

# BOARD OF COMMISSIONERS



Regular Board Meeting  
February 2, 2017



*Creating Dynamic Communities Where People Thrive*

**BOARD OF COMMISSIONERS**

Chairman  
Morris A. Stribling, DPM

Vice-Chairman  
Charles R. Muñoz

Commissioner  
Thomas F. Adkisson

Commissioner  
Francesca Caballero

Commissioner  
Charles Clack

Commissioner  
Marie R. McClure

Commissioner  
Jessica Weaver

**President and CEO**  
David Nisivoccia

**San Antonio Housing Authority  
\*Regular Board Meeting  
818 S. Flores St., San Antonio, TX, 78204  
1:00 p.m., Thursday, February 2, 2017**

**1. Meeting called to order**

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

**2. Pledge of Allegiance/Moment of Silence**

**3. Presentation**

- Choice Neighborhood: Education Results (Adrian Lopez, Director of Community Development Initiatives; Donovan Duncan, Urban Strategies)

**4. Minutes**

- Approval of the December 1, 2016, Regular Board Meeting minutes
- Approval of the December 13, 2016, Special Board Meeting minutes
- Approval of the January 19, 2017, Special Board Meeting minutes (Resident Services Committee)
- Approval of the January 19, 2017, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**CONSENT ITEMS - Finance Committee held on November 17, 2016**

5. Consideration and approval regarding Resolution 5663, accepting the Independent Auditor's Report for the year ending June 30, 2016 (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting)

**CONSENT ITEMS - Operations and Choice Neighborhood Committee held on January 19, 2017**

6. Consideration and approval regarding Resolution 5700, authorizing approval of acceptance of \$1.5 million and execution of Inner City Tax Increment Zone (TIRZ) agreement with the City of San Antonio for the Victoria Commons multi-family development (Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Ramiro Maldonado, Senior Development Planning Manager)
7. Consideration and approval regarding Resolution 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

8. Consideration and approval regarding Resolution 5703, authorizing the award of a contract for concrete and asphalt maintenance, repair and replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HEB, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms (Steven Morando, Director of Procurement and General Services; David Clark, Director of Public Housing)
9. Consideration and approval regarding Resolution 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance (Steven Morando, Director of Procurement and General Services)
10. Consideration and approval regarding Resolution 5705, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to HD Supply through the U.S. Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00 (Steven Morando, Director of Procurement and General Services)

## **INDIVIDUAL ITEMS FOR CONSIDERATION**

11. Update and discussion regarding the January 19, 2017, Resident Services Committee meeting (Charles Clack, Chair, Resident Services Committee)
12. Update and discussion regarding the January 19, 2017, Operations and Choice Neighborhood Committee meeting (Morris A. Stribling, DPM, Chair, Operations and Choice Neighborhood Committee)
13. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
14. Update and discussion regarding the Sponsorship Committee Report (Rosario Neaves, Director of Communications and Public Affairs)
15. President's Report
  - "A Tale of Two Communities:" Eastside Promise Zone Documentary
  - Dr. Martin Luther King, Jr., March
  - The Source Interview
  - Kids-In-Action Raffle
  - Cafecollege Workshop and Scholarship
  - Tree Planting Day at Cassiano Homes
  - Human Resources Job Shadow Day

## **16. \*Closed Session:**

### **Real Estate/Consultation with Attorney**

Deliberate the management, purchase, exchange, lease or value of certain legal 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).

- East Meadows
- Legal 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).

- President and CEO Performance Evaluation Process

**17. Citizens to be Heard at approximately 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 1:45 p.m. Citizens will be given three minutes to speak. Only one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than 9 minutes. Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an officer or a Board member, and follow the same speaking rules as individuals.

The Board thanks you for coming to the meeting.

**18. 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."



## Choice People Education Results

Urban Strategies is responsible for improving outcomes in 5 key areas of education. The result areas are:

- 1) Children Participate in Positive Youth Development Activities
- 2) Residents are Ready for and Succeed in Higher Education
- 3) Residents Have a Voice with Their Children's School
- 4) Young Children Develop Appropriately
- 5) Children Succeed in School



# Education Metrics

- 2.1 Number and Percentage of children from birth to kindergarten entry participating in center based or formal home based early head start programs.
- 2.2 Number and percentage of youth involved in positive youth development activities
- 2.3 Number of residents participating in higher education
- 2.4 Number of residents participating in vocational school
- 2.6 Number of parents/guardians participating in PTA or other school support organizations
- \*2.11 Number and percentage of three year olds in kinder who demonstrate at the beginning of the program or school year age-appropriate functioning across multiple domains of early learning
- \*2.12/2.13 Number and percentage of resident students in 3<sup>rd</sup> and 8<sup>th</sup> grade and high school at or above grade level according to reading or language arts/math assessments.
- 2.14 Number and percentage of students with an on-time high school graduation
- 2.15 Number of residents completing GED
- 2.16 Number of residents graduating from a vocational school
- 2.17 Number of residents graduating from higher education

**\*No baseline for measured success; however there is data in the aggregate**

## Optional HUD Metrics (currently not reporting)

- 2.5 Average Daily Attendance rate of all students in all grades
- 2.8 Residents that have explored school choice options for their children
- 2.9 Number of resident students with chronic absenteeism
- 2.10 Number of residents suspended



## Education Strategies

Urban Strategies has experienced success in introducing education strategies to former Wheatley residents. We have experienced positive outcomes by developing relationships with adults as well as children. Meetings are being planned with SAISD and area Charter school's leadership teams.

We are continuing to work through data sharing agreements with the Housing Authority and school districts to obtain student level data. Urban in an effort to obtain baseline data that will be the standard tool of measurement for former Wheatley children have purchased an assessment tool. The data provided by the school districts to date, does not provide the necessary parameters for baseline tracking; however SAHA has secured aggregate data from various school districts.





