSE, LLP THROUGH PHILADELPHIA HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED \$500,000.00; FOR A PERIOD OF SEVEN MONTHS WITH THE OPTION TO RENEW UP TO THREE ADDITIONAL ONE YEAR TERMS**

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

 23FA86FCE5954A7...
George Ayala
Director of Procurement

DocuSigned by:

 7BED7A258383420...
Lorraine Robles
**Director of Development
Services and Neighborhood
Revitalization**

REQUESTED ACTION:

Consideration and approval regarding Resolution 6159, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$500,000.00; for a period of seven months with the option to renew up to three additional one year terms.

FINANCIAL IMPACT:

The current award recommendation for development initiative consulting services is not expected to exceed an amount of \$500,000.00 and will be funded with existing reserves.

SUMMARY:

Snowden Apartments (Project) is an approximately 135-unit new construction apartment complex for Seniors age 62 years and older, proposed on an approximately 6.97 acres vacant tract of land located at 7223 Snowden Road, San Antonio, Bexar County, Texas. The new development will provide a mix of one- and two-bedroom units with appropriate design considerations and amenities and is anticipated to be 100% affordable at 60% area median income or less.

San Antonio Housing Finance Corporation (Corporation) plans to self-develop the apartment complex utilizing the consulting services of Baker Tilly and will not pursue the assistance of a private developer. The Project will receive the benefit of the Corporation's ad valorem tax exemption, as well as a sales tax exemption arising out of the Corporation serving as the prime contractor. The Corporation or its assignee will receive a purchase option and a right of first refusal from the Partnership. The agency will benefit by adding units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission.

Baker Tilly (Consultant) offers a wide range of pre-construction and construction services. During the design phase, the Consultant will work closely with the Corporation and the Design and Engineering team to ensure that construction, space design, spatial relationships, interior design, landscaping, sustainability, furnishings/equipment criteria, specifications, soil boring for site conditions, and budgets for the project are developed in a timely manner to meet the established project program and vision. In addition, the Consultant will aid in developing and coordinating the

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021**

full project scope by evaluating all funding source standards and coordinating with design professionals to ensure compliance with those standards. During the construction phase, the Consultant will work closely with the general contractor to remedy design/pricing and construction issues. It will provide the Corporation with regular updates on project progress, aid in obtaining proper pricing, assist with developer draw and construction draw administration, oversee the project development construction schedule and budget, and review any change orders which may occur. During the close-out phase, the Consultant will coordinate the final pay application, receipt of the final Certificate of Occupancy, and the successful conversion of construction to permanent financing.

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. SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts is 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 Offer 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 “piggyback” onto this awarded contract for the remaining term awarded by PHA.

COMPANY PROFILE:

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 the 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.

PREVIOUS PERFORMANCE:

This firm has received prior awards from SAHA for Development Initiative Consulting Services for SAHA's Asset Management and Development Services and Neighborhood Revitalization Departments and they have performed satisfactorily under both awarded contracts.

CONTRACT OVERSIGHT:

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 monitor compliance with the vendor's Section 3 and SWMBE subcontractor good faith utilization plans,

SAN ANTONIO HOUSING AUTHORITY

August 5, 2021

STRATEGIC OUTCOMES:

- SAHA residents have a sufficient supply of affordable housing options.
- SAHA residents live in quality affordable housing.

ATTACHMENT:

Resolution 6159

**San Antonio Housing Authority
Resolution 6159**

RESOLUTION 6159, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES TO BAKER TILLY VIRCHOW KRAUSE, LLP THROUGH PHILADELPHIA HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED \$500,000.00; FOR A PERIOD OF SEVEN MONTHS WITH THE OPTION TO RENEW UP TO THREE 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. SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and are in accordance with SAHA procurement policies; 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 Offer 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; and

WHEREAS, SAHA staff are requesting approval to enter into a "join" or "piggy-back" agreement with Baker Tilly Virchow Krause, LLP; and

WHEREAS, the current award recommendation for development initiative consulting services is not expected to exceed an amount of \$500,000.00 and will be funded with existing 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 San Antonio Housing Authority, hereby authorizes the President and CEO, or designee, to:

- 1) Approve Resolution 6159, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$500,000.00; for a period of seven months with the option to renew up to three additional one year terms.
- 2) Execute all necessary documents associated with this contract.

Passed and approved on the 5th day of August 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

SAN ANTONIO HOUSING AUTHORITY

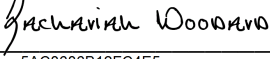
August 5, 2021

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6160, APPROVING THE PAYMENT STANDARD SCHEDULE BETWEEN 90% AND 105% OF SMALL AREA FAIR MARKET RENTS (SAFMRS) FOR THE EMERGENCY HOUSING VOUCHER (EHV) PROGRAM

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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Zachariah Woodard
Director of Federal Housing Programs

REQUESTED ACTION:

Consideration and approval regarding Resolution 6160, approving the Payment Standard Schedule between 90% and 105% of Small Area Fair Market Rents (SAFMRs) for the Emergency Housing Voucher (EHV) Program.

FINANCIAL IMPACT:

SAHA's Housing Assistance Payment (HAP) amount for the Emergency Housing Voucher (EHV) Program Payment Standard Schedule is estimated at \$2,618,314.00.

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) annually establishes small area fair market rents (SAFMR) for each area in the United States. HCV regulations at 24 CFR § 982.503(a)(3) requires housing authorities to establish voucher payment standards for each unit size. 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)].

Due to the emergency nature of the EHV, HUD is waiving §982.503(a)(3) and establishing an alternative requirement permitting housing authorities to establish separate higher payment standards for the EHV in order to increase the potential pool of available units for EHV families.

In November 2016, the Small Area Fair Market Rent (SAFMR) Final Rule (Federal Register Notice FR-5855-F-03) mandated certain metropolitan areas, including the San Antonio-New Braunfels metro area, to use SAFMRs in the Housing Choice Voucher (HCV) program. Per HUD regulations, payment standards for HCVs must be within 90-110% of the SAFMR. However, with the new EHV, HUD has established an alternative requirement to allow the housing authorities to establish a payment standard amount for a unit size at any level between **90 percent and 120 percent** (as opposed to 110 percent) of the published SAFMR for that unit size.

The proposed EHV Payment Standard Schedule as shown in Table 1 below falls within the 90% to 105% range. Staff requests approval of the proposed payment standard schedule for all bedroom sizes, which complies with HUD requirements. The proposed payment standards will be effective for all EHV's issued beginning July 1, 2021.

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****Table 1. Proposed EHV Payment Standard Schedule**

| Zip Code Group | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 1 | \$550 | \$660 | \$800 | \$1,040 | \$1,290 | \$1,484 | \$1,677 |
| 2 | \$620 | \$750 | \$910 | \$1,180 | \$1,460 | \$1,679 | \$1,898 |
| 3 | \$660 | \$790 | \$970 | \$1,260 | \$1,560 | \$1,794 | \$2,028 |
| 4 | \$710 | \$850 | \$1,040 | \$1,350 | \$1,670 | \$1,921 | \$2,171 |
| 5 | \$810 | \$970 | \$1,180 | \$1,530 | \$1,900 | \$2,185 | \$2,470 |
| 6 | \$840 | \$1,010 | \$1,230 | \$1,600 | \$1,980 | \$2,277 | \$2,574 |
| 7 | \$910 | \$1,090 | \$1,330 | \$1,730 | \$2,140 | \$2,461 | \$2,782 |
| 8 | \$940 | \$1,120 | \$1,370 | \$1,780 | \$2,200 | \$2,530 | \$2,860 |
| 9 | \$1,000 | \$1,200 | \$1,460 | \$1,900 | \$2,350 | \$2,703 | \$3,055 |
| 10 | \$1,080 | \$1,290 | \$1,590 | \$2,060 | \$2,550 | \$2,933 | \$3,315 |

STRATEGIC OUTCOMES:

- SAHA residents live in quality affordable housing.
- SAHA residents have a sufficient supply of affordable housing options.

ATTACHMENTS:

Resolution 6160
Presentation

**San Antonio Housing Authority
Resolution 6160**

RESOLUTION 6160, APPROVING THE PAYMENT STANDARD SCHEDULE BETWEEN 90% AND 105% OF SMALL AREA FAIR MARKET RENTS (SAFMRS) FOR THE EMERGENCY HOUSING VOUCHER (EHV) PROGRAM

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

WHEREAS, HUD requires SAHA to establish voucher payment standards for Emergency Housing Vouchers (EHVs); and

WHEREAS, SAHA staff request authorization to establish the EHV 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 San Antonio Housing Authority, hereby approves:

Resolution 6160, approving the Payment Standard Schedule between 90% and 105% of Small Area Fair Market Rents (SAFMRS) for the Emergency Housing Voucher (EHV) Program to be effective for all EHVs issued July 2021 and later.

Table 1. Proposed EHV Payment Standard Schedule

| Zip Code Group | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 1 | \$550 | \$660 | \$800 | \$1,040 | \$1,290 | \$1,484 | \$1,677 |
| 2 | \$620 | \$750 | \$910 | \$1,180 | \$1,460 | \$1,679 | \$1,898 |
| 3 | \$660 | \$790 | \$970 | \$1,260 | \$1,560 | \$1,794 | \$2,028 |
| 4 | \$710 | \$850 | \$1,040 | \$1,350 | \$1,670 | \$1,921 | \$2,171 |
| 5 | \$810 | \$970 | \$1,180 | \$1,530 | \$1,900 | \$2,185 | \$2,470 |
| 6 | \$840 | \$1,010 | \$1,230 | \$1,600 | \$1,980 | \$2,277 | \$2,574 |
| 7 | \$910 | \$1,090 | \$1,330 | \$1,730 | \$2,140 | \$2,461 | \$2,782 |
| 8 | \$940 | \$1,120 | \$1,370 | \$1,780 | \$2,200 | \$2,530 | \$2,860 |
| 9 | \$1,000 | \$1,200 | \$1,460 | \$1,900 | \$2,350 | \$2,703 | \$3,055 |
| 10 | \$1,080 | \$1,290 | \$1,590 | \$2,060 | \$2,550 | \$2,933 | \$3,315 |

Passed and approved the 5th day of August 2021.

