



**OPERATIONS AND REAL ESTATE
COMMITTEE MEETING
APRIL 20, 2022**



BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair	Olga Kauffman Vice Chair	Gilbert Casillas Commissioner	Dalia Contreras Commissioner	Loren D. Dantzler Commissioner	Gabriel Lopez Commissioner	Ignacio Perez Commissioner
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PRESIDENT & CEO

Ed Hinojosa, Jr.

SAN ANTONIO HOUSING AUTHORITY
***OPERATIONS AND REAL ESTATE COMMITTEE MEETING**
OR SPECIAL BOARD MEETING

Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
818 S. Flores St., San Antonio, TX 78204
1:00 p.m., Wednesday, April 20, 2022

At least four Commissioners will be physically present at this location, but up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127. The Presiding officer will also be present at this location.

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 at approximately 1:00 p.m.** (may be heard after this time) 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 personally request to be placed on the Public Comment roster prior to 12:45 p.m. at 818 S. Flores St., San Antonio, TX 78204 or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 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.

PRESENTATION

3. Update and discussion regarding Alazan by Master Planner (Able City)

INDIVIDUAL ITEMS

4. Consideration and appropriate action regarding Resolution 6221, authorizing the award of a contract for Turnkey WiFi Expansion Project to Lakeway Security, LLC (HABE, Section 3 Business) for an amount not to exceed \$401,923.00 (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology)

5. Consideration and appropriate action regarding Resolution 6232, authorizing the award of contracts for concrete and asphalt maintenance and repair to Allbrite Constructors of Texas (SBE) and Texas Asphalt & Maintenance (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Melissa Garza, Interim Director of Beacon Communities; Zachariah Woodard, Director of Public Housing)
6. Consideration and appropriate action regarding Resolution 6237, authorizing (i) the Las Varas Public Facility Corporation Multifamily Sustainable Tax-Exempt Mortgage-Backed Bonds (SUSTAINABLE M-TEBS – River Trails) Series 2022 (the “Bonds”); (ii) the Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 22LVPFC-04-04 authorizing the bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
7. Consideration and appropriate action regarding Resolution 6233, authorizing the official and legal name change of the Housing Authority of the City of San Antonio (Michael Reyes, Public Affairs Officer; Al Aguilar and Gisela Girard, Creative Civilization)

DISCUSSION ITEMS

8. Discussion regarding resident concerns

9. *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).

- Discussion with Attorney regarding Beacon Communities
- Discussion with Attorney regarding Rosemont at University Park
- Discussion with Attorney regarding The Ravello Apartments

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 performance evaluation process

REPORT

- Procurement Activity Report

RESOURCE

- Schedule of Units Under Development

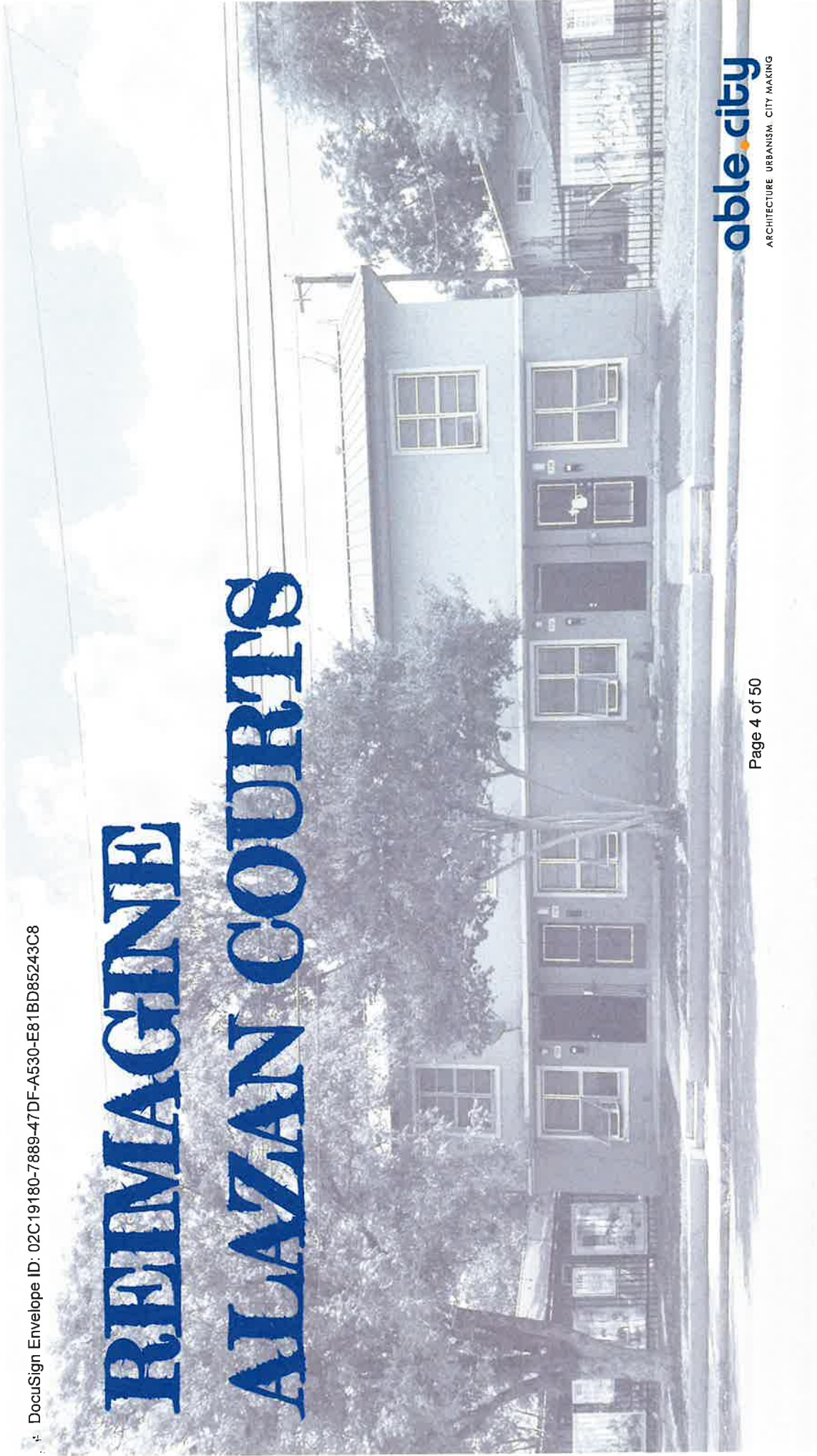
10. Adjournment

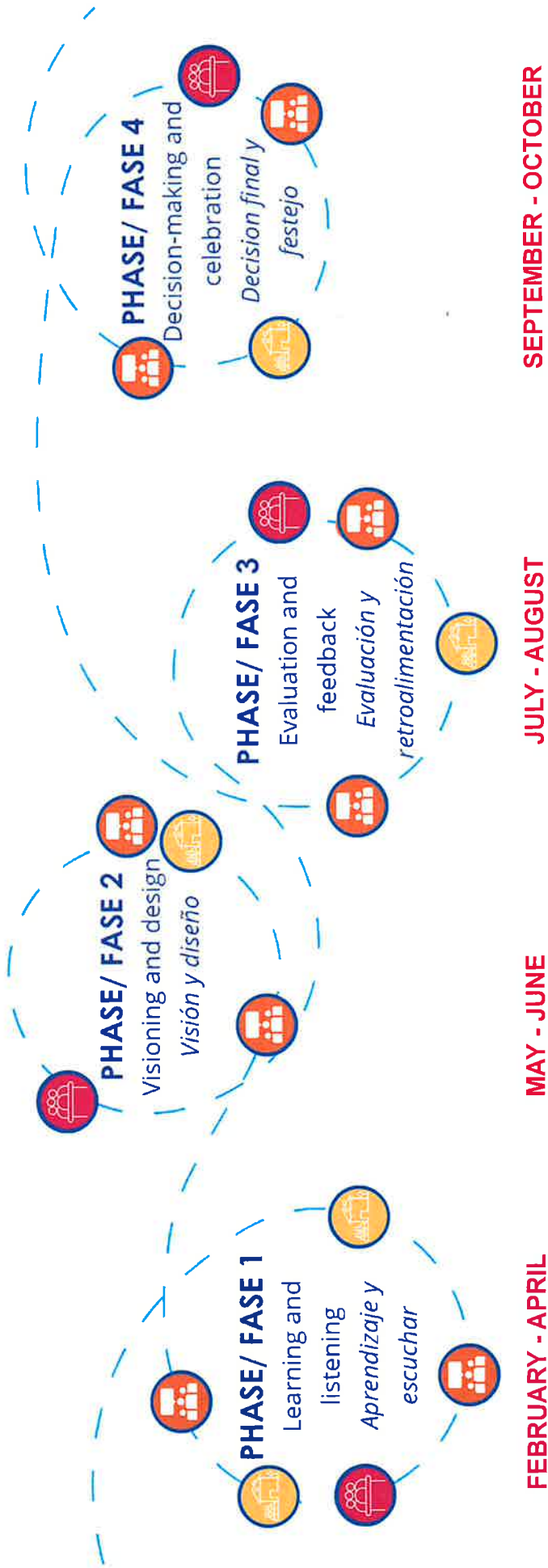
*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the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