## Breakdown of Choice School-age Children (Former Wheatley Children)

Grade	Universe	SAISD	Other Districts/Charter
<b>*Kinder</b>	5	0	5
1st & 2 <sup>nd</sup>	9	7	2
<b>*3<sup>rd</sup></b>	18	11	7
4 <sup>th</sup> , 5 <sup>th</sup> , 6 <sup>th</sup> , 7 <sup>th</sup>	62	30	32
<b>*8<sup>th</sup></b>	18	14	4
H.S.	31	10	21

**\*Required HUD Reporting Metrics**

*Other Districts: South San ISD, Judson ISD, Northside ISD, Northeast ISD, East Central ISD,  
Southside ISD, Edgewood ISD, Southwest ISD*

*Charters: Idea, School of Technology and Science*



CNI Metric	2013	2014	2015	2016	Notes
2.1 Number and Percentage children from birth to kinder entry participating early learning	15 % Unknown	25/82 30%	39/71 55%	34/60 57%	
2.2 Number and % of youth involved in positive youth development activities	13	36/222 16%	69/177 39%	78/143 55%	
2.3 & 2.4 Enrolled in Associates, Bachelors, or certificate	0	3/99 3%	6/76 8%	10/79 13%	Current enrollments: 4 associates, 2 bachelors, 2 CNA, 2 CDA
2.6 Number of parents participating in PTA or other school organizations	2	3/95 3%	30/89 34%	28/79 35%	
2.7 Number residents that report reading to children 3 or more times a week	2	3/95 3%	30/89 34%	28/79 35%	
2.11 Number and % of 3 yr olds and kindergarten that are kinder ready	6/33 18%	3/28 11%	7/17 41%	Pending Data	Data collected from SAISD for 2013-2014; 2015 data was collected from SAISD, Northside ISD, South San ISD
2.12 Number and % of students at or above grade level (math)	40/80 50%	36/72 50%	33/83 40%	Pending Data	Data collected from SAISD for 2013-2014; 2015 data was collected from SAISD, Northside ISD, South San ISD



CNI Metric	2013	2014	2015	2016	Notes
2.13 Number and % of students at or above grade level (reading)	44/83 53%	48/79 61%	52/95 55%	Pending Data	Data collected from SAISD for 2013-2014; 2015 data was collected from SAISD, Northside ISD, South San ISD
Enrolled in GED or adult high school diploma	0	1/94 1%	5/71 7%	7/66 11%	5 have received their HS diploma; not tied to specific HUD metric
2.14 Number and % with on time high school graduation	3/9 33%	3/3 100%	1/3 33%	Pending Data	Data collected from SAISD for 2013-2014; 2015 data was collected from SAISD, Northside ISD, South San ISD
2.15 Number of residents who have received HS Diploma GED	0	0	2	3	
2.16 Number of residents graduating from vocational school	No data	2	6	Pending Data	
2.17 Number of residents graduating from higher ed	No data	1	2	Pending Data	

**Goal: Increase enrollment of target resident youth, ages 5-19, participating in positive youth development activities (from 55% to 65%).**

**Strategies:**

- Deepen the partnership with youth serving organizations in the neighborhood
- Remove barriers and provide opportunities for students to participate in a variety of activities
- Encourage families to value the benefits of engaging their children in high quality out-of-school time (OST)



**Goal: Increase enrollment in higher education from 13% to 16%.**

**Strategies:** Education Liaison will work with multiple partners to link residents to an innovative pathway to success in higher education.

- Partner with St. Philip's College to provide remedial support to adult students that will respond to specific academic needs and support their readiness for higher education.
- Partner with an adult diploma program that will provide non-traditional services to ensure successful completion of GED/HS Diploma Program in order to pursue post-secondary education.
- Partner with Alamo Colleges- Brackenridge Education Testing Center to work one on one with residents (FAFSA/TSI).

**Goal: Increase the number of target residents participating in PTA or other school support organization from 35% to 40%.**

**Strategies:**

- Education Liaison will facilitate a Parent Forum in partnership with neighborhood schools to discuss issues around schooling, redevelopment and re-occupancy, transportation, family engagement and more.
- Partner with United Way/Family Service Association “Family School Community Partnership” to network parent room representatives with returning or new parents in the neighborhood.
- Remove barriers and provide meaningful opportunities for parents to attend the family engagement events that occur at their child’s school and within the community.



**Goal: Increase the number of target resident children, from birth to kindergarten entry, participating in center-based or formal home-based early learning settings or programs from 56% to 60%.**

**Strategies:**

- Build a partnership with quality early childhood programs and connect them to families with children 0-5.
  - a. Pre-register for Pre-K 4 SA enrollment
  - b. Enroll eligible families in Kinder Camp (summer 2017)
  - c. Reserve slots for working families in day cares within the Choice footprint
- Partner with KLRN to host Play and Learn sessions with parent and child. The program is designed to promote child/caregiver interaction. Adults work with the child to explore early learning experiences such as painting, building structures, potting plants, and engaging in conversation.



**Goal: Resident youth are proficient and on grade level in reading and math**

**Strategies:**

- Make learning fun by hosting family engagement events once a quarter that will allow for parent and child to actively participate in fun educational activities
- Partner with local colleges and/or universities to bring college students to the neighborhood and provide academic tutoring
- Contract with a small cohort of certified teachers to provide focused intervention in reading and math

## 2017 – 1<sup>st</sup> Quarter Plans

- February 4<sup>th</sup>: Family Engagement Event at Wheatley Community School from 11am-1pm. “Super Bowl” themed.
- February 8<sup>th</sup>-April 12<sup>th</sup>: UTSA Roadrunner Readers Tutoring Program designed to support literacy growth and development for 1<sup>st</sup>-6<sup>th</sup> graders
- Sutton Oaks Urban Learning (SOUL) Academy to host six weeks of Arts & Culture workshops to engage youth in the community through photography, videography and oral storytelling.
- Actively engage youth to participate in meaningful spring break activities.



## Key Partners to Resident Educational Success

UTSA Center for the Inquiry of Transformative Literacies	COSA Parks and Recreation
SA Reads	COSA Pre-K 4 SA
Sutton Oaks Urban Learning Academy	Carver Cultural Arts Center
KLRN	La Printeria
Martinez St. Women's Center	St. Mary's Law School
Healy-Murphy Child Development Center	Enroll SA
SAISD	CSRA
Methodist Healthcare Ministries	CommuniCare
Wheatley Community School	UHS
Project Quest	Starforce
Boys & Girls Club	VIA Metropolitan Transit
Mt. Zion First Baptist Church	H.I.S. Bridge Builders
University of the Incarnate Word-Nursing Prog.	YMCA
Brackenridge Learning Center	COSA Eastpoint Office
George Gervin YouthBuild	Ella Austin Community Center

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING  
December 1, 2016**

**SCHEDULED: 1 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles R. Munoz, Vice-Chair  
Thomas F. Adkisson, Commissioner  
Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

Francesca Caballero, Commissioner

**COUNSEL:** Doug Poneck, Escamilla &  
Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, Interim President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Timothy Alcott, Development Services and  
Neighborhood Revitalization Officer  
Adrian Lopez, Director of Community  
Development Initiatives  
David Clark, Director of Public Housing  
Janie Rodriguez, Director of Human  
Resources  
Jo Ana Alvarado, Director of Innovative  
Technology  
Brandee Perez, Interim Director  
of Assisted Housing Programs

Steven Morando, Director of Procurement and  
General Services  
Rosario Neaves, Director of Communications and  
Public Affairs  
Hector Martinez, Director of Construction Services  
and Sustainability  
Domingo Ibarra, Director of Security  
Lorraine Robles, Director of Development Services  
and Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Richard Milk, Director of Policy and Planning

**Item 1: Meeting called to order**

Chair Stribling called the meeting to order at 1:05 p.m.