Attested and approved as to form:

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

Ed Hinojosa, Jr.
President and CEO



EMERGENCY HOUSING VOUCHER PAYMENT STANDARDS

August 5, 2021

BACKGROUND

2

Due to the emergency nature of the Emergency Housing Vouchers (EHV), HUD is permitting housing authorities to establish separate higher payment standards to **increase the potential pool of available units** for EHV families.

SAHA is establishing a payment standard **between 90% and 105% of SAFMRs**.

PAYMENT STANDARD COMPARISON

3

CURRENT MTW SAFMR PAYMENT STANDARDS

| Zip Code Group | Number of Bedrooms | | | | | | |
|----------------|--------------------|---------|---------|---------|---------|---------|---------|
| | 0 bdr | 1 | 2 | 3 | 4 | 5 | 6 |
| 1 | \$477 | \$576 | \$711 | \$936 | \$1,134 | \$1,304 | \$1,474 |
| 6 | \$756 | \$909 | \$1,107 | \$1,440 | \$1,782 | \$2,049 | \$2,317 |
| 10 | \$972 | \$1,161 | \$1,431 | \$1,854 | \$2,295 | \$2,639 | \$2,984 |

PROPOSED EHV PAYMENT STANDARDS*

| Zip Code Group | Number of Bedrooms | | | | | | |
|----------------|--------------------|---------|---------|---------|---------|---------|---------|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| 1 | \$550 | \$660 | \$800 | \$1,040 | \$1,290 | \$1,484 | \$1,677 |
| 6 | \$840 | \$1,010 | \$1,230 | \$1,600 | \$1,980 | \$2,277 | \$2,574 |
| 10 | \$1,080 | \$1,290 | \$1,590 | \$2,060 | \$2,550 | \$2,933 | \$3,315 |

***Up to 105% of Small Area Fair Market Rents**

FINANCIAL IMPACT AND IMPLEMENTATION

4

SAHA's Housing Assistance Payment (HAP) amount for the Emergency Housing Voucher (EHV) Program Payment Standard Schedule is estimated at **\$2,618,314.00**.

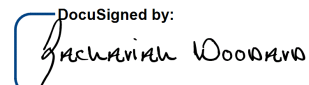
The recommended EHV Payment Standard Schedule will be effective beginning **July 2021**.

QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6161, APPROVING THE INTERIM REEXAMINATION POLICY AND THE
EMERGENCY HOUSING VOUCHER PROGRAM POLICY**

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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Zachariah Woodard
Director of Federal Housing Programs

REQUESTED ACTION:

Consideration and approval regarding Resolution 6161, approving the Interim Reexamination Policy and the Emergency Housing Voucher Program Policy.

FINANCIAL IMPACT:

There is no estimated financial impact.

SUMMARY:

On April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) released multiple waivers in response to the novel Coronavirus (COVID-19) pandemic to waive and establish alternatives for numerous statutory and regulatory requirements.

On March 11, 2021, President Biden signed the American Rescue Plan (ARP) Act of 2021 into law, which appropriates \$5 billion for new incremental Emergency Housing Vouchers (EHVs), the renewal of those EHVs, and fees for the cost of administering the EHVs and other eligible expenses. The San Antonio Housing Authority (SAHA) was awarded 284 EHVs in May 2021.

These waivers allow Public Housing Agencies (PHAs) to update their existing policies as necessary, per the alternative requirements, to ensure essential services continue while protecting the health and safety of staff, clients, and the public.

SAHA is proposing to implement a new interim reexamination policy contingent with COVID-19 restrictions, which has been added to the previously approved COVID-19 Appendix that can be removed from the ACOP and Admin Plan when no longer necessary. This policy will be included in the ACOP and Admin Plan.

I. Proposed Revisions to ACOP and Admin Plan - COVID-19 Appendix:**A. Interim Reexaminations [PIH 2021-14 HCV-1, PH-4]**

1. If the family declares a decrease in income and tenant rent is to decrease, the decrease will be effective retroactively on the first of the month following the date of the actual decrease.

II. Proposed Revisions to Admin Plan - EHV Policies:

In order for SAHA to administer the 284 EHVs awarded, SAHA must implement policies contingent with rules set forth in Notice PIH 2021-15. A new chapter has been added to the

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021**

Admin Plan with general and agency-specific policies, the latter noted below. Note that any policies for EHV's that are not specified in this new chapter will default to those used to administer the regular Housing Choice Voucher (HCV) Program.

- A. SAHA will implement the following eligible uses for service fees:
 1. Housing Search Assistance, Moving Expenses, Application Fee, Security Deposit Assistance, Owner Incentive Payment, Renter's Insurance.
- B. SAHA will identify the local Continuum of Care (CoC) agency partnering with SAHA:
 1. SAHA has entered into an MOU with South Alamo Regional Alliance for the Homeless (SARAH).
 2. Other Partnering Organizations:
 - a) American GI Forum (AGIF), BEAT AIDS, Catholic Charities San Antonio, Center for Health Care Services, City of San Antonio (COSA), Endeavors, Family Violence Prevention Shelter, Haven for Hope, Providence Place, Roy Maas Youth Alternatives, San Antonio AIDS Foundation, SA Hope Center, SAMMinistries, The Society of St. Vincent de Paul San Antonio, The Salvation Army, Thrive, The University of Texas at San Antonio (UTSA), Veterans Affairs (VA), Youth Center of Texas, and Family Violence Prevention Shelter.
- C. SARAH will establish and implement a system to identify EHV eligible individuals and families within the agency's caseload and make referrals to SAHA and certify that the EHV applicants they refer to SAHA meet at least one of the four EHV eligibility criteria. SAHA will maintain a copy of the referral or certification from SARAH in the participant's file along with other eligibility paperwork.
- D. SAHA and SARAH will identify staff positions to serve as lead EHV liaisons. These positions will be responsible for transmission and acceptance of referrals.
- E. SARAH will provide SAHA with a list of eligible referrals including the name, address, and contact phone number for each adult individual who is being referred; a completed release form for each adult family member; and a written certification for each referral indicating they are EHV-eligible.
- F. SAHA will deny an EHV in certain situations, including when the family fails to sign consent forms and when any household member has engaged in the last 12 months in threatening abusive or violent behavior toward SAHA personnel. All other reasons for denial match the regular HCV Program rules or are *more lenient* to allow a greater number of families to qualify.
- G. SAHA will state requirements for family income verification, which are generally *more lenient* than regular HCV Program rules, such as accepting printouts from webpages and self-certifications of income.
- H. SAHA will issue EHV's with an initial term of 120 calendar days. The family must submit a Request for Tenancy Approval and proposed lease within the 120-day period unless SAHA grants an extension.

SAN ANTONIO HOUSING AUTHORITY

August 5, 2021

I. SAHA will establish a payment standard between 90% and 120% of SAFMRs.

STRATEGIC OUTCOMES:

- SAHA residents live in quality affordable housing.
- SAHA residents have a sufficient supply of affordable housing options.

ATTACHMENTS:

Resolution 6161

Chapter 20: Emergency Housing Vouchers

Presentation

**San Antonio Housing Authority
Resolution 6161**

RESOLUTION 6161, APPROVING THE INTERIM REEXAMINATION POLICY AND THE EMERGENCY HOUSING VOUCHER PROGRAM POLICY

WHEREAS, on April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) released multiple waivers in response to the novel Coronavirus (COVID-19) pandemic to waive and establish alternatives for numerous statutory and regulatory requirements. Additionally, on March 11, 2021, President Biden signed the American Rescue Plan (ARP) Act of 2021 into law, which appropriates \$5 billion for new incremental Emergency Housing Vouchers (EHVs), the renewal of those EHVs, and fees for the cost of administering the EHVs and other eligible expenses. The San Antonio Housing Authority (SAHA) was awarded 284 EHVs in May 2021; and

WHEREAS, these waivers allow Public Housing Agencies (PHAs) to update their existing policies as necessary, per the alternative requirements, to ensure essential services continue while protecting the health and safety of staff, clients and the public; and

WHEREAS, SAHA staff request authorization to establish the attached policies, which enable SAHA to improve processes (that are burdensome for clientele and SAHA staff) during the COVID-19 pandemic and in the future, and to allow for administration of EHVs.

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

Resolution 6161, approving the Interim Reexamination Policy and the Emergency Housing Voucher (EHV) Program Policy.

Passed and approved the 5th day of August 2021.

Attested and approved as to form:

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

Ed Hinojosa, Jr.
President and CEO



HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

CHAPTER 20

EMERGENCY HOUSING VOUCHERS

CHAPTER 20: EMERGENCY HOUSING VOUCHERS

On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 (ARP) (P.L. 117-2). Section 3202 of the ARP appropriated \$5 billion for the creation, administration, and renewal of new incremental emergency housing vouchers (EHVs) and other eligible expenses related to COVID-19.

On May 5, 2021, HUD issued Notice PIH 2021-15, which described HUD's process for allocating approximately 70,000 EHVs to eligible PHAs and set forth the operating requirements for PHAs who administer them. Based on criteria outlined in the notice, HUD notified eligible PHAs of the number of EHVs allocated to their agency, and PHAs were able to accept or decline the invitation to participate in the program.

PHAs may not project-base EHVs; EHVs are exclusively tenant-based assistance.

All applicable nondiscrimination and equal opportunity requirements apply to the EHV program, including requirements that the PHA grant reasonable accommodations to persons with disabilities, effectively communicate with persons with disabilities, and ensure meaningful access for persons with limited English proficiency (LEP).

This chapter describes HUD regulations and PHA policies for administering EHVs. The policies outlined in this chapter are organized into six sections, as follows:

PART 1: Funding

PART 2: Partnering Agencies

PART 3: Waiting List Management

PART 4: Family Eligibility

PART 5: Housing Search and Leasing

PART 6: Use of Funds, Reporting, and Financial Records

Except as addressed by this chapter and as required under federal statute and HUD requirements, the general requirements of the HCV program apply to EHVs.