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

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

REIMAGINE ALAZAN COURTS





PROJECT TIMELINE

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1:1 STAKEHOLDER INTERVIEWS

COMPLETED

- Councilwoman Castillo
- Professor Castaneda (2nd mtg)
- Sarah Gould - Mexican Civil Rights Institute (2nd mtg)
- Christine Drennon (Professor, Trinity)
- Graciela Sanchez - Esperanza Peace & Justice (2nd mtg)

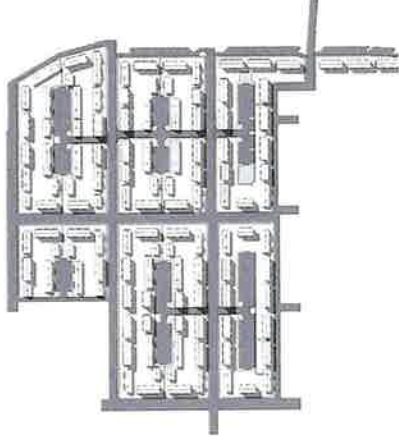
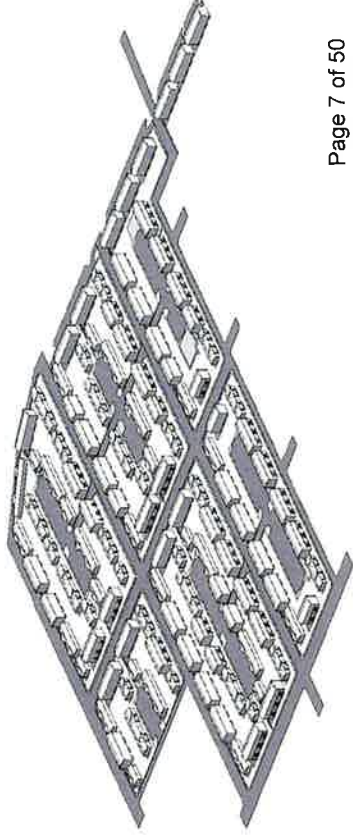
MASTERPLAN RESEARCH

Historic Preservation

- Engage stakeholders from THC, CoSA, HUD, OHP
- Information gathering with Texas Historical Commission
- Review Terracon's Historic Resources Report

Existing Conditions

- Building out a base model for design



DOOR KNOCKING



REIMAGINE ALAZAN COURTS

FAQ- Frequently Asked Questions

Q: What is the Reimagine Alazan Courts Master Plan?

A. The Reimagine Alazan Courts Master Plan is a process to decide the future of Alazan Courts. The San Antonio Housing Authority hired Able City to learn from residents, neighbors and community members about their priorities and design a plan to guide investments at Alazan Courts.

Q: Who is Able City?

A. Able City is a San Antonio-based architecture and planning firm with expertise in community-led design. Able City's practice is focused on working with community members to provide design and policy solutions that create healthy and thriving communities. The design team is supported by housing expert Alamo Architects and financial expert Economic Planning Systems.

Q: How will I be impacted?

A. SAHA is committed to keeping all 501 units as public housing. Alazan Courts will continue to serve the same income levels in the future. During construction, Alazan Courts residents will be offered financial relocation assistance to move temporarily. SAHA will work to relocate residents to other SAHA properties in the area and work in phases, so residents won't all be impacted at the same time. When the improved Alazan Courts are complete, residents will have the option to return.

Q: Is this related to the Legacy at Alazan?

A. No. The Legacy at Alazan are the new apartments at Colorado and Guadalupe that were recently completed by SAHA. The Legacy is a separate project and is not related to the Reimagine Alazan Courts Master Plan.

Q: What is the timeline?

A. Able City started meeting with residents and community members in February 2022. We will continue community conversations, until the master plan is complete by the end of the year. After the plan is complete, SAHA must secure funding and develop the building plan. It is likely that construction won't begin for another few years.

Q: What will be different?

A. The two main goals for Reimagine Alazan Courts is to provide Alazan residents with environmentally friendly, safe and healthy housing and to preserve the culture and history of the Alazan Courts. Part of the process will be to decide whether the existing buildings should be restored, rehabilitated, replaced or some combination of those strategies. We want your input about how to achieve those goals.

Q: How do I fit in?

A. Able City is eager to learn what you want for the future of Alazan Courts. You will be invited to meetings and community events over the year to share your opinions, thoughts and concerns about the plan for Alazan Courts. To get involved more deeply with the design process, please join the Resident Committee or Community Committee.

Learn more and sign up for the mailing list at www.saha.org/alazan
Join a committee by visiting www.bit.ly/alazan-participate

contact us with **ANY** questions, comments or concerns
by email at reimaginealazan@able.city
or text or leave a voicemail at 210-390-6212

DOOR KNOCKING

REIMAGINE ALAZAN COURTS



UPCOMING EVENTS FOR RESIDENTS

Residents Committee Meetings

Residents of Alazan Courts who want to join an in-depth conversation about the development and evaluation of design options are invited to join the Resident Committee. The Resident Committee will meet 8 times over the course of the design process. Each meeting will offer childcare, food, and a \$50 stipend (per meeting). Members of this committee are encouraged to attend to all 8 meetings.

APRIL TUESDAY TBD	Topic: Committee Kick Off	MAY TUESDAY TBD	Topic: History / Storytelling
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All meetings will take place in the **UTSA Westside Community Center** from **6:00 pm - 7:30 pm**.
Address: 1310 Guadalupe St. San Antonio, Texas 78207

Public Events

Public events will consist of fun interactive activities designed to get your input on the Alazan Courts Master Plan. No commitment is required to attend the meetings. The next Public event will be a design workshop where residents and the community can share their ideas for Reimagine Alazan Courts.

JUNE	Topic: Community Design Workshop Location: TBD	AUG	Topic: Community Feedback Session Location: TBD	OCT	Topic: Community Open House Location: TBD
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COMMITTEE KICK OFF



REIMAGINE ALAZAN COURTS

JOIN A COMMITTEE

Residents, neighbors, and community members of Alazan Courts are invited to join one of the Reimagine Alazan Courts committees. The committees meetings will feature in-depth conversations about the design process for Alazan Courts.

UPCOMING MEETING DATES:

APRIL
TBD

Resident Committee

MAY
TBD

Community Committee

MAY
TBD

Resident Committee

If you would like to join a committee, please sign up at: www.bfity/alazan-participate

Resident Committee

The Resident Committee is reserved for Alazan-Apache Courts residents. The committee will meet 8 times over the course of the design process. Each meeting will offer childcare, food, and a \$50 stipend (per meeting). Members of this committee are encouraged to attend to all 8 meetings.

Community Committee

The Community Committee is open to anyone interested in participating. This committee will meet 6 times over the course of the design process. Each meeting will offer childcare and food. Members of this committee are encouraged to attend to all 6 meetings.



REIMAGINA ALAZAN COURTS

ÚNASE A UN COMITÉ

Residentes, vecinos, y miembros de la comunidad de Alazan Courts está invitados a unirse a uno de los comités de Reimagina Alazan Courts. Las reuniones del comité contarán con conversaciones detalladas sobre el proceso de diseño de Alazan Courts.

CALENDARIO DE EVENTOS:

ABRIL
TBD

Comité de Residentes

MAYO
TBD

Comité Comunitario

MAYO
TBD

Comité de Residentes

Si desea unirse a un comité, regístrese en: www.bfity/alazan-participate

Comité de Residentes

El comité de Residentes está reservado para residentes de Alazan-Apache Courts. El comité se reunirá 8 veces durante el transcurso del proceso de diseño. En cada reunión, se ofrecerá cuidado de niños, comida y un incentivo de \$50 (por reunión). Se invita a los miembros de este comité a asistir a todas las 8 reuniones.

Comité Comunitario

Cualquier persona que esté interesada en participar puede unirse a el Comité Comunitario. El comité se reunirá 6 veces durante el transcurso del proceso de diseño. Cada reunión ofrecerá cuidado de niños y comida. Se invita a los miembros de este comité a asistir a las 6 reuniones.