**Item 2: Pledge of Allegiance/Moment of Silence**

Recitation of pledge and moment of silence

**Item 3: Presentation regarding Habitat for Humanity**

**Item 4: Minutes**

- Approval of the Nov. 3, 2016, Regular Board Meeting minutes
- Approval of the Nov. 17, 2016, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

- Approval of the Nov. 17, 2016, Special Board Meeting minutes (Finance Committee)
- Approval of the Nov. 18, 2016, Special Board Meeting minutes

**Motion:** Commissioner Clack moved to approve all sets of minutes. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Francesca Caballero, Commissioner			X	
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 5:** Resolution 5655, authorizing the award of contracts for Legal Services for an annual cumulative amount not to exceed \$500,000.00 for an initial period of one year with the option to renew for four additional one-year terms to the following firms: Cokinos, Bosien & Young, PC; Coats Rose, PC; Davidson Troilo Ream & Garza, PC (SBE, WBE, HUB); Jackson Walker, LLP; Langley & Banack, Inc.; McKamie Krueger, LLP; Norton Rose Fulbright US, LLP; Reno & Cavanaugh, PLLC; and Strasburger & Price, LLP  
Consent

**Item 6:** Resolution 5656, authorizing the award of a contract for Procurement Legal Services to Katherine Yates, JD, for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for three additional one-year terms  
Consent

**Item 7:** Resolution 5657, authorizing the award of a contract for Labor and Employment Legal Services to Mary Ann Hisel, JD, for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for three additional one-year terms  
Upon further discussion at the request of Commissioner Munoz, Mr. Alcott reported to the Board staff would develop a summary on all legal services through the San Antonio Housing Authority. The report will be presented monthly to the Board during the closed session portion of the Regular Board meetings.

**Motion:** Commissioner Munoz moved to approve Resolution 5657. Commissioner Clack seconded the motion. Approved.



Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Francesca Caballero, Commissioner			X	
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

- Item 8: Resolution 5653, authorizing the award of contracts for Commercial Real Estate Broker Services for a period of one year with the option to renew for four additional one-year terms to the following: Cano and Company (HABE, MBE, SBE); Dirt Dealers V, LLC DBA First American Commercial Property Group; Douglas A Curtis, LLC DBA The Curtis Team at Keller Williams Heritage (SBE, VBE); Higgenbotham Auctioneers International Limited, Inc. A Joint Venture with Providence Commercial Real Estate Services, Inc. (HABE, MBE, SBE); O'Boyle Properties, Inc. an affiliate of BGC Partners DBA ARA, A Newmark Company; and Peloton Real Estate Partners San Antonio, LLC DBA Peloton Commercial Real Estate (SBE)**  
Consent
- Item 9: Resolution 5654, authorizing the award of a contract for Moving Services and Temporary Storage to Arrow Moving & Storage Co., Inc., for an annual cumulative amount not to exceed \$235,000.00 for a period of one year with the option to renew for four additional one-year terms**  
Consent
- Item 10: Resolution 5635, authorizing the award of a contract for Architectural and Commissioning Services for Victoria Plaza modernization to Durand-Hollis Rupe Architects, Inc. (DHR) (HABE, MBE, SBE, DBE, HUB) for a cumulative amount not to exceed \$841,532.00 for a period of two years with the option to renew for one additional one year term**  
Consent
- Item 11: Resolution 5651, authorizing the award of a contract for Natural Gas Systems Inspections, Patrols and Reporting to Gasti, Inc. (Gas and Safety Training Institute), for a period of one year with the option to renew for four additional one-year terms; the annual cumulative amounts for the five-year term shall not exceed: \$30,000.00 for year one, year three and year five, and \$33,000.00 for year two and year four**  
Consent
- Item 12: Resolution 5660, authorizing the award of a contract for Dr. Charles Andrews site, building, fencing, interior and parking area improvements to All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$3,241,590.00**  
Consent

**Item 13: Resolution 5659, authorizing the award of a contract for Matt Garcia Apartments kitchen, bath and balcony concrete repairs to Cleanology Service and Supply (ABE, ESBE, MBE, SBE, HUB) for an amount not to exceed \$85,470.00**

Consent

**Item 14: Resolution 5652, authorizing the award of a contract for Case Management and Inspection Services for the Assisted Housing Program to Cindi Herrera and Associates (HABE, WBE) for an annual cumulative amount not to exceed \$550,000.00; for a period of one year with the option to renew for four additional one-year terms**

Consent

**Item 15: Resolution 5650, authorizing the 2017 Payment Standard Schedule at 90-93 percent of the FY 2017 Fair Market Rents (FMR) for the Housing Choice Voucher Program**

Consent

**Motion:** Commissioner Clack moved to approve consent items 5-15, with the exception of Item 7, that went into further discussion. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Francesca Caballero, Commissioner			X	
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 16: Resolution 5664, authorizing the award of a contract for Legal Services - Special Counsel for Board Matters for the San Antonio Housing Authority Board of Commissioners for a period of one year with the option to renew for four additional one-year terms**

Staff briefed the Board and stated on Sept. 30, 2016, SAHA issued a "Request for Proposals" (RFP) #1609-961-49-4569 for Legal Services, which closed on Oct. 17, 2016. A total of 14 proposals were received in response to the RFP, of which four law firms expressed interest in providing services in the area of special counsel for Board matters: Escamilla & Poneck, LLP (HABE, MBE, SBE, DBE, HUB); Jackson Walker, LLP; Langley & Banack, Inc.; and Schulman, Lopez, Hoffer & Adelstein, LP. On Nov. 3, 2016, copies of the four proposals were provided to SAHA's Board of Commissioners for evaluation. After review of the submitted proposals, the Board of Commissioners determined that Escamilla & Poneck, LLP (HABE, MBE, SBE, DBE, HUB), will remain legal counsel for Board matters.