20.1 FUNDING

20.1.A FUNDING OVERVIEW

- (1) The American Rescue Plan Act of 2021 (ARP) provides administrative fees and funding for the costs of administering emergency housing vouchers (EHVs) and other eligible expenses defined in Notice PIH 2021-15. These fees may only be used for EHV administration and other eligible expenses and must not be used for or applied to other PHA programs or vouchers. The PHA must maintain separate financial records from its regular HCV funding for all EHV funding.
- (2) **Housing Assistance Payments (HAP) Funding**
 - (a) ARP funding obligated to the PHA as housing assistance payments (HAP) funding may only be used for eligible EHV HAP expenses (i.e., rental assistance payments). EHV HAP funding may not be used for EHV administrative expenses or for the eligible uses under the EHV services fee.
 - (b) The initial funding term will expire December 31, 2022. HUD will provide renewal funding to the PHA for the EHVs on a calendar year (CY) basis commencing with CY 2023. The renewal funding allocation will be based on the PHA's actual EHV HAP costs in leasing, similar to the renewal process for the regular HCV program. EHV renewal funding is not part of the annual HCV renewal funding formula; EHVs are renewed separately from the regular HCV program. All renewal funding for the duration of the EHV program has been appropriated as part of the ARP funding.
- (3) **Administrative Fee and Funding**
 - (a) The following four types of fees and funding are allocated as part of the EHV program:
 - (i) **Preliminary Fees**
Support immediate start-up costs that the PHA will incur in implementing alternative requirements under EHV, such as outreach and coordination with partnering agencies:
 - (A) \$400 per EHV allocated to the PHA, once the consolidated annual contributions contract (CACC) is amended.
 - (B) This fee may be used for any eligible administrative expenses related to EHVs.
 - (C) The fee may also be used to pay for any eligible activities under EHV service fees (TPSI.B).
 - (ii) **Placement Fees/Expedited Issuance Reporting Fees**
Support initial lease-up costs and the added cost and effort required to expedite leasing of EHVs:

(A) \$100 for each EHV initially leased, if the PHA reports the voucher issuance date in the Public Housing Information Center–Next Generation (PIC–NG) system within 14 days of voucher issuance or the date the system becomes available for reporting.

(B) Placement fees:

- (1) \$500 for each EHV family placed under a HAP contract effective within four months of the effective date of the ACC funding increment; or
- (2) \$250 for each EHV family placed under a HAP contract effective after four months but less than six months after the effective date of the ACC funding increment.
- (3) HUD will determine placement fees in the event of multiple EHV allocations and funding increment effective dates.

(C) Placement/expedited issuance fees only apply to the initial leasing of the voucher; they are not paid for family moves or to turnover vouchers.

(iii) Ongoing Administrative Fees

Calculated in the same way as the standard HCV program:

- (A) PHAs are allocated administrative fees using the full column A administrative fee amount for each EHV under contract as of the first day of each month.
- (B) Ongoing EHV administrative fees may be subject to proration in future years, based on available EHV funding.

(iv) Services Fees

A one-time fee to support PHAs' efforts to implement and operate an effective EHV services program in its jurisdiction (TPS-I.B):

- (A) The fee is allocated once the PHA's CACC is amended to reflect EHV funding.
- (B) The amount allocated is \$3,500 for each EHV allocated.

20.1.B SERVICE FEES

- (1) Services fee funding must be initially used for defined eligible uses and not for other administrative expenses of operating the EHV program. Service fees fall into four categories:
 - (a) Housing search assistance
 - (b) Security deposit/utility deposit/rental application/holding fee uses
 - (c) Owner-related uses
 - (d) Other eligible uses such as moving expenses or tenant-readiness services
- (2) The PHA must establish the eligible uses and the parameters and requirements for service fees in the PHA's administrative plan.

(a) The eligible uses for service fees include:

- (i) Housing Search Assistance
- (ii) Moving Expenses
- (iii) Application Fee
- (iv) Security Deposit Assistance
- (v) Owner Incentive Payment
- (vi) Renter's Insurance

- (3) Any services fee assistance that is returned to the PHA after its initial or subsequent use may only be applied to the eligible services fee uses defined in Notice PIH 2021-15 (or subsequent notice) or other EHV administrative costs. Any amounts not expended for these eligible uses when the PHA's EHV program ends must be remitted to HUD.

20.2 PARTNERING AGENCIES

20.2.A CONTINUUM OF CARE (CoC)

- (1) PHAs that accept an allocation of EHV's are required to enter into a Memorandum of Understanding (MOU) with the Continuum of Care (CoC) to establish a partnership for the administration of EHV's.

(a) SAHA has entered into an MOU with South Alamo Regional Alliance for the Homeless (SARAH).

20.2.B OTHER PARTNERING ORGANIZATIONS

- (1) The PHA may, but is not required to, partner with other organizations trusted by persons experiencing homelessness, such as victim services providers (VSPs) and other community partners. If the PHA chooses to partner with such agencies, the PHA must either enter into an MOU with the partnering agency or the partnering agency may be added to the MOU between the PHA and CoC.

(a) SAHA has added the following partners to the MOU between SAHA and SARAH:

- (i) American GI Forum (AGIF)
- (ii) BEAT AIDS
- (iii) Catholic Charities San Antonio
- (iv) Center for Health Care Services
- (v) City of San Antonio (COSA)
- (vi) Endeavors
- (vii) Family Violence Prevention Shelter
- (viii) Haven for Hope
- (ix) Providence Place
- (x) Roy Maas Youth Alternatives
- (xi) San Antonio AIDS Foundation
- (xii) SA Hope Center
- (xiii) SAMMinistries
- (xiv) The Society of St. Vincent de Paul San Antonio
- (xv) The Salvation Army
- (xvi) Thrive

- (xvii) The University of Texas at San Antonio (UTSA)
- (xviii) Veterans Affairs (VA)
- (xix) Youth Center of Texas
- (xx) Family Violence Prevention Shelter

20.2.C REFERRALS

(1) CoC and Partnering Agency Referrals

- (a) The primary responsibility of the CoC under the MOU with the PHA is to make direct referrals of qualifying individuals and families to the PHA. The PHA must generally refer a family that is seeking EHV assistance directly from the PHA to the CoC or other referring agency for initial intake, assessment, and possible referral for EHV assistance. Partner CoCs are responsible for determining whether the family qualifies under one of the four eligibility categories for EHV. The CoC or other direct referral partner must provide supporting documentation to the PHA of the referring agency's verification that the family meets one of the four eligible categories for EHV assistance.

- (i) SARAH must establish and implement a system to identify EHV eligible individuals and families within the agency's caseload and make referrals to SAHA. SARAH must certify that the EHV applicants they refer to SAHA meet at least one of the four EHV eligibility criteria. SAHA will maintain a copy of the referral or certification from SARAH in the participant's file along with other eligibility paperwork.
- (ii) As part of the MOU, SAHA and SARAH will identify staff positions to serve as lead EHV liaisons. These positions will be responsible for transmission and acceptance of referrals. SARAH must commit sufficient staff and resources to ensure eligible individuals and families are identified and determined eligible in a timely manner.
- (iii) The SAHA liaison responsible for acceptance of referrals will contact the SARAH liaison via email indicating the number of vouchers available and requesting an appropriate number of referrals. SARAH will provide SAHA with a list of eligible referrals including the name, address, and contact phone number for each adult individual who is being referred; a completed release form for each adult family member; and a written certification for each referral indicating they are EHV-eligible.

(2) Offers of Assistance with CoC Referral

- (a) The PHA may make an EHV available without a referral from the CoC or other partnering organization in order to facilitate an emergency transfer under VAWA in accordance with Exhibit 16-2: SAHA Emergency Transfer Plan.
- (b) The PHA must also take direct referrals from outside the CoC if:
 - (i) The CoC does not have a sufficient number of eligible families to refer to the PHA; or
 - (ii) The CoC does not identify families that may be eligible for EHV assistance because they are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking.
- (c) If at any time the PHA is not receiving enough referrals or is not receiving referrals in a timely manner from the CoC or other partner referral agencies (or the PHA and CoC cannot identify any such alternative referral partner agencies), HUD may permit the PHA on a temporary or permanent basis to take EHV applications directly from applicants and admit eligible families to the EHV program in lieu of or in addition to direct referrals in those circumstances.

20.3 WAITING LIST MANAGEMENT

20.3.A HCV WAITING LIST

- (1) The regulation that requires the PHA to admit applicants as waiting list admissions or special admissions in accordance with admission policies in Chapter 4 does not apply to PHAs operating the EHV program. Direct referrals are not added to the PHA's HCV waiting list.
- (2) The PHA must inform families on the HCV waiting list of the availability of EHV by, at a minimum, either by posting the information to their website or providing public notice in their respective communities in accordance with the requirements listed in Notice PIH 2021-15.

- (a) SAHA will post information about the EHV program for families on the HCV waiting list on SAHA's website. The notice will:
 - (i) Describe the eligible populations to which EHV are limited.
 - (ii) Clearly state that the availability of these EHV is managed through a direct referral process.
 - (iii) Advise the family to contact the CoC (or any other PHA referral partner, if applicable) if the family believes they may be eligible for EHV assistance.
- (b) SAHA will ensure effective communication with persons with disabilities, including those with vision, hearing, and other communication-related disabilities in accordance with Chapter 2. SAHA will also take reasonable steps to ensure meaningful access for persons with limited English proficiency (LEP) in accordance with Chapter 2.

20.3.B EHV WAITING LIST

- (1) The HCV regulations requiring the PHA to operate a single waiting list for admission to the HCV program do not apply to PHAs operating the EHV program. Instead, when the number of applicants referred by the CoC or partnering agency exceeds the EHV available, the PHA must maintain a separate waiting list for EHV referrals, both at initial leasing and for any turnover vouchers that may be issued prior to September 30, 2023.
- (2) Further, the EHV waiting list is not subject to PHA policies in Chapter 4 regarding opening and closing the HCV waiting list. The PHA will work directly with its CoC and other referral agency partners to manage the number of referrals and the size of the EHV waiting list.

20.3.C PREFERENCES

(1) HCV Waiting List Preferences

- (a) If local preferences are established by the PHA for HCV, they do not apply to EHV. However, if the PHA has a homeless preference or a VAWA preference for the HCV waiting list, the PHA must adopt additional policies related to EHV in accordance with Notice PIH 2021-15.

- (i) SAHA does not offer either a homeless or VAWA preference for the HCV waiting list.