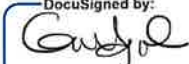
SAN ANTONIO HOUSING AUTHORITY**April 20, 2022**

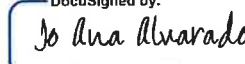
BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6221, AUTHORIZING THE AWARD OF A CONTRACT FOR THE TURNKEY WIFI EXPANSION PROJECT TO LAKEWAY SECURITY, LLC (HABE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$401,923.00

DocuSigned by:

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Ed Hinojosa
 President and CEO

DocuSigned by:

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George Ayala
 Director of Procurement

DocuSigned by:

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Jo Ana Alvarado
 Director of Innovative Technology

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6221, authorizing the award of a contract for Turnkey WiFi Expansion Project to Lakeway Security, LLC (HABE, Section 3 Business) for an amount not to exceed \$401,923.00.

FINANCIAL IMPACT:

The current award recommendation for the Turnkey portion of the WiFi Expansion Project is not expected to exceed an amount of \$401,923.00 to include a base bid of \$365,383.98 and an approximate 10% contingency of \$36,539.02 that will only be used, as necessary. This project will be funded with available reserves.

SUMMARY:

SAHA currently provides residents with Public Wireless access (WiFi) in the community rooms of the properties within the Public Housing and Beacon Communities portfolios. This is accomplished through the use of enterprise-rated WiFi equipment and devices. As part of SAHA's ongoing efforts toward digital equity, SAHA seeks to expand the community room WiFi design and configurations to deliver public access wireless connectivity with availability to connect to any device from within the resident's home.

On August 5, 2021, SAHA received Board approval (Resolution 6157) to award a contract for the Turnkey WiFi Expansion Project that included 23 Public Housing and 18 Beacon Family/Elderly properties. The full turnkey solution includes 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 has provided in collaboration and partnership with SAHA's network team the best configuration possible for this project.

As part of the current WiFi Expansion project, SAHA requires the services of a vendor to provide the turnkey solution for four additional properties, Cottage Creek I and II, Villa de Costa Valencia, and Woodhill that have transitioned back from third-party management companies to Beacon Communities.

On January 12, 2022, SAHA issued a Request For Proposals #2111-5196 for Turnkey WiFi

SAN ANTONIO HOUSING AUTHORITY

April 20, 2022

Expansion for Additional Properties Project that closed on February 11, 2022. The RFP was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 20 vendors. A total of two proposals were received in response to this solicitation: Lakeway Security, LLC (HABE, Section 3 Business) and Via Technology, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business). Both 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. Based on the above, we are recommending a contract award to Lakeway Security, LLC. They are the highest-rated qualified proposer.

Lakeway Security, LLC is headquartered in Austin, Texas, and was founded in 2010 and rebranded in 2020. Services provided by this company include security cameras, mobile surveillance trailers, access controls, wireless access points, networking and custom build services for their clients in Texas and the surrounding states. They service industries to include commercial, construction, government, hotels, property management, retail, and schools.

PRIOR SAHA AWARDS:

This vendor has received a prior award from SAHA for WiFi Expansion Project Cabling, Mounting, and Electrical 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 OUTCOME:

SAHA residents have access to affordable utilities.

ATTACHMENTS:

Resolution 6221
Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 6221**

RESOLUTION 6221, AUTHORIZING THE AWARD OF A CONTRACT FOR THE TURNKEY WIFI EXPANSION PROJECT TO LAKEWAY SECURITY, LLC (HABE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$401,923.00

WHEREAS, on January 12, 2022, SAHA issued a Request For Proposals #2111-5196 for Turnkey WiFi Expansion for Additional Properties Project that closed on February 11, 2022; and

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

WHEREAS, staff are recommending a contract award to Lakeway Security, LLC. 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 \$401,923.00 to include a base bid of \$365,383.98 and an approximate 10% contingency of \$36,539.02 that will only be used as necessary. This project will be funded with Beacon funds designated for the WiFi expansion project; and

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

- 1) Approves Resolution 6221, authorizing the award of a contract for Turnkey WiFi Expansion Project to Lakeway Security, LLC (HABE, Section 3 Business) for an amount not to exceed \$401,923.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 4th day of May 2022.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



2111-5196 - 1 - Turnkey WiFi Expansion for Additional Properties - 1
Scoring Summary

Active Submissions

Supplier	Total / 100 pts	Responsiveness Pass/Fail	Experience / 30 pts	Project Management/Implementa- tion/Quality Control / 35 pts	Strength of the Contractor's Section 3 Utilization Plan / 5 pts	Strength of the Contractor's S/W/MBE Utilization Plan / 5 pts	Price Proposal / 25 pts	A - Company Profile & Section 3 Business Preference (Q-26JP) / 10 pts	A-1 - Company Profile / 10 pts	B - Proposal Additional Information (Q- 26SY) / 10 pts	B-1 - Completion Time / 10 pts
Lakeway Security LLC	90	Pass	28	28	4.333	4.667	25 (\$365,383.96)				
VIA Technology, LLC	74.92	Pass	26	25.67	4	4	15.26 (\$596,742.30)				

Advertisement List
Solicitation #2111-5196
Turnkey WiFi Expansion for Additional Properties

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
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	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

Advertisement List
Solicitation #2111-5196
Turnkey WiFi Expansion for Additional Properties

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	
Direct Solicits as of 11/15/18			
	HUBS on CMBL		
VIA Technologies	Manuel	manuelv@800viatech.com fmay@800viatech.com	
	Section 3 Bidders		
		None	


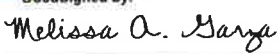
Advertisement List
Solicitation #2111-5196
Turnkey WiFi Expansion for Additional Properties

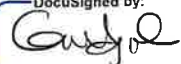
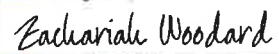
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SAN ANTONIO HOUSING AUTHORITY**April 20, 2022**

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6232, AUTHORIZING THE AWARD OF CONTRACTS FOR CONCRETE AND ASPHALT MAINTENANCE AND REPAIR TO ALLBRITE CONSTRUCTORS OF TEXAS (SBE) AND TEXAS ASPHALT & MAINTENANCE (HABE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Ed Hinojosa, Jr.
President and CEO
 DocuSigned by:

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Melissa Garza
Interim Director of
Beacon Communities

DocuSigned by:

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George Ayala
Director of Procurement
 DocuSigned by:

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Zachariah Woodard
Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6232, authorizing the award of contracts for concrete and asphalt maintenance and repair to Allbrite Constructors of Texas (SBE) and Texas Asphalt & Maintenance (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$1,000,000.00; 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 concrete and asphalt maintenance and repair services is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded through the Capital Fund Program, approved operating budgets, and/or operating reserves.

SUMMARY:

SAHA requires the services of a contractor to provide concrete and asphalt maintenance and repair services, including but not limited to, the removal, construction, reconstruction, or alteration of ADA ramps, car stops, concrete drive apron, concrete dumpster pads, curbs, gutters, retaining walls, sidewalk and driveways, speed bumps, sign installation to include post and concrete footing, and striping and marking to include handicap symbols.

On March 7, 2022, SAHA issued IFB #2202-5256 for Concrete and Asphalt Maintenance and Repair that closed on March 29, 2022. The IFB was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 89 contractors. A total of five bids were received in response to the solicitation: Allbrite Constructors of Texas (SBE); JAMCO VENTURES, LLC (DBE, HABE, MBE, SBE); Milcon Construction, LLC (HABE, MBE, SBE); TCL Construction Enterprises, LLC (HABE, MBE, SBE); and Texas Asphalt & Maintenance (HABE, Section 3 Business). All 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

SAN ANTONIO HOUSING AUTHORITY**April 20, 2022**

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 contract awards to Allbrite Constructors of Texas, Inc. and Texas Asphalt & Maintenance. They are the lowest priced qualified bidders.

Allbrite Constructors of Texas, Inc. was founded in 1990 and is headquartered in San Antonio, Texas. This vendor has been certified as an SBE by the South Central Texas Regional Certification Agency. They provide general contracting services with self-performance in the areas of paving, concrete, curbing, asphalt maintenance, striping, seal coat, and ADA modifications/compliance. Their client list includes, but is not limited to, CPS Energy, HEB, San Antonio River Authority, San Antonio Alternative Housing, and the University of Texas at San Antonio.

PRIOR SAHA AWARDS:

This vendor has received no prior awards from SAHA.

Texas Asphalt & Maintenance was established in 2005 and is headquartered in San Antonio, Texas. This vendor is self-certified as a HABE and has been certified as a Section 3 Business by SAHA. They specialize in residential, commercial, and industrial concrete and asphalt paving services. Their core services include parking lots, curbing, seal coating and line striping, private roadways, driveways, curb, gutter, straight and extruded curb, sidewalks, patios and driveways foundations, driveways, ADA ramps, and parking lots. Their client list includes, but is not limited to, Alpha Building Corporation, Ariva Construction, Gallo Paving, Jmail & Smith Construction, and True Granite.