**Motion:** Commissioner Munoz moved to approve Resolution 5664. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Francesca Caballero, Commissioner			X	
Thomas F. Adkisson, Commissioner			X	
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 17: Resolution 5665, re-approving the issuance of Springhill/Courtland Heights Public Facility Corporation's Promissory Note to Frost Bank to finance the improvements to Cottage Creek I and II and Courtland Heights apartments; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith**

Staff reported SAHA received a letter of intent from Frost Bank to provide \$6 million in financing at a fixed or variable rate of interest (actual rate will be set at closing) for a term of 10 years with a 25-year amortization rate. The financing agreement will contain a provision for the release of Courtland Heights Apartments in the event Cottage Creek I and II provide a minimum loan to value (LTV) ratio of 75 percent and a minimum debt service coverage ratio (DSCR) of 1.20. The borrower will also have the option of obtaining a release of Courtland Heights in return for substitute collateral that, when combined with Cottage Creek I and II, provides a minimum LTV of 75 percent and DSCR of 1.20.

The five-year plan for the Beacon Portfolio identified this asset as a candidate for refinancing and reinvestment in capital repairs/replacements to extend the useful life of this asset. The property suffered extensive hail damage in May 2016. The insurance carrier has indicated a claim amount of \$1.5 million after satisfying applicable deductibles. The strategy is to refinance the property for \$6 million using bank qualified tax-exempt bond debt. The insurance loss proceeds will be combined with the projected net loan proceeds of \$890,000, and a portion of the projected escrow balances of \$1.1 million, which will be released by the bond trustee upon repayment of the outstanding bonds. Approximately \$727,721 of refinance proceeds will be allocated toward repayment of the \$2.15 million intercompany payable owed to SAHA's Central Office Cost Center which represents advances made to fund prior period operating deficits.

**Motion:** Commissioner Weaver moved to approve Resolution 5665. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Francesca Caballero, Commissioner			X	
Thomas F. Adkisson, Commissioner			X	
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

The Regular Board meeting recessed at 1:50 p.m. to convene the SpringHill/Courtland Heights Public Facility Corporation meeting.

The Regular Board meeting reconvened at 1:51 p.m.

**Item 18: Resolution 5666, re-approving the issuance of San Antonio Housing Facility Corporation's Promissory Note to Frost Bank to finance the improvements to Castle Point Apartments; authorizing a guaranty for SpringHill/Courtland Heights Public Facility Corporation's debt; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith**

Staff reported the five-year plan for the Beacon Communities Portfolio identified the Castle Point Apartments asset as a candidate for refinancing and reinvestment in capital repairs/replacements to extend the useful life of this asset. The strategy is to refinance the property for \$4 million using bank-qualified, tax-exempt bond debt. Net refinancing proceeds are estimated at \$3,792,000 after transaction related fees and pay-off of the existing mortgage.

The exact scope of capital repairs/replacements is under review. However, much-needed capital repairs include roof replacement, siding and soffit/trim repairs, HVAC replacement, sidewalks and parking lots repairs, landscaping/drainage enhancement, fencing repairs and upgrades to site lighting. Once the scope of work is finalized, SAHA Procurement will issue an RFP solicitation for qualified third-party contractors. The selected contract will be submitted to the Board of Commissioners for approval.

**Motion:** Commissioner McClure moved to approve Resolution 5666. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Francesca Caballero, Commissioner			X	
Thomas F. Adkisson, Commissioner			X	
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

The Regular Board meeting recessed at 1:53 p.m. to convene the San Antonio Housing Facility Corporation meeting.

The Regular Board meeting reconvened at 1:57 p.m.

**Item 19: Update and discussion regarding the November 17, 2016, Operations and Choice Neighborhood Committee meeting**

Chair Stribling reported on the Nov. 17, 2016, Operations and Choice Neighborhood Committee meeting. Commissioners in attendance included: Chair Stribling, Commissioner Adkisson, Commissioner Clack, Commissioner McClure and Commissioner Weaver.

Chair Stribling advised the following topics were discussed: Wheatley Choice Neighborhood Activities, award of contract for Procurement Legal Services to Katherine Yates, JF; award of a contract for Labor and Employment Legal Services to Mary Ann Hisel, JD; award of a contract for Commercial Real Estate Broker Services to Cano and Company (HABE, MBE, SBE); Dirt Dealers V, LLC DBA First American Commercial Property Group; Douglas A Curtis, LLC DBA The Curtis Team at Keller Williams Heritage (SBE, VBE); Higgenbotham Auctioneers International Limited, Inc. a Joint Venture with Providence Commercial Real Estate Services, Inc. (HABE, MBE, SBE); O'Boyle Properties, Inc., an affiliate of BGC Partners DBA ARA, a Newmark Company; and Peloton Real Estate Partners San Antonio, LLC DBA Peloton Commercial Real Estate (SBE); award of a contract for Moving Services and Temporary Storage to Arrow Moving & Storage Co.; award of contract for Architectural and Commissioning Services for Victoria Plaza modernization to Durand-Hollis Rupe Architects, Inc.; award of contract for Natural Gas Systems Inspections to Gasti, Inc.; award of contract for Dr. Charles Andrews Apartments improvements to All Pro General Construction; award of contract for Matt Garcia Apartments repairs to Cleanology Service and Supply; and award of contract for Case Management and Inspection Services for the Assisted Housing Program Public to Cindi Herrera and Associates.

**Item 20: Update and discussion regarding the November 17, 2016, Finance Committee meeting**

On behalf of Committee Chair Adkisson, Chair Stribling reported on the Nov. 17, 2016, Finance Committee meeting. Commissioners in attendance included: Board Chair Stribling, Committee Chair Adkisson, Commissioner Clack, Commissioner McClure and Commissioner Weaver.

Chair Stribling advised the following topics were discussed: Independent Auditor's Report for the year ending June 30, 2016; Quarterly Financial Report; Fair Labor Standards Act regarding new overtime rules and impact to the San Antonio Housing Authority; and the Internal Audit Department.

**Item 21: Update and discussion regarding the Procurement Activity Report**

Mr. Morando reported SAHA's Procurement Department has issued 18 formal and 19 informal solicitations through the third quarter of calendar year 2016. This resulted in an average of 4.6 responses per formal solicitation and 5.5 responses per informal solicitation, for an overall average response rate of 5.1 per solicitation. New contracts awarded during 2016 have totaled \$8,223,996.11. Of this total, \$6,745,632.13, or 82 percent, were awarded to SWMBE firms, and \$4,275,880.13, or 52 percent, were awarded to Section 3 business concerns.