(2) EHV Waiting List Preferences

- (a) With the exception of a residency preference, the PHA may choose, in coordination with the CoC and other referral partners, to establish separate local preferences for EHV. The PHA may, however, choose to not establish any local preferences for the EHV waiting list.

- (i) No local preferences have been established for the EHV waiting list.

20.4 FAMILY ELIGIBILITY

20.4.A OVERVIEW

- (1) The CoC or referring agency determines whether the individual or family meets any one of the four eligibility criteria described in Notice PIH 2021-15 and then refers the family to the PHA. The PHA determines that the family meets other eligibility criteria for the HCV program, as modified for the EHV program and outlined below.

20.4.B REFERRING AGENCY DETERMINATION OF ELIGIBILITY

- (1) In order to be eligible for an EHV, an individual or family must meet one of four eligibility criteria:
 - (a) Homeless as defined in 24 CFR 578.3;
 - (b) At risk of homelessness as defined in 24 CFR 578.3;
 - (c) Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking (as defined in Notice PIH 2021-15), or human trafficking (as defined in the 22 U.S.C. Section 7102); or
 - (d) Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability as determined by the CoC or its designee in accordance with the definition in Notice PIH 2021-15.
- (2) As applicable, the CoC or referring agency must provide documentation to the PHA of the referring agency's verification that the family meets one of the four eligible categories for EHV assistance. The PHA must retain this documentation as part of the family's file.

20.4.C PHA SCREENING

(1) Overview

- (a) HUD waived 24 CFR 982.552 and 982.553 in part for the EHV applicants and established alternative requirement for mandatory and permissive prohibitions of admissions. Except where applicable, PHA policies regarding denials in Chapter 3 of this policy do not apply to screening individuals and families for eligibility for an EHV. Instead, the EHV alternative requirement listed in this section will apply to all EHV applicants.
- (b) The mandatory and permissive prohibitions listed in Notice PIH 2021-15 and in this chapter, however, apply only when screening the individual or family for eligibility for an EHV. When adding a family member after the family has been placed under a HAP contract with EHV assistance, the regulations at 24 CFR 982.551(h)(2) apply. Other than the birth, adoption, or court-awarded custody of a child, the PHA

must approve additional family members and may apply its regular HCV screening criteria in Chapter 3 in doing so.

(2) **Mandatory Denials**

- (a) Under alternative requirements for the EHV program, mandatory denials for EHV applicants include:
 - (i) 24 CFR 982.553(a)(1)(ii)(C), which prohibits admission if any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.
 - (ii) 24 CFR 982.553(a)(2)(i), which prohibits admission to the program if any member of the household is subject to a lifetime registration requirement under a state sex offender registration program.
- (b) The PHA must deny admission to the program if any member of the family fails to sign and submit consent forms for obtaining information as required by 24 CFR 982.552(b)(3) but should notify the family of the limited EHV grounds for denial of admission first.

- (i) While SAHA will deny admission to the program if any adult member (or head of household or spouse, regardless of age) fails to sign and submit consent forms, SAHA will first notify the family of the limited EHV grounds for denial of admission as part of the notice of denial that will be mailed to the family.

(3) **Permissive Denials**

- (a) Notice PIH 2021-15 lists permissive prohibitions for which the PHA may, but is not required to, deny admission to EHV families. The notice also lists prohibitions that, while allowable under the HCV program, may not be used to deny assistance for EHV families.
- (b) If the PHA intends to establish permissive prohibition policies for EHV applicants, the PHA must first consult with its CoC partner to understand the impact that the proposed prohibitions may have on referrals and must take the CoC's recommendations into consideration.

- (i) In consultation with SARAH, SAHA will apply permissive prohibition to the screening of EHV applicants. Determinations using permissive prohibitions will be made based on an individualized assessment of relevant mitigating information in accordance with policies in Section 3-III.E.
- (ii) SAHA will establish the following permissive prohibitions:

- (A) If the PHA determines that any household member is currently engaged in, or has engaged in within the previous 12 months:
 - (1) Violent criminal activity
 - (2) Other criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity
- (B) If any member of the family has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program within the previous 12 months.
- (C) If the family engaged in or threatened abusive or violent behavior toward SAHA personnel within the previous 12 months.
- (iii) The PHA will also deny assistance to household members already receiving assistance from another program in accordance with Section 9.h. of Notice PIH 2021-15.
- (iv) Prohibitions based on criminal activity for the eligible EHV populations regarding drug possession will be considered apart from criminal activity against persons (i.e., violent criminal activity).
- (v) In compliance with PIH 2021-15, SAHA will not deny an EHV applicant admission regardless of whether:
 - (A) Any member of the family has been evicted from federally assisted housing in the last five years;
 - (B) A PHA has ever terminated assistance under the program for any member of the family;
 - (C) The family currently owes rent or other amounts to SAHA or to another PHA in connection with Section 8 or public housing assistance under the 1937 Act;
 - (D) The family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease;
 - (E) The family breached an agreement with the PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA;
 - (F) The family would otherwise be prohibited admission under alcohol abuse standards established by SAHA in accordance with 24 CFR 982.553(a)(3);

- (G) SAHA determines that any household member is currently engaged in or has engaged in, during a reasonable time before the admission, drug-related criminal activity.

20.4.D INCOME VERIFICATION AT ADMISSION

(1) Self-Certification at Admission

- (a) The requirement to obtain third-party verification of income in accordance with Notice PIH 2018-18 does not apply to the EHV program applicants at admission, and alternatively, PHAs may consider self-certification the highest form of income verification at admission. As such, PHA policies related to the verification of income in Section 7-I.B. do not apply to EHV families at admission. Instead, applicants must submit an affidavit attesting to their reported income, assets, expenses, and other factors that would affect an income eligibility determination.
- (b) Additionally, applicants may provide third-party documentation that represents the applicant's income within the 60-day period prior to admission or voucher issuance but is not dated within 60 days of the PHA's request.

- (i) Any documents used for verification must be the original (not photocopies) and dated within the 60-day period prior to admission. The documents must not be damaged, altered, or in any way illegible.
- (ii) Printouts from webpages are considered original documents.
- (iii) Any family self-certifications must be made in a format acceptable to SAHA and must be signed by the family member whose information or status is being verified. The certification must be signed in the presence of a notary public (e.g., an affidavit).
- (iv) SAHA will incorporate additional procedures to remind families of the obligation to provide true and complete information in accordance with Chapter 14.
- (v) SAHA will address any material discrepancies (i.e., unreported income or a substantial difference in reported income) that may arise later.
- (vi) SAHA may, but is not required to, offer the family a repayment agreement in accordance with Chapter 16. If the family fails to repay the excess subsidy, SAHA will terminate the family's assistance in accordance with the policies in Chapter 12.

(2) Recently Conducted Income Determinations

(a) PHAs may accept income calculations and verifications from third-party providers or from an examination that the PHA conducted on behalf of the family for another subsidized housing program in lieu of conducting an initial examination of income as long as:

- (i) The income was calculated in accordance with rules outlined at 24 CFR Part 5 and within the last six months; and
- (ii) The family certifies there has been no change in income or family composition in the interim.

(A) SAHA will accept income calculations and verifications from third-party providers provided they meet the criteria outlined above.

(B) The family certification must be made in a format acceptable to SAHA and must be signed by all adult family members whose information or status is being verified.

(b) At the time of the family's annual reexamination, the PHA must conduct the annual reexamination of income as outlined at 24 CFR 982.516 and PHA policies in Chapter 11.

(3) EIV Income Validation

(a) Once HUD makes the EIV data available to PHAs under this waiver and alternative requirement, the PHA must:

- (i) Review the EIV Income and Income Validation Tool (IVT) reports to confirm and validate family-reported income within 90 days of the PIC submission date;
- (ii) Print and maintain copies of the EIV Income and IVT Reports in the tenant file; and
- (iii) Resolve any income discrepancy with the family within 60 days of the EIV Income or IVT Report dates.

(b) Prior to admission, PHAs must continue to use HUD's EIV system to search for all household members using the Existing Tenant Search in accordance with PHA policies in Chapter 3.

(c) If a PHA later determines that an ineligible family received assistance, the PHA must take steps to terminate that family from the program in accordance with Chapter 12.

20.4.E SOCIAL SECURITY NUMBER AND CITIZENSHIP STATUS VERIFICATION

(1) For the EHV program, the PHA is not required to obtain and verify SSN documentation and documentation evidencing eligible noncitizen status

before admitting the family to the EHV program. Instead, PHAs may adopt policies to admit EHV applicants who are unable to provide the required SSN or citizenship documentation during the initial eligibility determination. As an alternative requirement, such individuals must provide the required documentation within 180 days of admission to be eligible for continued assistance, pending verification, unless the PHA provides an extension based on evidence from the family or confirmation from the CoC or other partnering agency that the family has made a good-faith effort to obtain the documentation.

- (2) If a PHA determines that an ineligible family received assistance, the PHA must take steps to terminate that family from the program.

- (a) SAHA will admit EHV applicants who are unable to provide the required SSN or citizenship documentation during the initial eligibility determination. These individuals must provide the required documentation in accordance with policies in Chapter 7 within 180 days of admission. SAHA may provide an additional 60-day extension based on evidence from the family or confirmation from SARAH that the family has made a good-faith effort to obtain the documentation.
- (b) If SAHA determines that an ineligible family received assistance, SAHA will take steps to terminate that family from the program in accordance with policies in Chapter 12.

20.4.F AGE AND DISABILITY VERIFICATION

- (1) PHAs may accept self-certification of date of birth and disability status if a higher level of verification is not immediately available. If self-certification is used, the PHA must obtain a higher level of verification within 90 days of admission or verify the information in EIV.
- (2) If a PHA determines that an ineligible family received assistance, the PHA must take steps to terminate that family from the program.

- (a) SAHA will accept self-certification of date of birth and disability status if a higher form of verification is not immediately available. The certification must be made in a format acceptable to SAHA and must be signed by the family member whose information or status is being verified.
- (b) If self-certification is accepted, within 90 days of admission, SAHA will verify the information in EIV or, if the information is not available in EIV, through other third-party verification. SAHA will note in the family's file that self-certification was used as initial verification and include an EIV printout or other third-party verification confirming the applicant's date of birth and/or disability status.