PRIOR SAHA AWARDS:

Texas Asphalt & Maintenance has received a prior award from SAHA to provide concrete asphalt maintenance and repair services and has performed satisfactorily under the awarded contract.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Melissa Garza, Interim Director of Beacon Communities, and Zachariah Woodard, Director of Public Housing, 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, monitoring compliance with the vendor's SWMBE subcontractor good faith utilization plan, providing annual contract performance evaluation survey to end-users, and assisting departments in the contract renewal or new solicitation process.

STRATEGIC OUTCOME:

- SAHA residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6232
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 6232**

RESOLUTION 6232, AUTHORIZING THE AWARD OF CONTRACTS FOR CONCRETE AND ASPHALT MAINTENANCE AND REPAIR TO ALLBRITE CONSTRUCTORS OF TEXAS (SBE) AND TEXAS ASPHALT & MAINTENANCE (HABE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on March 7, 2022, SAHA issued IFB #2202-5256 for Concrete and Asphalt Maintenance and Repair that closed on March 29, 2022; and

WHEREAS, a total of five bids were received in response to the IFB; and

WHEREAS, staff is requesting approval to award contracts to Allbrite Constructors of Texas, Inc. and Texas Asphalt & Maintenance. They are the lowest priced qualified bidders; and

WHEREAS, the current award recommendation for concrete and asphalt maintenance and repair services is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded through the Capital Fund Program, approved operating budgets, and/or operating reserves; and

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

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

- 1) Approves Resolution 6232, authorizing the award of contracts for concrete and asphalt maintenance and repair to Allbrite Constructors of Texas (SBE) and Texas Asphalt & Maintenance (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$1,000,000.00; 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 these contracts.

Passed and approved on the 4th day of May 2022.

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

Attested and approved as to form:

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

Concrete and Asphalt Maintenance and Repair
2202-5256

#	Items	UOM	QTY	Allbrite Constructors of Texas Unit Price	JAMCO Ventures, LLC Unit Price **	MILCON Construction, LLC Unit Price	TCL Construction Enterprises, LLC Unit Price	Texas Asphalt & Maintenance Unit Price**
1								
#1-1	Cost for 4 inch thick, 3500psi	Sq. Foot	1	\$11.25	\$55.30	\$38.80	\$80.00	\$6.00
#1-2	Cost for 6 inch thick, 3500psi	Sq. Foot	1	\$12.50	\$57.26	\$57.75	\$100.00	\$7.75
#1-3	Cost for 8 inch thick, 3500psi	Sq. Foot	1	\$14.00	\$62.55	\$77.00	\$125.00	\$9.00
#1-4	Cost of demolition of existing concrete 4 inches	Sq. Foot	1	\$5.00	\$43.92	\$4.00	\$25.00	\$4.98
#1-5	Cost of demolition of existing concrete 6 inches	Sq. Foot	1	\$5.75	\$79.19	\$7.60	\$35.00	\$5.98
#1-6	Cost of demolition of existing concrete 8 inches	Sq. Foot	1	\$6.25	\$114.47	\$11.20	\$45.00	\$6.98
2								
#2-1	Cost for 2 inches of asphalt	Sq. Foot	1	\$4.15	\$62.80	\$4.75	No Bid	\$2.21
#2-2	Cost for 4 inches of asphalt	Sq. Foot	1	\$4.90	\$89.92	\$8.80	No Bid	\$3.16
#2-3	Cost for 6 inches of asphalt	Sq. Foot	1	\$5.65	\$117.46	\$13.00	No Bid	\$5.50
#2-4	Cost of demolition of existing asphalt 2 inches	Sq. Foot	1	\$2.85	\$53.24	\$2.55	No Bid	\$1.60
#2-5	Cost of demolition of existing asphalt 4 inches	Sq. Foot	1	\$3.15	\$73.21	\$4.50	No Bid	\$2.30
#2-6	Cost of demolition of existing asphalt 6 inches	Sq. Foot	1	\$3.75	\$99.83	\$6.25	No Bid	\$3.00
	Seal Coating	Sq. Foot	1	\$0.13	\$19.97	\$1.96	No Bid	\$0.18
3								
#3-1	Percentage of cost added for providing Performance and Payment Bonds on any single job in excess of \$50,000.00.	Percentage (1	6%	3%	3%	2.50%	3%
4								
#4-1	Cost for ADA Ramp, 4 inches of concrete	Sq. Foot	1	\$58.50	\$33.28	\$38.80	\$70.00	\$12.50
#4-2	Cost for ADA Landing, 4 inches of concrete	Sq. Foot	1	\$61.00	\$33.28	\$34.50	\$940.00	\$125.00
#4-3	Cost of Demolition ADA Ramp, 4 inches of concrete	Sq. Foot	1	\$5.65	\$20.28	\$9.97	\$37.00	\$180.00
#4-4	Cost of base material for ADA Ramps and Landings	(H Cu. Yard	1	\$19.75	\$46.59	\$38.15	\$250.00	\$98.00
5								
#5-1	Crack Sealing	Ln. Foot	1	\$0.30	\$16.64	\$7.85	No Bid	\$1.25
#5-2	Car Stops, Concrete painted yellow	Ea	1	\$325	\$199.65	\$305.00	No Bid	\$125.00
#5-3	Car Stop, yellow plastic	Ea	1	\$185.00	\$199.65	\$147.00	No Bid	\$192.50
#5-4	Signs, complete with Post and concrete footing	Ea	1	\$350.00	\$465.85	\$1,407.00	No Bid	\$225.00
#5-5	Bollard	Ea	1	\$650.00	\$744.03	\$225.00	No Bid	\$275.00
#5-6	Speed Bumps	Ea	1	\$2,250.00	\$194.99	\$420.00	No Bid	\$325.00
#5-7	Stipping and Marking	Ln. Foot	1	\$0.40	\$15.30	\$2.25	No Bid	\$0.28
#5-8	Painted Handicap Symbols	Ea	1	\$95.00	\$61.89	\$198.00	No Bid	\$65.00
#5-9	Heat Applied Thermoplastic Handicap Symbols	EA	1	\$1,975.00	\$194.99	\$425.00	No Bid	\$180.00

- * Albright Contractors No Subcontractors
** Texas Asphalt No Subcontractors - Sec 3 Preference
TLC Construction No Subcontractors
** Jamco Ventures No Subcontractors - Sec 3 Preference
Milcon - 3 Subcontractors Listed

Advertisement List
Solicitation # 2202-5256
Solicitation Title: Concrete and Asphalt Maintenance and Repair

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@hegarciaacpa.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 # 2202-5256**

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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 ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 06/09/21			
	HUBS on CMBL		
Ace Co	Betty Drennan	bettydrennan@acecosa.com,	
AJ Commercial Services, Inc.	Rafalita Avalos	ravalos@ajcommserv.com,	
Alamo 1	Joseph Salas	frontdesk@alamo1.com,	
All Pro General Construction,	Raul Scott Jorge Zapata	rs@apgc.pro, jorge@apgc.pro,	rejected
Empress Transport & Excavation	Rosa R Montoya	montoyarosar@yahoo.com,	
Fox Quality Concrete, LLC	Rey Lafuente	rey@foxqualityconcrete.com,	
Frank's Paving Company, Inc.	Ronnie Lopez	ronnie@frankspaving.com,	

Advertisement List
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Solicitation Title: Concrete and Asphalt Maintenance and Repair