In August, SAHA's Section 3 Coordinator provided outreach efforts and led a team of SAHA partners in FSS, Jobs Plus and ROSS in conducting a Community Job Fair. Community partners included Workforce Solutions Alamo, San Antonio Independent School District and SAHA's contract vendors. There were 13 vendors in attendance representing several industry groups including call centers, hospitality, clerical and medical organizations. Of the 135 attendees, 116 were current SAHA residents. Some of the vendors reported hiring individuals who were in attendance at the Community Job Fair.

**Item 22: President's Report**

- Eastside Education and Training Center Grand Opening
- EIF Annual Benefit Show Recap
- Youth Code Jam
- Thanksgiving Box Giveaway

- 19th Annual Golden Gala
- 2017 Holiday Schedule
- Food Bank Distribution
- ConnectHome Employee Donation Drive

**Item 23: \*Closed Session:**

**Real Estate/Consultation with Attorney**

Deliberate the management, purchase, exchange, lease or value of certain legal 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).

- Westside Reinvestment Initiative
- Costa Almadena
- East Meadows Development

**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).

- Discussion regarding President and CEO position

Chair Stribling recessed for closed session at 2:36 p.m. No action was taken during closed session.

The regular board meeting was reconvened at 3:38 p.m.

**Item 24: Citizens to be Heard**

George Alejos	Stan Mitchell
Andrea Zarate	Maria Rodriguez

**Item 25: Adjournment**

With no objections, Chair Stribling adjourned the meeting at 5:04 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**



**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
SPECIAL BOARD MEETING  
December 13, 2016**

**SCHEDULED: 4 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles R. Munoz, Vice-Chair  
Thomas F. Adkisson, Commissioner  
Francesca Caballero, Commissioner  
Charles Clack, Commissioner  
Marie McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

None

**COUNSEL:** Doug Poneck, Escamilla &  
Poneck, LLP

**STAFF:**

David Nisivoccia, Interim President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Timothy Alcott, Development Services and  
Neighborhood Revitalization Officer  
Adrian Lopez, Director of Community  
Development Initiatives  
David Clark, Director of Public Housing  
Jo Ana Alvarado, Director of Innovative  
Technology

Rosario Neaves, Director of Communications and  
Public Affairs  
Domingo Ibarra, Director of Security  
Hector Martinez, Director of Construction Services  
and Sustainability  
Lorraine Robles, Director of Development Services  
and Neighborhood Revitalization  
Richard Milk, Director of Policy and Planning  
Janie Rodriguez, Director of Human Resources  
Brandee Perez, Interim Director of Assisted  
Housing Programs

**Item 1: Meeting called to order**

Chair Stribling called the meeting to order at 4:04 p.m.

**Item 2: Consideration and approval regarding employment of a President and CEO and an employment contract**

**Motion:** Commissioner Adkisson moved the San Antonio Housing Authority to employ David Nisivoccia as SAHA's President and CEO effective immediately under a contract as discussed in executive session. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 3: \*Closed Session:**

**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).

- Discussion regarding President and CEO selection and employment contract

Chair Stribling recessed for closed session at 4:04 p.m. No action was taken during closed session.

The regular board meeting was reconvened at 5:13 p.m.

**Item 4: Adjournment**

With no objections, Chair Stribling adjourned the meeting at 5:15 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**

**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**RESIDENT SERVICES COMMITTEE**  
**SPECIAL BOARD MEETING**  
**January 19, 2017**

**SCHEDULED: 12:30 p.m. at Fair Avenue Apartments, 1215 Fair Ave., San Antonio, TX, 78223**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles R. Munoz, Vice-Chair  
Thomas F. Adkisson, Commissioner  
Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

Francesca Caballero, Commissioner

**COUNSEL:** Doug Poneck, Escamilla &  
Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Adrian Lopez, Director of Community  
Development Initiatives  
David Clark, Director of Public Housing  
Janie Rodriguez, Director of Human  
Resources  
Jo Ana Alvarado, Director of Innovative  
Technology  
Brandee Perez, Director of  
Assisted Housing Programs

Steven Morando, Director of Procurement and  
General Services  
Rosario Neaves, Director of Communications and  
Public Affairs  
Hector Martinez, Director of Construction Services  
and Sustainability  
Domingo Ibarra, Director of Security  
Lorraine Robles, Director of Development Services  
and Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Richard Milk, Director of Policy and Planning

**Item 1: Meeting called to order**

Committee Chair Clack called the meeting to order at 12:35 p.m.

**Item 2: Approval of the Oct. 20, 2016, Resident Services Committee meeting minutes**

**Motion:** Commissioner Munoz moved to approve the Oct. 20, 2016, minutes. Commissioner Adkisson seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair			X	
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Committee Chair	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 3: Public Comment**

The meeting was attended by 39 residents.

**Item 4: Update and discussion regarding HUD Jobs Plus at Cassiano Homes**

Mr. Lopez reported SAHA was awarded a U.S. Department of Housing and Urban Development \$2.7 million Jobs Plus grant on Dec. 17, 2015, to be implemented at the Cassiano Apartment Homes community for a term through 2020.

The program runs on a calendar year, and December 2016 marked the first year completed under this grant. While program services did not officially launch until July 2016, staff hit the ground running and exceeded its goal of enrolling 105 adults in the first year. At the end of December, there were 130 new members enrolled in Jobs Plus, who are adults living at Cassiano and have completed a service plan and have returned for follow up appointments or services.

In the second year of program operation, the staff is setting outreach goals and enrolling more residents of Cassiano into the program. The target is an additional 130, which will be 50 percent of the adult population at the Cassiano Homes community. Staff will also seek to gain a minimum of a 45 percent employment rate for members, with at least 25 percent of those in career pathway positions. Jobs Plus staff will continue to work with Property Management in support of the JP-EID goals, and with FSS staff in support of all resident goals.

**Item 5: Update and discussion regarding Community Development Initiatives Report**

Mr. Lopez reported their work is largely focused on fulfilling SAHA's Strategic Goal No. 1, to empower and equip families to improve their quality of life and achieve economic stability. To accomplish this, staff works to provide services onsite and to offer opportunities to create a sense of place and community.

Mr. Lopez advised 114 community events/activities were hosted through quarter three and four, with 2,786 residents participating. To date, 22 active Resident Councils have been maintained, 958 households have received food assistance through December 2016 and there were 1,764 FSS/ROSS/Jobs Plus referrals for services.