- (c) If SAHA determines that an ineligible family received assistance, SAHA will take steps to terminate that family from the program in accordance with policies in Chapter 12.

20.4.G INCOME TARGETING

- (1) The PHA must determine income eligibility for EHV families in accordance with 24 CFR 982.201 and PHA policy in Chapter 3; however, income targeting requirements do not apply for EHV families. The PHA may still choose to include the admission of extremely low-income EHV families in its income targeting numbers for the fiscal year in which these families are admitted.

- (a) SAHA will include the admission of extremely low-income EHV families in its income targeting numbers for the fiscal year in which these families are admitted.

20.5 HOUSING SEARCH AND LEASING

20.5.A INITIAL VOUCHER TERM

- (1) Unlike the standard HCV program, which requires an initial voucher term of at least 60 days, EHV vouchers must have an initial search term of at least 120 days. PHA policies on extensions as outlined in Section 5-II.E. will apply.

- (a) All EHV's will have an initial term of 120 calendar days.
- (b) The family must submit a Request for Tenancy Approval and proposed lease within the 120-day period unless SAHA grants an extension.

20.5.B HOUSING SEARCH ASSISTANCE

- (1) The PHA must ensure housing search assistance is made available to EHV families during their initial housing search. The housing search assistance may be provided directly by the PHA or through the CoC or another partnering agency or entity.
- (2) At a minimum, housing search assistance must:
 - (a) Help individual families identify potentially available units during their housing search, including physically accessible units with features for family members with disabilities, as well as units in low-poverty neighborhoods;
 - (b) Provide transportation assistance and directions to potential units;
 - (c) Conduct owner outreach;
 - (d) Assist with the completion of rental applications and PHA forms; and
 - (e) Help expedite the EHV leasing process for the family.

- (i) As identified in the MOU between SAHA and SARAH, the following housing search assistance will be provided to each EHV family:

(A) SAHA will:

- (1) Conduct owner outreach in accordance with policies in Chapter 13.
- (2) Provide directions to potential units as part of the EHV briefing packet.
- (3) Expedite the EHV leasing process for the family to the extent practicable and in accordance with policies in this chapter.

- (4) At least every 30 days, conduct proactive check-ins via email and telephone with families who are searching with an EHV and remind them of their voucher expiration date.
 - (5) Assign a dedicated landlord liaison for EHV voucher families.
- (B) SARAH will:
- (1) Help families identify potentially available units during their housing search, including physically accessible units with features for family members with disabilities, as well as units in low-poverty neighborhoods.
 - (2) Provide transportation assistance to potential units.
 - (3) Assist the family with the completion of rental applications and PHA forms.

20.5.C HQS PRE-INSPECTIONS

- (1) To expedite the leasing process, PHAs may pre-inspect available units that EHV families may be interested in leasing in order to maintain a pool of eligible units.

- (a) To expedite the leasing process, SAHA may pre-inspect available units that EHV families may be interested in leasing to maintain a pool of eligible units. If an EHV family selects a unit that passed a HQS pre-inspection (without intervening occupancy) within 45 days of the date of the Request for Tenancy Approval, the unit may be approved provided that it meets all other conditions under 24 CFR 982.305.
- (b) The family will be free to select their unit.
- (c) When a pre-inspected unit is not selected, SAHA will make every effort to fast-track the inspection process, including adjusting the normal inspection schedule for any required reinspections.

20.5.D INITIAL LEASE TERM

- (1) Unlike in the standard the HCV program, EHV voucher holders may enter into an initial lease that is for less than 12 months, regardless of the PHA policy in Section 9-I.E., Term of Assisted Tenancy.

20.5.E PORTABILITY

- (1) The normal HCV portability procedures and requirements outlined in Chapter 10 generally apply to EHV. Exceptions are addressed below.

- (2) **Nonresident Applicants**

- (a) Under EHV, applicant families may move under portability even if the family did not have legal residency in the jurisdiction of the initial PHA when they applied, regardless of PHA policy in Section 10-II.B.

- (3) **Billing and Absorption**

- (a) A receiving PHA cannot refuse to assist an incoming EHV family, regardless of whether the PHA administers EHV under its own ACC.
 - (i) If the EHV family moves under portability to another PHA that administers EHV under its own ACC:
 - (A) The receiving PHA may only absorb the incoming EHV family with an EHV (assuming it has an EHV voucher available to do so).
 - (B) If the PHA does not have an EHV available to absorb the family, it must bill the initial PHA. The receiving PHA must allow the family to lease the unit with EHV assistance and may not absorb the family with a regular HCV when the family leases the unit.
 - (C) Regardless of whether the receiving PHA absorbs or bills the initial PHA for the family's EHV assistance, the EHV administration of the voucher is in accordance with the receiving PHA's EHV policies.
 - (ii) If the EHV family moves under portability to another PHA that does not administer EHV under its own ACC, the receiving PHA may absorb the family into its regular HCV program or may bill the initial PHA.

- (4) **Family Briefing**

- (a) In addition to the applicable family briefing requirements at 24 CFR 982.301(a)(2) as to how portability works and how portability may affect the family's assistance, the initial PHA must inform the family how portability may impact the special EHV services and assistance that may be available to the family.
 - (b) The initial PHA is required to help facilitate the family's portability move to the receiving PHA and inform the family of this requirement in writing, taking reasonable steps to ensure meaningful access for persons with limited English proficiency (LEP).

- (i) In addition to following agency policy on briefings in Chapter 5, as part of the briefing packet for EHV families, SAHA will include

a written notice that SAHA will assist the family with moves under portability.

- (ii) For limited English proficient (LEP) applicants, SAHA will provide interpretation services in accordance with the PHA's LEP plan (See Chapter 2).

(5) Coordination of Services

- (a) If the portability move is in connection with the EHV family's initial lease-up, the receiving PHA and the initial PHA must consult and coordinate the EHV services and assistance that will be made available to the family.

- (i) For EHV families who are exercising portability, when the PHA contacts the receiving PHA in accordance with Section 10-II.B. Preapproval Contact with Receiving PHA, the PHA will consult and coordinate with the receiving PHA to ensure there is no duplication of EHV services and assistance, and ensure the receiving PHA is aware of the maximum amount of services fee funding that the initial PHA may provide to the receiving PHA on behalf of the family.

(6) Services Fee

- (a) Standard portability billing arrangements apply for HAP and ongoing administrative fees for EHV families.
- (b) For service fees funding, the amount of the service fee provided by the initial PHA may not exceed the lesser of the actual cost of the services and assistance provided to the family by the receiving PHA or \$1,750, unless the initial PHA and receiving PHA mutually agree to change the \$1,750 cap. Service fees are paid as follows:
 - (i) If the receiving PHA, in consultation and coordination with the initial PHA, will provide eligible services or assistance to the incoming EHV family, the receiving PHA may be compensated for those costs by the initial PHA, regardless of whether the receiving PHA bills or absorbs.
 - (ii) If the receiving PHA administers EHV, the receiving PHA may use its own services fee and may be reimbursed by the initial PHA, or the initial PHA may provide the services funding upfront to the receiving PHA for those fees and assistance.
 - (iii) If the receiving PHA does not administer EHV, the initial PHA must provide the services funding upfront to the receiving PHA. Any amounts provided to the receiving PHA that are not used for services or assistance on behalf of the EHV family must promptly be returned by the receiving PHA to the initial PHA.

(7) Placement Fee/Issuance Reporting Fee

- (a) If the portability lease-up qualifies for the placement fee/issuance reporting fee, the receiving PHA receives the full amount of the placement component of the placement fee/issuance reporting fee. The receiving PHA is eligible for the placement fee regardless of whether the receiving PHA bills the initial PHA or absorbs the family into its own program at initial lease-up. The initial PHA qualifies for the issuance reporting component of the placement fee/issuance reporting fee, as applicable.

20.5.F PAYMENT STANDARDS

(1) Payment Standard Schedule

- (a) For the EHV program, HUD has waived the regulation requiring a single payment standard for each unit size. Instead, the PHA may, but is not required to, establish separate higher payment standards for EHV. Lower EHV payment standards are not permitted. If the PHA is increasing the regular HCV payment standard, the PHA must also increase the EHV payment standard if it would be otherwise lower than the new regular HCV payment standard. The separate EHV payment standard must comply with all other HCV requirements with the exception of the alternative requirements discussed below.
- (b) Further, if the PHA chooses to establish higher payments standards for EHV, HUD has provided other regulatory waivers:
 - (i) Defining the “basic range” for payment standards as between 90 and 120 percent of the published Fair Market Rent (FMR) for the unit size (rather than 90 to 110 percent).
 - (ii) Allowing a PHA that is not in a designated Small Area FMR (SAFMR) area or has not opted to voluntarily implement SAFMRs to establish exception payment standards for a ZIP code area above the basic range for the metropolitan FMR based on the HUD published SAFMRs. The PHA may establish an exception payment standard up to 120 percent (as opposed to 110 percent) of the HUD published Small Area FMR for that ZIP code area. The exception payment standard must apply to the entire ZIP code area.
- (A) The PHA must notify HUD if it establishes an EHV exception payment standard based on the SAFMR.

(1) SAHA will establish a payment standard between 90% and 120% of SAFMRs.

(2) Rent Reasonableness

- (a) All rent reasonableness requirements apply to EHV units, regardless of whether the PHA has established an alternative or exception EHV payment standard.

(3) Increases in Payment Standards

- (a) The requirement that the PHA apply increased payment standards at the family's first regular recertification on or after the effective date of the increase does not apply to EHV. The PHA may, but is not required to, establish an alternative policy on when to apply the increased payment standard, provided the increased payment standard is used to calculate the HAP no later than the effective date of the family's first regular reexamination following the change.

- (i) SAHA will not establish an alternative policy for increases in the payment standard. SAHA's policy in Section 11.3.B governing increases in payment standards will apply to EHV.