MLP Ventures Inc.	Liborio Perez	mlp@att.net,	
	Section 3 Bidders		
Jerdon Enterprise L.P.	Kathryn Tennell	kathryn@jerdonlp.com,	
Jarvis Moore Inc.	Jarvis Moore	jarvisdsd@gmail.com,	
TME Construction, L.L.C.	Ernesto Caro	tme1construction@gmail.com,	
Safe Co. Construction	Liz Janette Martinez	savecocorp@gmail.com,	
Geofill Material Technologies	Jack Karam	jpunte.geofill@outlook.com,	
TOGO Construction, LLC.	Dora Candia	info@togoconstructionllc.com,	
Cherokee Contracting	Jeffrey T. Mc Elroy	mmontgomery@cherokeeutilities.com,	
JAMCO Ventures, LLC.	Joe Muñiz	joe.muniz@jamcoventures.com,	
San Antonio Asphalt & Maintenance DBA Texas Asphalt & Maintenance	David Singh	TexasAsphalt@yahoo.com , texasasphalt@yahoo.com	
Interstate Concrete & Steel Services	Florencio Robles	frobles@satx.rr.com,	
	Direct Solicits		
Abel's Paving & Construction,	Abel Garza Jr.	abelspaving@gmail.com,	
Ace Co	Betty Drennan	bettydrennan@acecosa.com,	
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com,	
Associated Construction Partners, Ltd.	Jillian R. Simpson	jill@acpartners.org,	
B.R. Services, Llc	Benjamin Brown	Bbrown@brsvc.com,	
Ballew Construction, Llc	A. Robert Ballew	ashleyrballew@yahoo.com,	
BCL&D Services	Paul McGregor	info@bclservicesllc.com,	
Bick's Construction, Inc.	MS. BICKEL	raeni12@gmail.com,	
Buckhorn Construction LLC	Marie Joyce Bishop	buckhornconstructionllc@gmail.com,	
Castle Enterprises, Llc	Linda S Castillo	linda.castleenterprises@gmail.com,	
Davila Paving, Llc	Jesse Davila	jesse@davilapaving.com,	
Frontier Paving & Construction, L.L.C.	Abraham Figueroa Jr	frontierpaving19@gmail.com,	
Gap Engineering Inc.	Mike Homma	mhomma@gap-eng.com,	
Geopolymer Concrete Solutions, Llc	Leon Hamilton	leonhamilton@icloud.com,	
GHR Concrete Inc	Paul Gonzales	katie@ghrconcrete.com,	
Hinds Paving	Desa Hinds	hindspaving@yahoo.com,	
Horizone Construction, 1 Ltd	Luis De Stefano	horizon.ada@gmail.com,	
International Eagle Enterpr	Corral Alfredo	EAGLEELPASO@YAHOO.COM,	
Jag Trucking Inc	Gilly Quiroz	jagtruckinginc@gmail.com,	
Janes Pavement Services, Inc.	Ella L. Janes	janesasphalt123@sbcglobal.net,	
Kocurek Land Improvement,	Amanda Kocurek	amanda@kliearthmovers.com,	
M2 Federal Inc.	Mike Scheiern	Mike.Scheiern@m2federal.com,	
Pate Jones Paving	Eddie Jones Jr.	patejonespaving@aol.com,	
Potere Construction Llc	Olga Sharon Douglas	sdouglas@potereconstruction.com,	

Advertisement List
Solicitation # 2202-5256

Solicitation Title: Concrete and Asphalt Maintenance and Repair

R & R Paving, L.L.C.	Cynthia Gonzalez	rrpavingco@aol.com,	
Rapidhaul, L.L.C.	Marcos Ramirez	rapidhaul@yahoo.com,	
Rhyner Construction Services,	Stephanie Rhyner	Stephanie@RhynerInc.com,	
RM Walsdorf, Inc.	Kimberly Walsdorf	kim@rmwalsdorf.com,	
Sorrell Construction, Eqpmnt	Brookes Vandergriff	brookes@sorrelltx.com,	
Tamez-Pearson Construction	Noemi T Pearson	Tamezpearconstr@aol.com,	
Thompson Construction & Services Llc	Daniel J Thompson	Thompsonconserv@gmail.com,	
Total Commitment Construction	Pedro A Gutierrez	TOTALCOMMITMENTCONSTRUCTION@YAHOO.COM,	
Total Team Construction, Llc	Alejandro Yanez	ayanez@totalteamcons.com,	
Welch Excavation & Utility Co	Janis Lee Welch	welchexcavation@gmail.com,	
Tejas Premier	Andrew Wallace	Andrew@tejaspremierbc.com ,	
Double J Site Services	Martin Gonzalez	myinfo467@gmail.com,	
Express Road & Construction,	Kirt Tillman	kirt.tillman@gmail.com,	
Gallo Paving	David	david@galloppaving.com ,	
Yaba Group		fawarr@yahoo.com,	
All Brite Construction	Jan	jan@allbriteconstruction.com,	
Seyah Transportation LLC	B & J Transportation	h_jimmy@sbcglobal.net,	
Contractors Asphalt		info@contractorsasphalt.com,	
Pavecon		LLanglinais@pavecon.com,	
United Asphalt		Mario@1unitedasphalt.com,	
Proline Paving	M. Crawford	prolinepavement@aol.com,	
Alamo Asphalt Company		Alamoasphalt@sbcglobal.net,	
RDC Paving	Michael Medved	mike@rdcpaving.com,	
BK Paving Sealer Coating	James	jamesbkpaving@gmail.com,	
All Tex Paving		bill@alltexpaving.com, sales@alltexpaving.com,	
Machado Paving & Sealcoating		machadopaving@yahoo.com,	
C & T Paving	Cody Acker	c.t.paving@hotmail.com,	
OSO Construction		service@osoconstructionsatx.com,	
Friesenhahn Paving		info@fpaving.com,	Not found
Spaw Glass	Jason & Justin	Jason.Hennesey@spawglass.com, justin.calvin@spawglass.com,	
Mission Asphalt	Web Site	info@missionasphalt.com,	
Complete Maintenance Solutions	Web Site	wadelowman@cmstexas.com, treylowman@cmstexas.com,	
Winco of South Texas	Donna Frodge	donna@wincotx.com,	
AJ Commercial Services	Rafalita Avalos	ravalos@ajcommserv.com,	
Elegant General Contractor	Amber	Amber@elegantgeneralcontractor.com,	Not found
Stalwart	Isiah Portillo	ip.stalwart@gmail.com,	
Successful Trucking & Paving	Martin Gonzalez	myinfo467@gmail.com,	
RDC Paving	Nahum Brown	nahum@rdcpaving.com,	Not found
Integrity Paving & Coatings	Holly S.	holly.s@integritypavingtexas.com,	
Structural Concrete Systems	Michele DiBasse	michele@scs.net,	

**Advertisement List
Solicitation # 2202-5256**

Solicitation Title: Concrete and Asphalt Maintenance and Repair

H1 Contracting		hectorh@h1contracting.com	
BR General Contractor		brtx@brtexas.com	

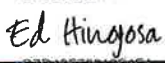
Message for web site contacts:

The San Antonio Housing Authority is requesting bids for the repair and resurfacing of the parking lot at the Lila Cockrell Apartments located at 3500 Pleasanton Road. Bid documents may be accessed through our E-Procurement portal on our website: <https://saha.bonfirehub.com/portal/?tab=openOpportunities>

You will be required to register to download however; there is no charge to register.

SAN ANTONIO HOUSING AUTHORITY**April 20, 2022****BOARD OF COMMISSIONERS
Operations and Real Estate Committee**

RESOLUTION 6237, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY SUSTAINABLE TAX-EXEMPT MORTGAGE-BACKED BONDS (SUSTAINABLE M-TEBS – RIVER TRAILS) SERIES 2022 (THE “BONDS”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 22LVPFC-04-04 AUTHORIZING THE BONDS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

 07D90FF73013F4FA
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

 B75AC7309C8B466
Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6237, authorizing (i) the Las Varas Public Facility Corporation Multifamily Sustainable Tax-Exempt Mortgage-Backed Bonds (SUSTAINABLE M-TEBS – River Trails) Series 2022 (the “Bonds”); (ii) the Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 22LVPFC-04-04 authorizing the bonds; and (iii) other matters in connection therewith.

FINANCIAL IMPACT:

The total project cost is expected to be approximately \$57 million or approximately \$259,091.00 per unit. The Related Companies (“Related”) will give all required guarantees. The Issuer is expected to receive a fee of approximately \$400,000.00 in connection with the issuance of the Bonds.

SUMMARY:

This is the final approval of the issuance of the Bonds for the River Trails Apartments Project (f/k/a San Jose Apartments) (the “Project”), a rehabilitation project proposed by Related, located at approximately 2914 Roosevelt Avenue. The Project will consist of 220 units, all of which will be low-income housing tax credit units serving families whose incomes are 60% or less of AMI, with half of the units set at 50% AMI or below. All units will have restricted rent and 215 of the units will be supported by Section 8 project-based vouchers. The rehabilitation will include improvements to all of the units, including making WiFi available throughout the project.

Up to \$40,000,000.00 of tax-exempt bonds will be issued by LVPFC and purchased by Jeffries, and equity contributions from an affiliate of Wells Fargo Bank (“Wells Fargo”), as an investor limited partner, will be issued to finance the construction and long-term operations. Wells Fargo has issued a commitment to purchase the project tax credits. The land and existing improvements (together, the “Premises”) will be owned by Texas Housing Foundation, which will lease the Premises to the Project partnership; the San Antonio Housing Facility Corporation will not participate in the project as either ground lessor or as a general partner of the partnership.

SAN ANTONIO HOUSING AUTHORITY

April 20, 2022

The Board has previously authorized the Texas Housing Foundation, a housing authority from Marble Falls, to operate in SAHA's jurisdiction to rehabilitate this project.

The rehabilitation will take place on a rotating schedule and it is intended that all resident relocations will be internal to the project to eliminate the need for tenant relocation to other locations.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6237

Resolution 22LVPFC-04-04

Presentation

CERTIFICATE FOR RESOLUTION 6237

The undersigned officer of the Housing Authority of the City of San Antonio, Texas (the "Authority") hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on May 4, 2022 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6237, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY SUSTAINABLE TAX-EXEMPT MORTGAGE-BACKED BONDS (SUSTAINABLE M-TEBS – RIVER TRAILS), SERIES 2022 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE "ISSUER" OR "LVPFC") TO APPROVE RESOLUTION 22LVPFC-04-04 AUTHORIZING THE BONDS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED AND SEALED this 4th day of May 2022.