**Item 6: Update and discussion regarding Ombudsman Report**

On behalf of Ombudsman Vanessa Chavez, Mr. Clark presented the July 2016 through September 2016 Ombudsman report, providing a breakdown of all inquiries regarding resident and program participant requests. During the quarter, there were 447 cases, with 93 cases closed and 354 cases open. Of the 447 cases, which can contain multiple inquiries, the following inquiries were sent to these respective departments: 561 inquiries sent to Public Housing, 16 inquiries sent to Section 8 Housing Choice Voucher Program, 29 Unified Application Center inquiries and 3 Beacon Communities inquiries.

In addition to working with staff to resolve resident concerns, the Ombudsman is also responsible for the creation of a civic engagement plan to include voter registration. SAHA continues to keep the SA2020 initiative at the forefront of outreach efforts in order to move the needle on voter turnout.

**Item 7: Update and discussion regarding ConnectHome**

Mr. Milk reported to the Committee only half of the lowest income families across the United States have internet connectivity in their homes, creating a digital divide that prevents children from using resources for their homework and other educational purposes. ConnectHome is a HUD pilot initiative meant to accelerate broadband adoption to children and families living in HUD-assisted housing across the nation. There are 28 localities in the U.S. participating in ConnectHome.

Mr. Milk stated the overall goal for the program is to bridge the digital divide. All ConnectHome efforts are based on three pillars of digital inclusion: connectivity, devices and computer training.

Since the kick-off meeting in October 2015, ConnectHome has carried out initiatives at Springview, Cassiano Homes, Alazan Apache and W.C. White apartments and will be expanded to O.P. Schnabel, Villa Tranchese and Lincoln Heights apartments within the next year.

The ConnectHome goal for Digital Literacy Training is to ensure all residents receive useful and appropriate training in order to feel confident in engaging technology as a tool to support their education, employment, and quality of life goals. Thus far, ConnectHome has trained over 339 participants, provided 234 computers and 108 hotspots.

As the training program expands, ConnectHome has partnered with Girls Inc. to provide 13-18 years old girls the opportunity to learn how to code at two sites. Cafecollege is partnering with ConnectHome to provide workshops and assistance with college and financial aid applications at Alazan Apache Apartments. Woodforest Bank is also providing financial literacy and online banking classes. San Antonio Youth Code Jam and the Upward Bound youth from Alamo Colleges have provided STEM fairs at Springview and Cassiano Homes.

**Item 8: Briefing and property tour of Fair Avenue Apartments**

**Item 9: Adjournment**

With no objections, Committee Chair Clack adjourned the meeting at 2:09 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE  
SPECIAL BOARD MEETING  
January 19, 2017**

**SCHEDULED: 2:00 p.m. at Fair Avenue Apartments, 1215 Fair Ave., San Antonio, TX, 78223**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles Munoz, Vice-Chair  
Thomas F. Adkisson, Commissioner  
Francesca Caballero, Commissioner  
Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

None

**COUNSEL:** Doug Poneck, Escamilla & Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Adrian Lopez, Director of Community Development Initiatives  
David Clark, Director of Public Housing  
Janie Rodriguez, Director of Human Resources  
Jo Ana Alvarado, Director of Innovative Technology  
Brandee Perez, Director of Assisted Housing Programs

Steven Morando, Director of Procurement and General Services  
Rosario Neaves, Director of Communications and Public Affairs  
Hector Martinez, Director of Construction Services and Sustainability  
Domingo Ibarra, Director of Security  
Lorraine Robles, Director of Development Services and Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Richard Milk, Director of Policy and Planning

**Item 1: Meeting called to order**

Chair Stribling called the meeting to order at 2:24 p.m.

**Item 2: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood**

Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported Wheatley Choice Neighborhood Phase I was 83 percent complete as of December 2016. Chair Stribling acknowledged the addition of Bibliotech.

Chair Stribling is hopeful with the new administration, the U.S. Department of Housing and Urban Development (HUD) will like the Choice Neighborhood model. As one of the components is healthcare, Chair Stribling is also hopeful the proposed HUD Secretary, Dr. Ben Carson, will tour SAHA's Choice Neighborhood.



Arrie Porter, Choice Neighborhood Manager, updated the committee regarding the Urban Farm and stated that an application for rezoning was submitted to the City San Antonio and approved on Dec. 19. Staff anticipates final approval from the City of San Antonio during the Feb. 6 City Council meeting. Ms. Porter also mentioned the Urban Farm will be located on Garcia Street next to Springview Apartments. Staff continues to pursue acquisition of properties in the phase one target area.

Mr. Lopez reported Urban Strategies hired a new Education Specialist, Liz Arevalo. Ms. Arevalo was a former employee of the Promise Neighborhood. Mr. Lopez said Urban Strategies has been instrumental in the move and relocation of residents, of which some are moving to East Meadows and others have chosen to stay within the Promise footprint.

**Item 3: Resolution 5700, authorizing approval of acceptance of \$1.5 million and execution of Inner City Tax Increment Zone (TIRZ) agreement with the City of San Antonio for the Victoria Commons multi-family development**

Ramiro Maldonado, Senior Development Planning Manager, stated on July 22, 2016, staff submitted a proposal request for \$1.5 million for Tax Increment Reinvestment Zone (TIRZ) No. 11 funding to be drawn on a reimbursement basis. The total \$1.5 million will be utilized to address the utilities along Cesar Chavez Boulevard, as well as site and street improvement amenities for this highly visible, mixed-income development.

On Dec. 9, 2016, the Tax Increment Financing (TIF) Committee approved the city staff's recommendation to award SAHA the TIF funds requested for this project. The contract will be prepared and presented to City Council for approval in February 2017.

The total redevelopment cost of the Victoria Commons multi-family development is \$40,321,523, which includes all costs from acquisition, site work, pre-development soft costs, hard construction costs, contingency and developer related expenses. Franklin Development has been working with SAHA staff on various Victoria Commons redevelopment phases since Board approval in January 2015.

SAHA intends to commit an additional \$6 million in SAHA, or Moving to Work, funds to complete the gap financing for this needed development. The gap funding of 31 percent of the total funds, which includes land value, is being leveraged for 69 percent of tax credit and bond funds.

**Motion:** Commissioner Munoz moved to approve Resolution 5700. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner			X	
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 4: Resolution 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20**

Mr. Morando reported in an effort to preserve the W.C. White Apartments asset and provide capital improvements to the community, SAHA seeks to enter into an agreement with a qualified General Contractor to provide select physical improvements including: improved site storm water drainage systems, basement structural repairs to concrete structures, basement crawl space improvements, including mitigating crawl space storm water intrusion, repair and replacement of basement crawl space concrete perimeter panels and the structural repair of an exterior screen wall.