20.5.G TERMINATION OF VOUCHERS

- (1) After September 30, 2023, a PHA may not reissue EHV's when assistance for an EHV-assisted family ends. This means that when an EHV participant (a family that is receiving rental assistance under a HAP contract) leaves the program for any reason, the PHA may not reissue that EHV to another family unless it does so no later than September 30, 2023.
- (2) If an applicant family that was issued the EHV is unsuccessful in finding a unit and the EHV expires after September 30, 2023, the EHV may not be reissued to another family.
- (3) All EHV's under lease on or after October 1, 2023, may not under any circumstances be reissued to another family when the participant leaves the program for any reason.
- (4) An EHV that has never been issued to a family may be initially issued and leased after September 30, 2023, since this prohibition only applies to EHV's that are being reissued upon turnover after assistance to a family has ended. However, HUD may direct PHAs administering EHV's to cease leasing any unleased EHV's if such action is determined necessary by HUD to ensure there will be sufficient funding available to continue to cover the HAP needs of currently assisted EHV families.

20.6 USE OF FUNDS, REPORTING, AND FINANCIAL RECORDS

EHV funds allocated to the PHA for HAP (both funding for the initial allocation and HAP renewal funding) may only be used for eligible EHV HAP purposes. EHV HAP funding obligated to the PHA may not be used for EHV administrative expenses or the other EHV eligible expenses under this notice. Likewise, EHV administrative fees and funding obligated to the PHA are to be used for those purposes and must not be used for HAP.

The appropriated funds for EHV are separate from the regular HCV program and may not be used for the regular HCV program but may only be expended for EHV eligible purposes. EHV HAP funds may not roll into the regular HCV restricted net position (RNP) and must be tracked and accounted for separately as EHV RNP. EHV administrative fees and funding for other eligible expenses permitted by Notice PIH 2021-15 may only be used in support of the EHV and cannot be used for regular HCVs. EHV funding may not be used for the repayment of debts or any amounts owed to HUD by HUD program participants including, but not limited to, those resulting from Office of Inspector General (OIG), Quality Assurance Division (QAD), or other monitoring review findings.

The PHA must comply with EHV reporting requirements in the Voucher Management System (VMS) and Financial Data Schedule (FDS) as outlined in Notice PIH 2021-15.

The PHA must maintain complete and accurate accounts and other records for the program and provide HUD and the Comptroller General of the United States full and free access to all accounts and records that are pertinent the administration of the EHV in accordance with the HCV program requirements at 24 CFR 982.158.



INTERIM REEXAMINATION AND EMERGENCY HOUSING VOUCHER POLICY

August 5, 2021

INTERIM REEXAMINATION POLICY

INTERIM REEXAMINATION BACKGROUND

3

- On April 10, 2020, HUD released multiple waivers in response to the COVID-19 pandemic to waive and establish alternatives for numerous statutory and regulatory requirements.
- **Proposed Action:** SAHA is proposing to implement a new interim reexamination policy, which has been added to the previously approved COVID-19 Appendix.
- The policy would allow SAHA to provide additional rent relief to impacted families.

POLICY PROPOSAL

4

- **Interim Reexaminations [PIH 2021-14 HCV-1, PH-4]**
 - If the family declares a decrease in income and tenant rent is to decrease, the decrease will be effective retroactively on the first of the month following the date of the actual decrease.

EMERGENCY HOUSING VOUCHER POLICY

EMERGENCY HOUSING VOUCHER BACKGROUND

6

- **Emergency Housing Vouchers (EHVs)** are special purpose vouchers to assist individuals and families who are:
 - Experiencing homelessness;
 - At risk of homelessness;
 - Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or
 - Were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

EMERGENCY HOUSING VOUCHER BACKGROUND

7

- SAHA has been allocated **284 EHV**s to administer in partnership with the local Continuum of Care (CoC) agency, SARA.
- SAHA / Partners **must** provide **housing search assistance** to each EHV client.
- SAHA may provide additional services such as security deposit assistance, application fees, moving expenses, etc.

POLICY PROPOSAL

8

- A new chapter has been added to the Admin Plan with general and agency-specific policies, as described in the following slides.
- Note that any policies for EHV's that are not specified in this new chapter will default to those used to administer the regular Housing Choice Voucher (HCV) Program.

POLICY PROPOSAL - SERVICE FEES

9

- SAHA will implement the following services for EHV families:
 - Housing Search Assistance,
 - Moving Expenses,
 - Application Fee,
 - Security Deposit Assistance,
 - Owner Incentive Payment, and
 - Renter's Insurance.

POLICY PROPOSAL - PARTNERING AGENCIES

10

- SAHA has entered into an MOU with South Alamo Regional Alliance for the Homeless (SARAH).
- SARAH and partnering agencies will identify eligible EHV families, certify they meet one of the four eligibility criteria, and refer those families to SAHA.

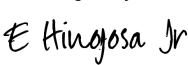
POLICY PROPOSAL - EHV ADMINISTRATION

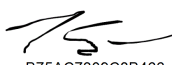
11

- SAHA has adopted reasons for denial of admission that either match the regular HCV program rules or are more lenient to allow a great number of families to qualify.
- SAHA will issue EHV's with an initial term of 120 calendar days.
- SAHA is establishing a payment standard between 90% and 120% of SAFMRs.

QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6163, AUTHORIZING A CAPITAL CONTRIBUTION OF \$1,000,000.00 IN MOVING TO WORK (MTW) FUNDS FOR THE BRISTOL AT SOMERSET PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH**

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6163, authorizing a capital contribution of \$1,000,000.00 in Moving to Work (MTW) funds for the Bristol at Somerset project; and other matters in connection therewith.

FINANCIAL IMPACT:

The San Antonio Housing Authority (SAHA) will put \$1,000,000.00 in the project as a construction loan. SAHA will be repaid within approximately 6 months with 1% interest. After closing, the \$1,000,000.00 will be held by the San Antonio Housing Facility Corporation (SAHFC) for liquidity in the event SAHFC committed certain delineated bad acts, such as wilful breach of contract documents, fraud, or misappropriation of funds.

SUMMARY:

Bristol at Somerset project received final Board approval on May 6, 2021. The project will consist of 348 family units, all of which will be low income housing tax credit units serving families who are at or below 60% AMI. The project is located at approximately the southwest corner of Somerset Road and Fischer Road. Construction is projected to begin August 2021, with completion in June 2023.

SAHA is a MTW agency. As part of its obligations as such an agency, SAHA is credited for creating more affordable housing units and it must meet its baseline of having the same number of affordable housing units as when it became a MTW agency. For new units to be counted as affordable housing units, SAHA must contribute financially towards the creation of those units. Originally, this project had no funds allocated to it. However, for SAHA's benefit, SAHA will contribute \$1,000,000.00 to the project during construction and will be immediately repaid by closing.

It is common in banking transactions to have "bad boy" carve outs. This means that the loans are non-recourse towards the borrower, unless certain acts that would be made in bad faith in relation to the loan that are criminal or fraudulent. The lender is requiring the borrowing entity to have \$1,000,000.00 in liquidity in case a bad boy provision is violated. It does not negatively impact San Antonio Housing Authority, because it already maintains that liquidity amount.

RESIDENT FOCUSED OUTCOMES:

- SAHA residents have a sufficient supply of affordable housing options.
- SAHA residents live in quality affordable housing.

SAN ANTONIO HOUSING AUTHORITY

August 5, 2021

ATTACHMENTS:

Resolution 6163

Resolution 21FAC-07-22

Presentation

**San Antonio Housing Authority
Resolution 6163**

RESOLUTION 6163, AUTHORIZING A CAPITAL CONTRIBUTION OF \$1,000,000.00 IN MOVING TO WORK (MTW) FUNDS FOR THE BRISTOL AT SOMERSET PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the SAHA Board of Commissioners approved Resolution 6135, authorizing the Bristol at Somerset (Project), with Louis Poppoon Development and Consulting; and

WHEREAS, SAHA, a MTW agency, is credited for creating more affordable housing units and must meet its baseline of having the same number of affordable housing units, as when it became an MTW agency; and

WHEREAS, SAHA must contribute financially towards the creation of new units in order for them to be counted as affordable housing units; and

WHEREAS, SAHA will contribute \$1,000,000.00 to the San Antonio Housing Facility Corporation so it may loan it to the project during construction and will be immediately repaid by stabilization.

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

- 1) Approves Resolution 6163, authorizing a capital contribution of \$1,000,000.00 in Moving to Work funds to the Bristol at Somerset project; and other matters in connection therewith.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents and extensions.

Passed and approved the 5th day of August 2021.

Ana M “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**San Antonio Housing Facility Corporation
Resolution 21FAC-07-22**

RESOLUTION 21FAC-07-22, AUTHORIZING A CAPITAL CONTRIBUTION OF \$1,000,000.00 IN MOVING TO WORK (MTW) FUNDS FOR THE BRISTOL AT SOMERSET PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the SAHFC Board of Directors approved Resolution 21FAC-04-15, authorizing the Bristol at Somerset (Project), with Louis Poppoon Development and Consulting; and

WHEREAS, SAHA, a MTW agency, is credited for creating more affordable housing units and must meet its baseline of having the same number of affordable housing units, as when it became an MTW agency; and

WHEREAS, SAHA must contribute financially towards the creation of new units in order for them to be counted as affordable housing units; and

WHEREAS, SAHA will contribute \$1,000,000.00 to the San Antonio Housing Facility Corporation so that it may loan it to the project during construction and will be immediately repaid by stabilization.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

- 1) Approves Resolution 21FAC-07-22, authorizing a capital contribution of \$1,000,000.00 in Moving to Work funds for the Bristol at Somerset project; and other matters in connection therewith.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

Passed and approved the 5th day of August 2021.