Ed Hinojosa, Jr.
President and CEO

**San Antonio Housing Authority
Resolution 6237**

RESOLUTION 6237, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY SUSTAINABLE TAX-EXEMPT MORTGAGE-BACKED BONDS (SUSTAINABLE M-TEBS – RIVER TRAILS), SERIES 2022 (THE “BONDS”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 22LVPFC-04-04 AUTHORIZING THE BONDS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas (the “Authority”) has created the Las Varas Public Facility Corporation (the “Issuer”) to finance affordable housing on its behalf; and

WHEREAS, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within the City of San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its “Multifamily Sustainable Tax-Exempt Mortgage-Backed Bonds (SUSTAINABLE M-TEBS – River Trails) Series 2022” in the aggregate principal amount not to exceed \$40,000,000.00 (the “Bonds”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 220-unit apartment facility to be known as the River Trails Apartments (f/k/a San Jose Apartments), located at approximately 2914 Roosevelt Avenue, San Antonio, Bexar County, Texas (the “Project”) for THF River Bend Apartments, LP, a Texas limited partnership (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture of Trust (the “Indenture”) between the Issuer and BOKF, NA, as trustee (the “Trustee”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Financing Agreement (the “Loan Agreement”) among the Issuer, the Trustee, Wells Fargo Bank National Association (“Lender”) and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Trustee, and the Borrower; and

WHEREAS, the loan will be evidenced by a Mortgage Note issued under the Loan Agreement (the “Note”), and assignments of the Note and the Loan Agreement (the “Assignments”) from the Issuer in favor of the Trustee; and

WHEREAS, the Issuer will be presented with a Preliminary Official Statement and an Official Statement (collectively, the “Official Statement”) and a Bond Purchase Agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility

Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the members of the Board of Commissioners of the Authority (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana “Cha” Guzmán	Chair and Commissioner
Olga Kauffman	Vice Chair and Commissioner
Ignacio Perez	Commissioner
Dalia Contreras	Commissioner
Gilbert Casillas	Commissioner
Gabriel “Gabe” Lopez	Commissioner
Loren Dantzler	Commissioner
Ed Hinojosa, Jr.	President & CEO
Diana Fiedler	Chief Financial Officer
Timothy E. Alcott	Chief Legal and Real Estate Officer
Muriel Rhoder	Chief Administrative Officer
Brandee Perez	Chief Operations Officer
Michael Reyes	Public Affairs Officer
Richard Milk	Planning Officer

WHEREAS, pursuant to 303.071 of the Texas Local Government Code, the Board must approve and authorize the issuance of the tax-exempt bonds by the Issuer; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, rehabilitating, and equipping the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the Issuer to enter into the transactions described above so that the Partnership may rehabilitate the Project; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation, the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS, THAT:

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Loan Agreement, the Note, the Regulatory Agreement, the Assignments, the Official Statement and the Purchase Agreement are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County of Bexar, the City of San Antonio, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 7. The Board hereby approves Resolution 22LVPFC-04-04 and authorizes the Bonds to be issued in connection with the Project.

Section 9. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 10. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Section 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

Passed and approved on the 4th day of May 2022.

Ana M “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa,
President and CEO

CERTIFICATE FOR RESOLUTION 22LVPFC-04-04

The undersigned officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on May 4, 2022 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 22LVPFC-04-04, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY SUSTAINABLE TAX-EXEMPT MORTGAGE-BACKED BONDS (SUSTAINABLE M-TEBS – RIVER TRAILS), SERIES 2022; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 4th day of May 2022.

Ed Hinojosa Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 22LVPFC-04-04**

RESOLUTION 22LVPFC-04-04, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY SUSTAINABLE TAX-EXEMPT MORTGAGE-BACKED BONDS (SUSTAINABLE M-TEBS – RIVER TRAILS), SERIES 2022; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Las Varas Public Facility Corporation (the "Issuer") has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its "Multifamily Sustainable Tax-Exempt Mortgage-Backed Bonds (SUSTAINABLE M-TEBS – River Trails), Series 2022" in the aggregate principal amount not to exceed \$40,000,000.00 (the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 220-unit apartment facility to be known as the River Trails Apartments (f/k/a San Jose Apartments), located at approximately 2914 Roosevelt Avenue, Street, San Antonio, Texas (the "Project") for THF River Bend Apartments, LP, a Texas limited partnership (the "Borrower"); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture of Trust (the "Indenture") between the Issuer and BOKF, NA, as trustee (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Financing Agreement (the "Loan Agreement") among the Issuer, the Trustee, Wells Fargo Bank National Association ("Lender") and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower; and

WHEREAS, the loan will be evidenced by a Mortgage Note issued under the Loan Agreement (the "Note"), and assignments of the Note and the Loan Agreement (the "Assignments") from the Issuer in favor of the Trustee; and

WHEREAS, the Issuer will be presented with a Preliminary Official Statement and an Official Statement (collectively, the "Official Statement") and a Bond Purchase Agreement (the "Purchase Agreement"), setting forth certain terms and conditions upon which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, rehabilitating, and equipping the Project; and

WHEREAS, the members of the Board of Directors of the Issuer (collectively, the "Board") and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana "Cha" Guzmán	President and Director
Olga Kauffman	Vice President and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Gabriel "Gabe" Lopez	Director
Loren Dantzler	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Assistant Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Michael Reyes	Assistant Secretary/Treasurer
Richard Milk	Assistant Secretary/Treasurer

WHEREAS, the Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation, the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LAS VARAS PUBLIC FACILITY CORPORATION THAT:

Section 1. The terms of the Loan Agreement, the Indenture, the Note, the Regulatory Agreement, the Assignments, the Official Statement and the Purchase Agreement are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, the Note, the Assignments, the Purchase Agreement and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the aggregate principal amount of not to exceed \$40,000,000.00 with an interest rate (not including applicable premium) not to exceed 5% as set

forth in the Indenture, and with a maturity date not to exceed June 1, 2044, in substantially the form and substance set forth in the Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Bonds, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Bonds, if required. Authentication of the Bonds upon the terms and conditions and in the manner described in the Indenture as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Bonds shall be set forth in the final form of the Indenture, and the execution and delivery of the Indenture and any agreements relating to the purchase of the Bonds by the Bond Purchaser by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Bonds, maturity dates of the Bonds, and the final redemption dates and prices for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized as set forth herein and in the Loan Agreement and the Indenture.

Section 4. The Trustee shall be BOKF, NA.

Section 5. Bracewell LLP, as Bond Counsel, is hereby appointed and ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Trustee the written request of the Issuer for the authentication and delivery of the Bonds by the Trustee in accordance with the Loan Agreement and the Indenture.

Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Loan Agreement to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 10. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Loan Agreement.

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 4th day of May 2022.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