On Nov. 16, 2016, SAHA issued an "Invitation For Bids" (IFB) #1609-909-62-4574 for W.C. White Drainage, Crawl Space and Screen Wall Repairs, which closed on Dec. 20, 2016. A total of two bids were received in response to the IFB. Both bids were evaluated on best value to include 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 listed within the solicitation document. Ben Reyna Contracting, Inc., was the lowest responsive and responsible bidder and was recommended for contract award.

**Motion:** Commissioner Munoz moved to approve Resolution 5702. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 5: Resolution 5703, authorizing the award of a contract for concrete and asphalt maintenance, repair and replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms**

Mr. Clark advised the Committee that SAHA requires a contractor to provide concrete and asphalt maintenance, repair and replacement services on an as-needed basis to preserve existing affordable housing assets. On Nov. 7, 2016, SAHA issued an "Invitation For Bids" (IFB) # 1608-910-51-4556 for concrete and asphalt maintenance, repair and replacement, which closed on Dec. 5, 2016.

A total of two bids were received in response to the IFB. Both bids were evaluated on best value to include: 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 listed within the solicitation document. Based upon the above, San

Antonio Asphalt and Maintenance, LLC dba Texas Asphalt, submitted the lowest responsive and responsible bid and was recommended for contract award.

The cost for concrete and asphalt maintenance, repair and replacement services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded through the approved operating budgets.

**Motion:** Commissioner Clack moved to approve Resolution 5703. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 6: Resolution 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance**

Mr. Morando updated the Committee regarding the contract with Home Depot through the U.S. Communities Government Purchasing Alliance. Mr. Morando advised HUD encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process, therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA is currently a member of the U.S. Communities Government Purchasing Alliance, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process.

On Jan. 12, 2012, SAHA received Board approval (Resolution 5206) to utilize a contract awarded to Home Depot through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products. The effective date of the U.S. Communities Agreement was Aug. 1, 2011, with a term of three years and the option to renew up to three additional one-year terms.

**Motion:** Commissioner Weaver moved to approve Resolution 5704. Commissioner Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 7: Resolution 5705, authorizing the extension of a contract through July 31, 2017, for Maintenance Supplies, Services and Products to HD Supply through U.S. Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00**

Mr. Morando reported on Jan. 12, 2012, SAHA received Board approval (Resolution 5205) to utilize a contract awarded to HD Supply through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products. The effective date of the U.S. Communities Agreement was Aug. 1, 2011, with a term of three years and the option to renew up to three additional one-year terms.

SAHA's Board-approved term for usage of this Agreement was for one year with the option to renew up to four additional one-year terms and not to exceed an amount of \$2,300,000.00 annually. SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Communities Agreement will not expire until July 31, 2017. SAHA's staff actively uses this agreement to meet its requirements for commodities related to maintenance and repair at the properties utilizing online ordering from HD Supply for routine and non-emergency situations. SAHA requested Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement with the additional proposed funding in order to meet SAHA's continuous operational requirements.

**Motion:** Commissioner Munoz moved to approve Resolution 5705. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkisson, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 8: Update and discussion regarding the owner representative contract management company awarding a contract to JMI Contractors for replacement of siding and exterior painting in the amount of \$138,350.00 for a one-time service**

Kristi Baird, Assistant Director of Beacon Communities, briefed the Committee on a contract

awarded to JMI Contractors for improvements to Towering Oaks, which has not undergone comprehensive exterior building maintenance in more than 10 years.

In accordance with the Property Management Agreement with Allied Orion Management, three comparable bids were submitted for consideration from CAMP Construction, TPI Construction and Painting and JMI Construction. Allied Orion Management awarded a contract to JMI Contractors to replace the siding and exterior painting in the amount of \$138,350.00 for a one-time service.

**Item 9: Update and discussion regarding Home Buyer Readiness Program 2016 Accomplishments**

Real Estate and Homeownership staff Lori Hall and Deborah Bell briefed the Committee on SAHA's Home Buyer Readiness (HBR) program, initiated in 2014 in anticipation of SAHA's need for a ready pipeline to homeownership.

The HBR Program is geared to prepare and navigate home buyers through the language and process of home buying resulting from recent regulatory changes in the lending industry. Staff said upcoming affordable new construction projects in the Mirasol single-family neighborhoods (Blueridge, Villas de Fortuna, Sunflower and Palm Lake) and the Choice Infill Housing footprint will result in the need for more than 100 home buyers over the next three years.

Today, new home buyers need a team of professionals to assist them through the financing and selection of a home. SAHA's HBR Program graduates receive more than 10 hours of essential information from local professionals. A successful partnership with the City of San Antonio's Financial Empowerment Centers ensures that home buyers get the information they need to make a good financial decision as well as develop the monthly financial behaviors necessary to be a successful, long-term homeowner.

**Item 10. Adjournment**

With no objections, Chair Stribling adjourned the meeting at 3:28 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**

## BOARD OF COMMISSIONERS

**RESOLUTION 5663, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR  
ENDING JUNE 30, 2016**  
\_\_\_\_\_  
**David Nisivoccia**  
President and CEO  
\_\_\_\_\_  
**Ed Hinojosa**  
Chief Financial Officer**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5663, accepting the Independent Auditor's Report for the year ending June 30, 2016.

**SUMMARY:**

The audit for the Housing Authority of the City of San Antonio and its component units for the year ended June 30, 2016, has been completed. In planning the audit, Padgett, Stratemann & Co., LLP met with staff to coordinate audit engagement details, establish auditor and client responsibilities and determine any significant changes in SAHA's structure and personnel, as well as determine any new companies and new agreements that may impact the audit approach. Padgett, Stratemann & Co., LLP, also verified any new accounting or audit requirements published by the U.S. Department of Housing and Urban Development (HUD), the Government Accounting Standards Board and the American Institute of Certified Public Accountants, which would affect the audits.

Padgett, Stratemann & Co., LLP, reports include:

- Financial Audit Results Opinion – Unmodified (clean audit)
- Compliance Audit Results Opinion – Unmodified (clean audit)
- Management Letter Comments – No material weaknesses and no significant deficiencies

This is the seventh consecutive year SAHA has received a clean audit from the Independent Auditor.