**Ana M “Cha” Guzman
Chair, Board of Directors**

Attested and approved as to form:

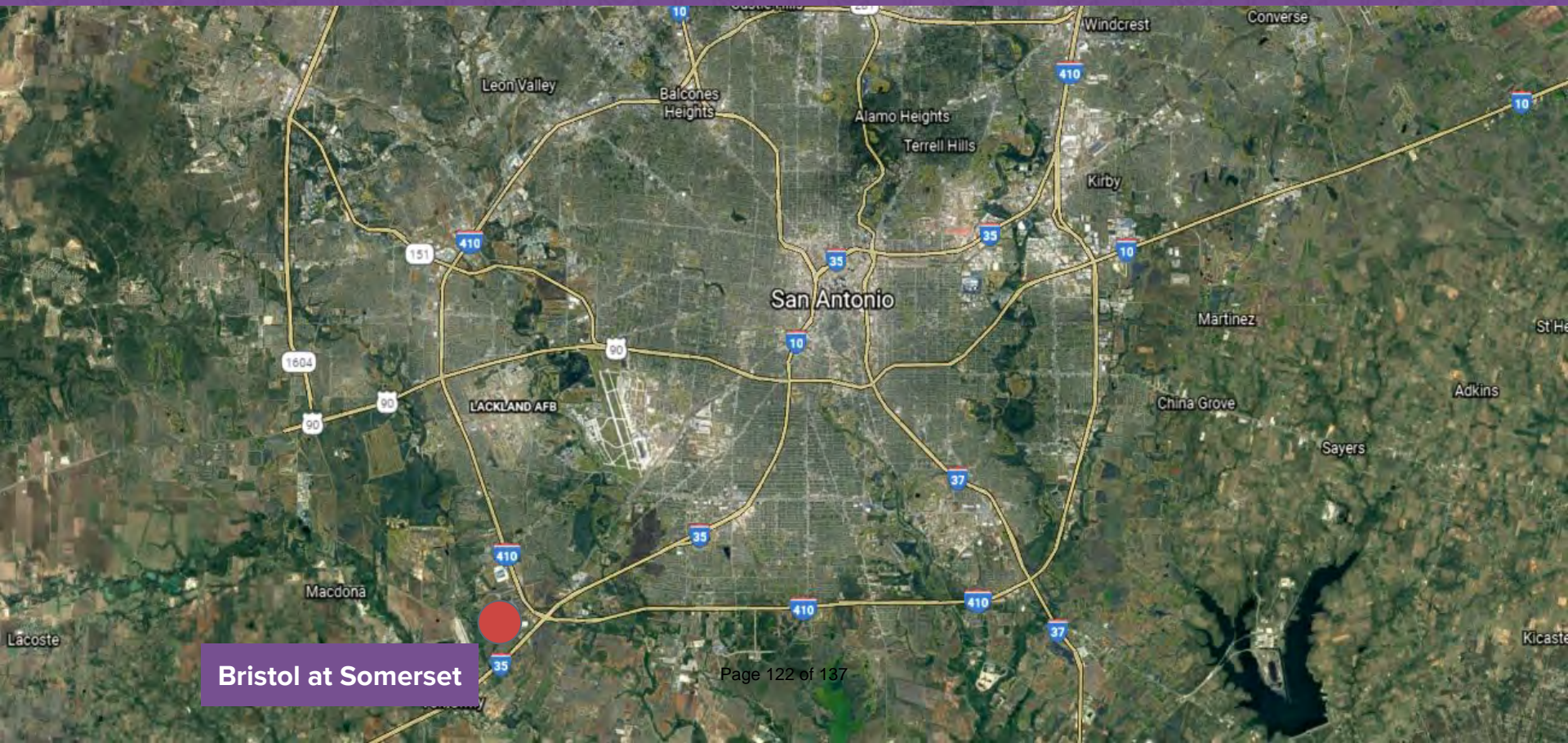
**Ed Hinojosa, Jr.
Secretary/Treasurer**



Bristol at Somerset

Timothy E. Alcott, Chief Legal and Real Estate Officer
Lorraine Robles, Director of Development Services and Neighborhood
Revitalization

MAP



Bristol at Somerset

REGIONAL CENTERS

PHASE 1 CENTERS

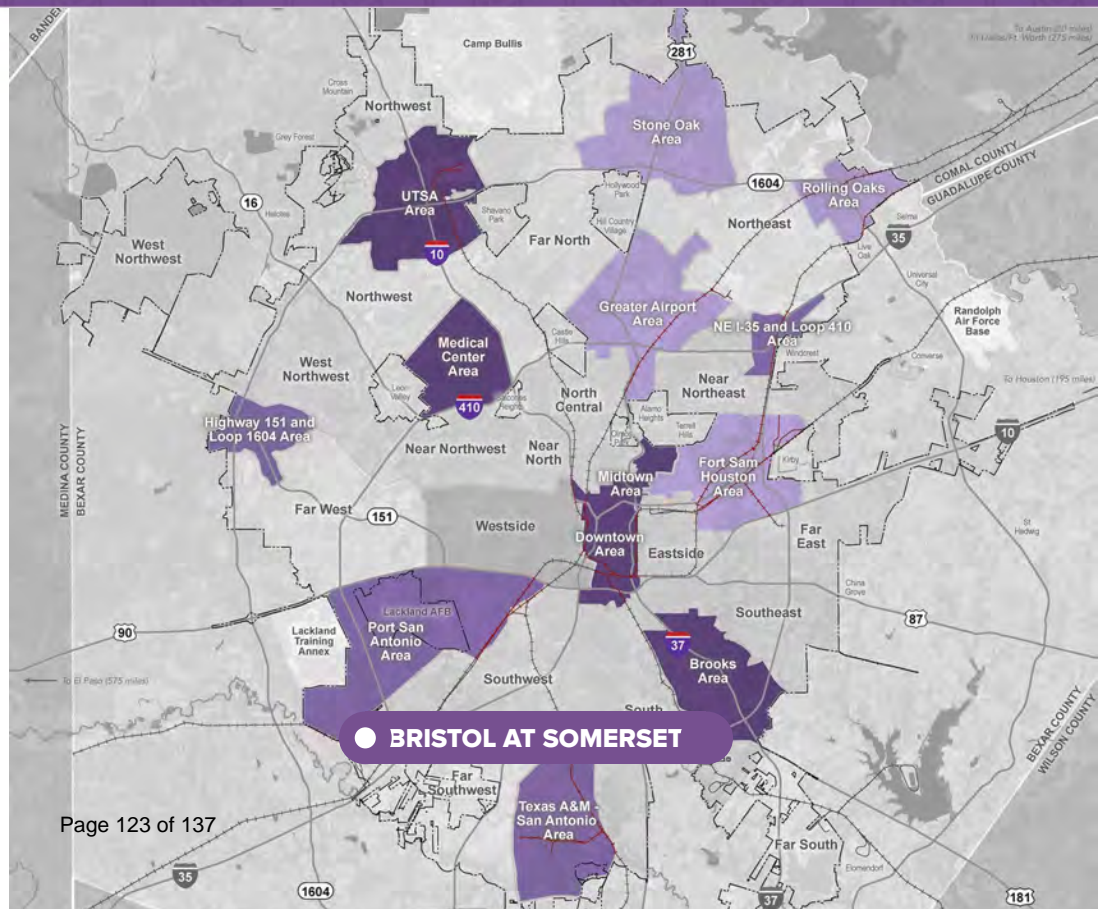
Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS

NE I-35 and Loop 410
Highway 151 and Loop 1604
Texas A&M — San Antonio
Port San Antonio

PHASE 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak



BRISTOL AT SOMERSET



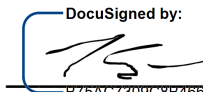
- ❖ City Council District 4
- ❖ Southwest ISD
- ❖ 348 Units
 - 60% AMI - 348
- ❖ 4% Tax Credits & Bonds
- ❖ Total Development Cost: \$59,554,244.00

QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY**August 5, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6164, IN SUPPORT OF PLACING LAND USE RESTRICTION AGREEMENTS (LURA) ON STABLEWOOD FARMS APARTMENTS**

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6164, in support of placing Land Use Restriction Agreements (LURA) on Stablewood Farms Apartments.

FINANCIAL IMPACT:

SAHA will receive \$10,000.00 plus an annual fee of \$1,000.00 per year for the term of the LURA.

SUMMARY:

Merced Housing Texas contacted the San Antonio Housing Authority (SAHA) regarding the following apartments that it has an ownership interest in:

Stablewood Farms Apartments

8301 Lake Vista Drive, San Antonio, Texas, 78227

Units: 252

In reviewing the appraisals for the properties, the apartments are considered to be in average condition for their age and serve low- to moderate-income families in San Antonio. Merced Housing Texas is seeking to refinance the properties with a HUD 223(f) loan. The loan requires a certain percentage of the units be set aside as affordable.

SAHA will place a LURA on the property requiring that seventy-five percent (75%) of the units be set aside for families whose income is eighty percent (80%) or less of Area Median Income and rental restrictions equal to not less than seventy-five percent (75%) of units set aside as follows: no less than twenty percent (20%), or fifty one (51) units, for very low-income (50% AMI) and no less than seventy-five percent (75%), or one hundred eighty nine (189) units, for low-income (80% AMI). With this restriction, Merced Housing Texas will qualify for the HUD loan, which has better interest rates than other commercially available loan products.

SAHA will not own or manage the property. SAHA's only relationship with the property will be the LURA filed on the property requiring that a portion of units be set-aside as affordable units. This serves SAHA's mission of preserving affordable housing in San Antonio.

STRATEGIC OUTCOMES:

- SAHA residents live in quality affordable housing.
- SAHA residents have a sufficient supply of affordable housing options.

SAN ANTONIO HOUSING AUTHORITY

August 5, 2021

ATTACHMENTS:

Resolution 6164

Presentation

**San Antonio Housing Authority
Resolution 6164**

RESOLUTION 6164, IN SUPPORT OF PLACING LAND USE RESTRICTION AGREEMENTS (LURA) ON STABLEWOOD FARMS APARTMENTS

WHEREAS, San Antonio Housing Authority (“SAHA”), a Texas housing authority, has the desire to ensure there is an adequate number of affordable housing units in San Antonio; and

WHEREAS, Merced Housing Texas (“Merced Housing”) owns an apartment complex in San Antonio called Stablewood Farms Apartments (the “Apartments”); and

WHEREAS, Merced Housing approached SAHA requesting that Land Use Restriction Agreements be placed on the Apartments, so that it may qualify for a lower interest rate FHA loan; and

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

- 1) Approves Resolution 6164, in support of placing Land Use Restriction Agreements (LURA) on Stablewood Farms Apartments; and
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this Resolution.

Passed and approved on the 5th day of August 2021.