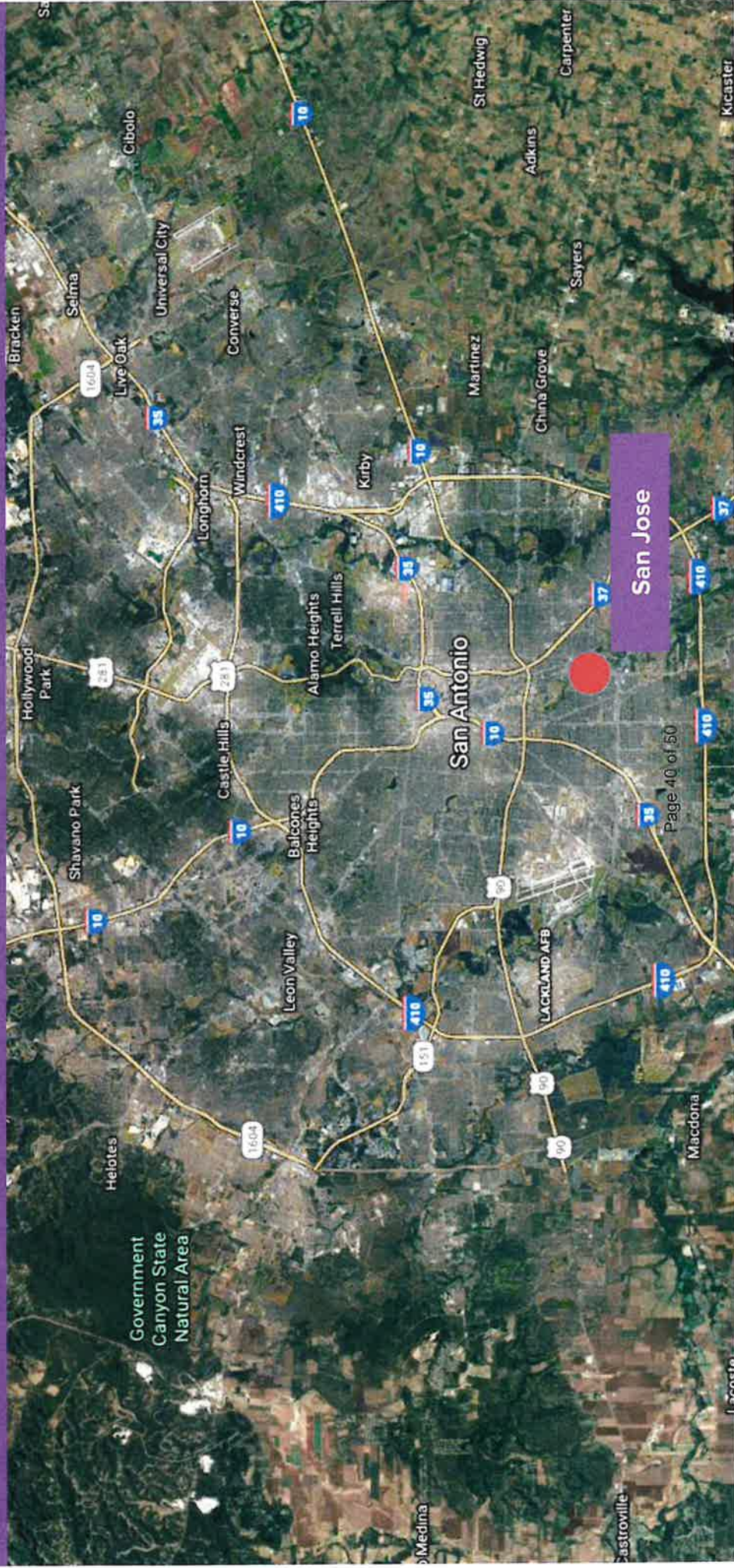


River Trails

(San Jose Apartments)

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

MAP



REGIONAL CENTERS

PHASE 1 CENTERS

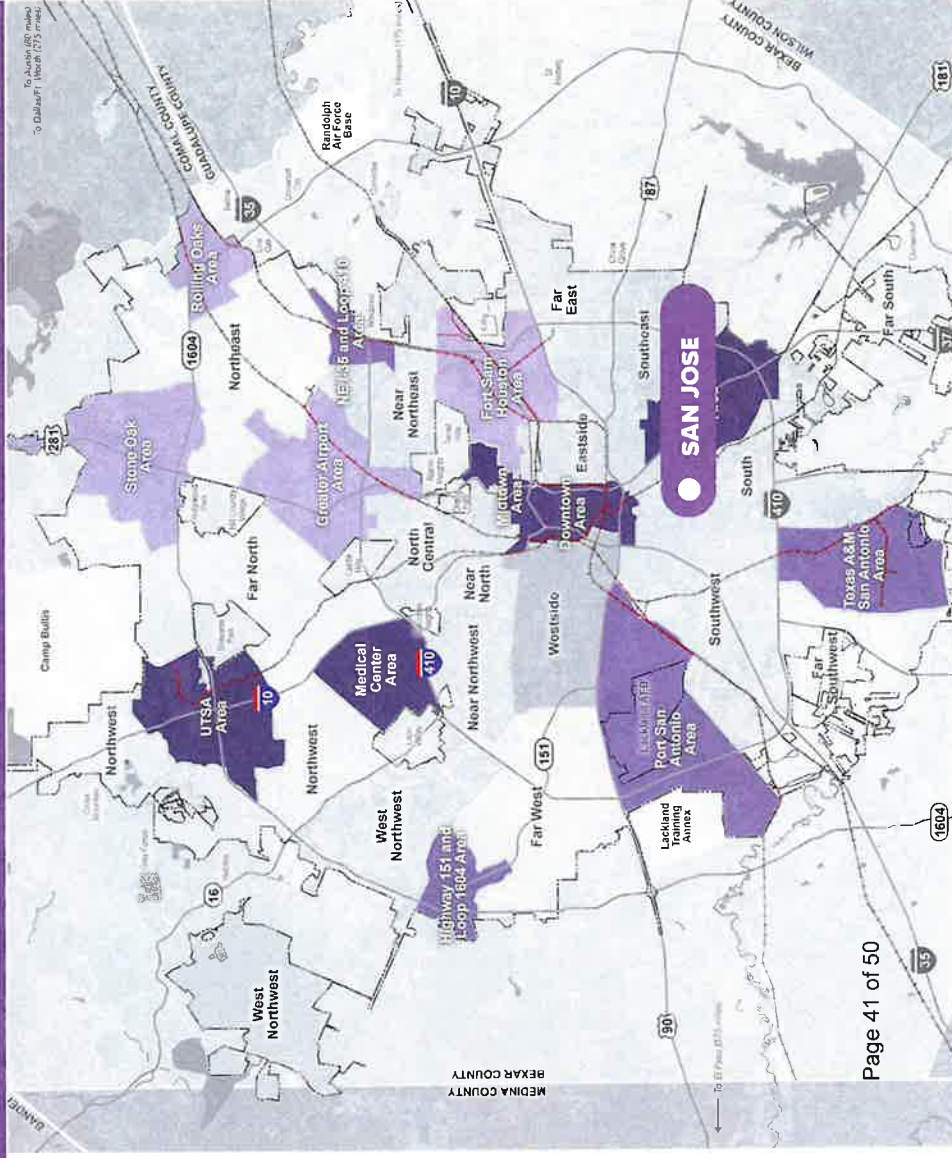
Downtown
Medical Center
UTSA
Midtown
Brooks

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



River Trails



- ❖ City Council District 3
- ❖ Southside ISD
- ❖ 220 Units
 - 50% AMI -110
 - 60% AMI -110
 - 215 Section 8 Vouchers
- ❖ Bond Issuance
- ❖ Total Development Cost:
\$57M

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QUESTIONS?

OPPORTUNITY **LIVES HERE**
@SAHAhousing

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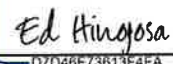


SAN ANTONIO HOUSING AUTHORITY

April 20, 2022

**BOARD OF COMMISSIONERS
Operations and Real Estate Committee**

**RESOLUTION 6233, AUTHORIZING THE OFFICIAL AND LEGAL NAME CHANGE OF THE
HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO**

DocuSigned by:

07D46F73B13F4FA...
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

58A72D4029CD4C1...
Michael Reyes
Public Affairs Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6233, authorizing the official and legal name change of the Housing Authority of the City of San Antonio.

FINANCIAL IMPACT:

Costs associated with the name change will be paid for using operating budgets and/or available reserves.

SUMMARY:

Creative Civilization and the Communications and Public Affairs staff of the Housing Authority of the City of San Antonio (publicly known as the San Antonio Housing Authority or SAHA) have undergone a strategic, developmental process to transform the outdated SAHA brand name and persona to effectively position a new vision and era of leadership principles guided through the evolved values of Compassion, Equity and Excellence.

The process included a research discovery phase through direct interface with key stakeholders including residents, staff and community based organizations identifying key attributes and words associated with the Vision, Mission and Values of the organization.

The discovery process produced a clear vision and understanding of the desired relationship imagery and perceptions for the future of the organization.

The word HOME generated the highest appeal and associated imagery of family, safety and place of comfort, while the term HOUSING was interpreted as a mere structure or space.

In addition, aspirations to succeed was a common point of discussion expressed with sincerity and emotion. The opportunity to succeed was also associated with the ability to have a place to call home. The term opportunity also enjoys a history and legacy of the SAHA brand communications, through the long-standing tagline — *Opportunity Lives Here*.

Through an extensive brand name, logo, tagline and narrative development process, the team has successfully created and is proposing a new name for the Housing Authority for the City of San Antonio, TX.

Creative Civilization and the SAHA staff have also developed a multi-phase brand roll-out plan for

SAN ANTONIO HOUSING AUTHORITY

April 20, 2022

internal and external audiences, including an internal event, press conference, media relations, media visibility and community events to inaugurate the new brand.

STRATEGIC OUTCOME:

- Supports all strategic outcomes

ATTACHMENTS:

Resolution 6233

New brand logo, tagline, example signage, billboard and print ad (to be provided on the day of the Committee meeting)

**San Antonio Housing Authority
Resolution 6233**

**RESOLUTION 6233, AUTHORIZING THE OFFICIAL AND LEGAL NAME CHANGE OF THE
HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO**

WHEREAS, the Housing Authority of the City of San Antonio has not changed its name in its 85-year history; and

WHEREAS, the Housing Authority of the City of San Antonio has undertaken several visual brand changes in its history, but has not changed its official and legal name; and

WHEREAS, the Housing Authority of the City of San Antonio is transforming into a twenty-first century organization to reflect the affordable housing needs of the City of San Antonio; and

WHEREAS, Creative Civilization and SAHA's Communications and Public Affairs staff have undergone a strategic, developmental process, which included insights and future branding ideation from relevant stakeholders, such as residents of the Housing Authority of the City of San Antonio, community organizations and staff; and

WHEREAS, the Housing Authority of the City of San Antonio aims to transform the outdated San Antonio Housing Authority (SAHA) brand name and persona to effectively position a new vision and era of leadership principles and values.

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

- 1) Approves Resolution 6233, authorizing the official and legal name change of the Housing Authority of the City of San Antonio.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents and extensions.

Passed and approved the 4th day of May 2022.

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

Attested and approved as to form:


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


SAN ANTONIO HOUSING AUTHORITY

April 20, 2022

MEMORANDUM

To: Board of Commissioners

From: Ed Hinojosa Jr., President and CEO 

Presented by: George M. Ayala, Director of Procurement 

RE: Procurement Activity Report

Current Solicitations: There is currently one Invitation For Bids and one Quick Quote currently being advertised. The Invitation for Bids is for Fence Replacement at College Park Apartments and the Quick Quote is for Demolition of Cottage Creek Building 15.

Closed/Pending Solicitations: There are 8 solicitations that have closed and are currently being evaluated. The solicitations are for Executive and Management Coaching; Purchase of Stone, Sand, and Gravel - Readvertisement; Security Camera System for Lincoln Heights; Videography Services; Low Income Housing Tax Credit Investor and/or Construction Lender; Seal Coat Parking Areas and Re-Stripe at Kenwood North; Seal Coat Parking Areas and Re-Stripe at Parkview Apartments; and Privacy Fence Replacement at Tarry Towne Apartments.

Solicitations in Development: Procurement is currently working on a number of solicitations for advertisement. These include: Remove and Replace Shingle Roofs at Pecan Hill Apartments; Comprehensive Roof Replacement at Villa Veramendi; Interior Signs for Stairs and Emergency Exit Maps at Victoria Plaza; Build San Antonio Green (BSAG) Professional Services Commercial Real Estate Broker; Parcel Lockers; Fair Market Rent Survey; Refresh Signs; Abatement of Hazardous Materials; Debt Collection Services; and Foundation Repairs, Plumbing, and Structural Improvements.

CHANGE ORDERS

Date	Contract	Contractor	Description
10/29/2021	Broadband Installation and Services	Grande	Two additional fiber connections for Cottage Creek and Woodhill; \$22,800.00 annually
11/19/2021	Google	Carahsoft Technology	30 Additional Workplace Licenses; \$46,035.00 for a period of three years
01/07/2022	Foundation Stabilization for Building 2 at Mission Park	Alamo Hy-Tech Foundation	Additional Steel Pilings; \$12,350.00

SAN ANTONIO HOUSING AUTHORITY**April 20, 2022**

01/26/2022	Construction Management/Commissioning Agent for SAHA's EPC II	Group 14 Engineering	Time only extension through April 30, 2022
02/16/2022	Lila Cockrell Apartments Parking Lot Improvements	Holtz/Adams Construction & Consulting	Additional sign posts, fire lane and handicap signs, car stops and fire lane; \$22,040.13
03/09/2022	Repairs to 2819 Cherry Field	BR General Contractors	Replace soffit and siding at the front of the house and front porch; \$746.83
03/31/2022	Repairs to 2819 Cherry Field	BR General Contractors	Replace damaged lumber, fascia, soffit, and drip edge molding; \$953.20

VEHICLE PURCHASES

Description	Price	Dealer	SAHA User Department	Cooperative
2021 Ram 1500 Regular Cab	\$23,854.80	Donalson CD JR	Construction Services	GOODBUY

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Amounts paid according to award provisions.

STRATEGIC OUTCOME:

Supports all strategic outcomes.

ATTACHMENT:

Procurement Activity Report

Categories of Procurements

SAHA Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Construction Services	Victoria Plaza Noise Abatement Chiller Enclosure	Accu Aire Mechanical LLC	\$250,000.00	3/17/2022
Beacon Communities	Siding Repair and Replacement at Villa de Valencia	BR General Contractors	\$250,000.00	3/14/2022
Legal Services	Legal Services	Cantu Harden LLP	\$250,000.00	3/24/2022
Public Housing	Elevator Emergency Response and Repairs	Otis Elevator	\$250,000.00	3/24/2022
Construction Services	Unit Make Ready Services for Victoria Plaza	BR General Contractors	\$250,000.00	3/24/2022
Beacon Communities	Removal, Repair and Replacement of Shingle Roofs at Dietrich Road Apartments	BR General Contractors	\$250,000.00	4/5/2022
Agency Wide	Purchase of Cabinets as Needed	GSA Direct	\$250,000.00	4/5/2022
Human Resources	Compensation and Classification Study	Gallagher Benefit Services	\$211,875.00	4/5/2022
Awards Under Contracting Officer Authority				
Beacon Communities	Make Ready Woodhill Unit 1701	EA Contractor	\$11,450.00	03/02/2022
Public Housing	Soffit and Fascia Repair at Tarry Towne Apartments	A&S Landscaping	\$5,875.00	03/09/2022
Innovative Technology	G Suite Backup from Spanning Cloud	Kaseya	\$22,245.30	03/09/2022
Human Resources	Affordable Care Act Reporting	Accord Systems	\$6,232.40	03/11/2022
Public Affairs	Rentals for Fiesta Fundraiser 2022	Illusions Rentals and Designs	\$8,434.67	03/11/2022
Public Housing	Soffit and Fascia Repair at Williamsburg Apartments	A&S Landscaping	\$6,895.00	03/11/2022
Public Housing	Foundation Stabilization at Two Locations (Stockman and Brays Forest)	Alamo HyTech Foundation	\$50,000.00	03/14/2022
Construction Services	Home Energy Rater for Snowden	Group 14 Engineering	\$50,000.00	03/18/2022
Construction Services	Windows at Lincoln Heights Computer Lab	Samuels Glass	\$48,638.00	03/22/2022
Beacon Communities	Rehab Woodhill Apartment 2101-1	EA Contractor	\$35,820.20	03/28/2022
Public Housing	ReRoof Lila Cockrell Portico	All Pro General Construction	\$38,848.00	03/28/2022
Innovative Technology	Virtru Encryption Subscription Renewal	Virtru	\$12,690.00	04/01/2022
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Administration (GSA Federal Supply Schedules)				
None to Report				

Procurement Activity Report as of April 4, 2022				
Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Public Housing	QQ	Fence Replacement at College Park Apartments	N/A	04/05/2022
Beacon Communities	IFB	Demolition of Cottage Creek Building 15	N/A	04/18/2022
SAHA Department	Type	Solicitation Name	Date Closed	April 20, 2022 Operations and Real Estate Committee Meeting and May 5, 2022 Regular Board Meeting
Innovative Technologies	RFP	Turnkey WiFi Expansion for Additional Properties	02/22/2022	
Agency Wide	IFB	Concrete and Asphalt Maintenance and Repair	03/29/2022	
Solicitations Under Evaluation				
Agency Wide	RFP	Executive and Management Coaching	02/09/2022	Procurement Negotiations, Due Diligence, and Evaluation
Public Housing	IFB	Purchase of Stone, Sand, and Gravel - Readvertisement	02/22/2022	
Public Housing	Email Quote to Cooperative Vendors	Security Camera System for Lincoln Heights	02/28/2022	
Public Affairs	QQ	Videography Services	03/15/2022	
DSNR	RFI	Low Income Housing Tax Credit Investor and/or Construction Lender	03/25/2022	
Public Housing	QQ	Seal Coat Parking Areas and Re-Stripe at Kenwood North	03/31/2022	
Public Housing	QQ	Seal Coat Parking Areas and Re-Stripe at Parkview Apartments	03/31/2022	
Public Housing	QQ	Privacy Fence Replacement at Tarry Towne Apartments	03/31/2022	
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Beacon Communities		Remove and Replace Shingle Roofs at Pecan Hill Apartments	April 2022	
Construction Services and Sustainability		Comprehensive Roof Replacement at Villa Veramendi	Cooperative Award	
		Interior Signs for Stairs and Emergency Exit Maps at Victoria Plaza	August 2022	
DSNR		Build San Antonio Green (BSAG) Professional Services	May 2022	
		Commercial Real Estate Broker	Department Hold	
		Parcel Lockers	Department Hold	
Federal Housing Programs (PH and AHP)		Fair Market Rent Survey	April 2022	
Public Housing		Refresh Signs	August 2022	
Agency Wide		Abatement of Hazardous Materials	April 2022	
		Debt Collection Services	Department Hold	
		Foundation Repairs, Plumbing, and Structural Improvements	Department Hold	