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

Attested and approved as to form:

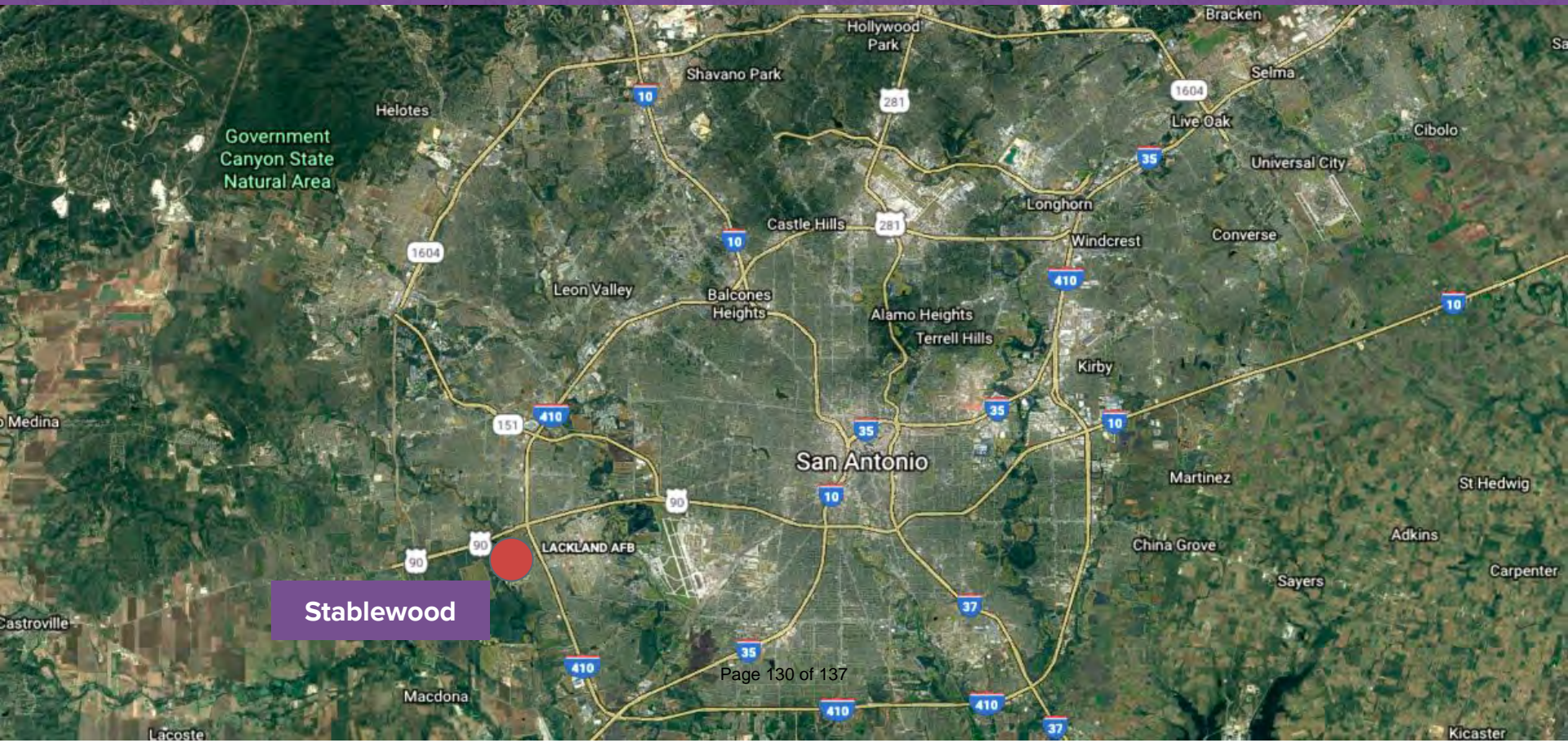
Ed Hinojosa Jr.
President and CEO



Stablewood

Timothy E. Alcott, Chief Legal and Real Estate Officer
Lorraine Robles, Director of Development Services and Neighborhood
Revitalization

MAP



REGIONAL CENTERS

PHASE 1 CENTERS

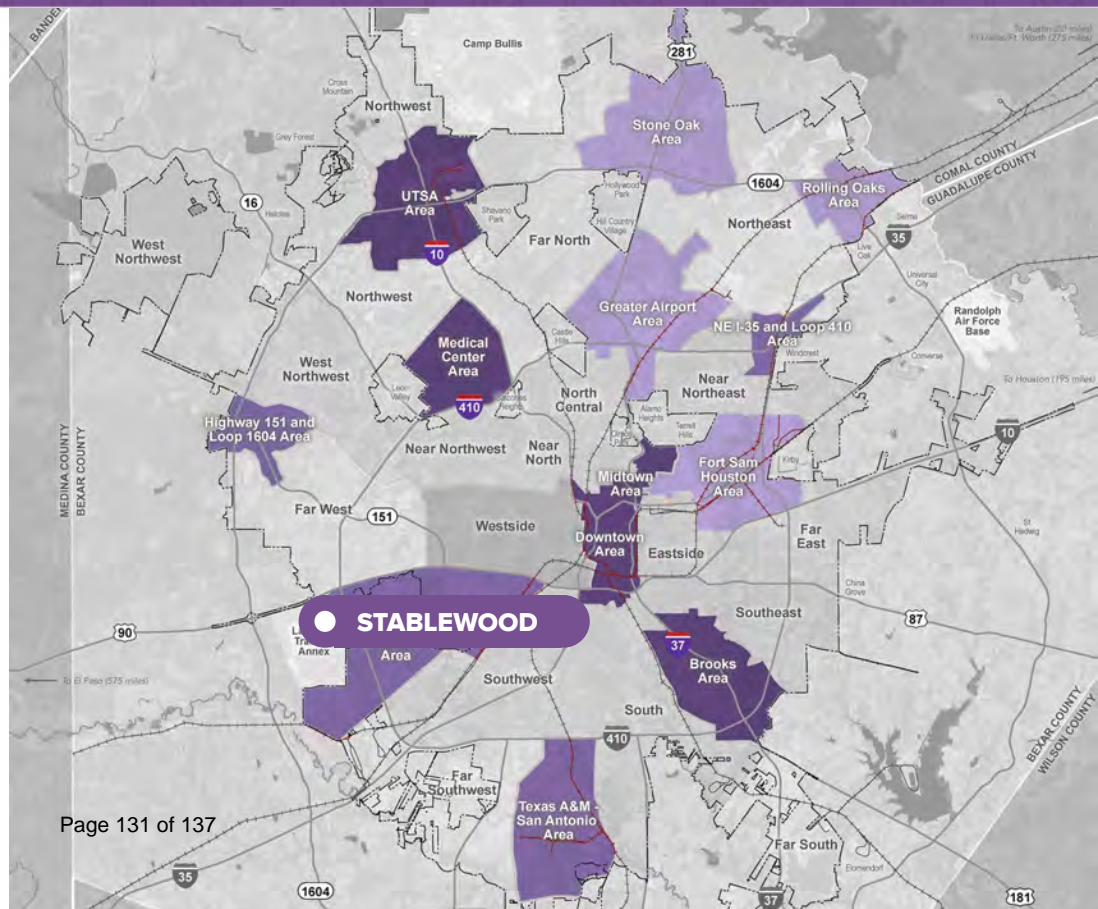
Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS

NE I-35 and Loop 410
Highway 151 and Loop 1604
Texas A&M — San Antonio
Port San Antonio

PHASE 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak



STABLEWOOD



- City Council District 7
- Northside ISD
- 252 Units

QUESTIONS?



PRESIDENT'S REPORT

JULY 2021

SAHA GIVES AWAY SUPPLIES FOR BACK-TO-SCHOOL

President and CEO Ed Hinojosa, Jr., and SAHA staff were all hands-on-deck and took action to distribute school supplies to nearly 2,000 families during SAHA's Back-to-School Giveaway on July 27.



BEAT THE HEAT MEET AND GREET AT HIGHVIEW APARTMENTS

Residents at Highview Apartments were invited for popsicles during a meet-and-greet event on July 15 with case managers to answer questions and teach residents about helpful resources to beat the heat this summer.

Residents also received free books and learned about resident programs, such as the Resident Opportunity Self-Sufficiency (ROSS) Program and the Family Self-Sufficiency Program (FSS).





VICTORIA PLAZA VOLUNTEER DAY

Staff worked hand-in-hand to assist with renovations during Victoria Plaza Volunteer Day on June 25. Volunteers assisted with physical and landscaping improvements like painting, light carpentry, and gardening.





FIESTA FLOAT RESIDENT WINNERS

SAHA hosted its first-ever Fiesta Float Contest for Public Housing Residents for a chance to win prizes. Residents brought their creativity to life by decorating a shoebox with what Fiesta meant to them.

SAHA awarded gift cards to the top three floats with the most votes on the agency's [Facebook](#) page.



COMMEMORATING JUNETEENTH

On the 156th anniversary of Juneteenth on June 19, 2021, the San Antonio Housing Authority (SAHA) commemorated the abolition of slavery in the United States. On that day in 1865 — just 250 miles from San Antonio — Union troops arrived in Galveston, Texas, and the enslaved black population in Texas learned they had been granted their freedom two years prior when President Lincoln signed the Emancipation Proclamation, and the civil war had ended.

Emancipation is only one step toward a long path toward addressing structural racism, racial disparities, and moving toward a more equitable society.

While housing has been used as a tool to oppress and segregate in the past, SAHA is committed to ensuring equity and equality in all aspects of our work. We are dedicated to addressing these structural challenges and paving a path forward in building a future that is equitable and dignified for all. We are humbled and grateful to build this path forward — together.





CELEBRATING PRIDE MONTH

June is Pride Month, a celebration and commemoration of the events of June 1969 and work to achieve equal justice and equal opportunity for LGBTQ+ Americans. SAHA is proud and excited to join the celebration in promoting equal rights for all, regardless of sexual orientation or gender identity. In June of 1969, patrons and supporters of the Stonewall Inn in New York City staged an uprising to resist the frequent harassment and persecution of LGBTQ+ Americans. This uprising marked the beginning of a movement to outlaw discriminatory laws and practices against LGBTQ+ Americans.

Since then, sacrifices have been made, as well as progress. Yet, more work remains to be done, as even today discrimination based on sexual orientation and gender identity exists in the workplace, housing, and many other aspects of life.

At SAHA, our mission is to build a community that thrives, and that includes ALL in the community, regardless of gender identity, race, or sexual orientation. We will continue our work to support and empower our communities and neighbors in every walk of life.

People are people. Love is love.

Happy Pride.