Padgett, Stratemann & Co., LLP, performed the following tasks during interim fieldwork:

- Tested SAHA's internal control structure based on the following significant internal control categories – cash, procurement, disbursements and payroll
- Reviewed reports prepared by the Internal Audit Department to identify and assess any accounting issues
- Tested major federal financial assistance program(s) for compliance with federal requirements
- Reviewed organizational structure and selected a sample of employees who were interviewed about risks to SAHA, including fraud

Padgett, Stratemann & Co., LLP performed the following year-end tasks:

- Conducted and evaluated preliminary analytical reviews to determine the nature and extent of procedures to be performed
- Established the audit approach, including preparation of a tailored audit work program

- Computed planning materiality to obtain reasonable assurance of detecting misstatements that could be material to the financial statements taken as a whole
- Reviewed and mailed SAHA-prepared confirmations to customers, creditors, legal counsel and banks
- Performed substantive procedures for the various financial statement account balances as of year-end as deemed necessary in the following areas: investments, notes receivable, grant and rent revenue, capital assets, payroll and related liabilities, escrow accounts and long-term debt
- Reviewed the SAHA-prepared financial statements and utilized a disclosure checklist to ensure all significant disclosures were made
- Finalized analytical review procedures to assess the conclusions reached and evaluate the overall financial statement presentation
- Followed up on prior year comments and recommendations included in the Report on Conduct of Audit
- Prepared the Report on Conduct of Audit for the current year

Padgett, Stratemann & Co., LLP, will also issue audit reports as required by HUD or other contractual agreements for the following component units:

- San Antonio Housing Facility Corporation
- Sendero I Public Facility Corporation
- Springhill/Courtland Heights Public Facility Corporation
- Woodhill Public Facility Corporation
- Converse Ranch II

**FINANCIAL IMPACT:**

None

**ATTACHMENTS:**

Resolution 5663  
Presentation

## **CERTIFICATE FOR RESOLUTION 5663**

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

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of SAHA, the Board of Commissioners of SAHA (the "Board") held a meeting on February 2, 2017 (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 5663, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDING JUNE 30, 2016.

(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 Open Meetings Act and the Bylaws of SAHA.

SIGNED February 2, 2017.



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David Nisivoccia  
President and CEO



**SAN ANTONIO HOUSING AUTHORITY  
RESOLUTION 5663**

**RESOLUTION 5663, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE  
YEAR ENDING JUNE 30, 2016**

**WHEREAS**, the agency planning requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the United States Department of Housing and Urban Development's (HUD) February 18, 1999, Interim Rule contains implementing instructions for agency planning requirements; and

**WHEREAS**, the OMB under 2 Code of Federal Regulations (CFR) Part 200, Subpart F, and the U.S. Department of Housing and Urban Development (HUD) regulations require that all Public Housing Authorities conduct a financial and compliance audit and submit it to the HUD local field office annually; and

**WHEREAS**, SAHA has contracted with independent auditors who have conducted a financial and compliance audit of SAHA and its related entities and have presented said report to the SAHA Board of Commissioners on February 2, 2017; and

**WHEREAS**, for the seventh consecutive year, the Independent Auditor's Report indicates an unmodified (clean audit) opinion on the Financial Audit Results, an unmodified (clean audit) opinion on the Compliance Audit Results, and the Management Letter Comments report no material weaknesses or significant deficiencies; and

**WHEREAS**, staff requests that the Board of Commissioners review and accept the annual Independent Auditor's Report for the year ending June 30, 2016.

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

- 1) Approves Resolution 5663, accepting the Independent Auditor's Report for the year ending June 30, 2016.

**Passed and approved the 2nd day of February 2017.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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

# THE POWER OF BEING UNDERSTOOD

AUDIT | TAX | CONSULTING



# PRESENTATION TO THE BOARD OF COMMISSIONERS OF THE SAN ANTONIO HOUSING AUTHORITY

Audit Results for the Year Ended June 30, 2016



February 2, 2017

# PS&Co. Joins Forces With RSM

- RSM is the leading U.S. provider of audit, tax and consulting services
  - 9,000 employees in 86 offices nationwide
- Focused on the middle market
- Fifth largest firm in Texas
  - 700 employees
  - Offices in Austin, Dallas, Houston & San Antonio
- Client-centric approach
  - Focus on building enduring, trusted relationships
- Client service team will remain unchanged
  - Additional resources in the housing authority industry
- 2016 Audit was issued under PS&Co.

# Engagement Team

- RSM

- Santos Fraga, Overall Engagement Partner
- Marc Sewell, Resource Partner
- Michelle Hyde, Lead Engagement Manager
- Kane Wells, Lead In-Charge (Financial)
- Carla Contreras, Lead In-Charge (Compliance)
- Rebekah Goodner, In-Charge
- Audit Staff

- Robert Williams, CPA

- Robert Williams, Partner (Subcontractor)

# Audit Scope

- Financial Audits –
  - San Antonio Housing Authority
  - Separately Issued Reports
    - San Antonio Housing Facility Corporation
    - Springhill / Courtland Heights PFC
    - Woodhill PFC
    - Sendero I PFC
    - Converse Ranch
- Compliance Audits –
  - San Antonio Housing Authority (Uniform Guidance)
  - Springhill / Courtland Heights PFC (Uniform Guidance)
  - Converse Ranch (HUD Consolidated Audit Guide)

# Audit Results

- Financial Audit Results –
  - Opinion on the SAHA Financial Statements: **Unmodified**
  - Opinions on Separately Issued Financial Statements: **Unmodified**
- Major Program Tested (Opinions were all Unmodified)
  - SAHA - Moving to Work Demonstration Program (made up of Section 8, Public Housing, and Capital Fund Program), HOPE VI, Housing Voucher Cluster
  - Springhill - Section 8 New Construction & Substantial Rehabilitation
  - Converse Ranch - HUD Consolidated Audit Guide
- Compliance Findings and Internal Control over Compliance
  - Housing Voucher Cluster (SAHA)
    - Eligibility – One Tenant did not receive their disability deduction to eligible income

# Management Letter Comments

- Material Weaknesses – **None**
- Significant Deficiencies – **None**
- Control Deficiencies –
  - Review of Service Organization Control (SOC) Reports
- Best Practice Recommendations –
  - Timeliness of Evaluations
- Status of Prior Year Management Letter Comments
  - Adequately addressed



# Required Communications

- Auditors' Responsibility Under Auditing Standards Generally Accepted in the United States
- Qualitative Aspects of Significant Accounting Practices
  - Significant Estimates – Allowance for uncollectable receivables, fair value of investments, fair value of interest rate swap, contingency accruals, valuation of assets held for sale, & compensated absences (among others)
- Significant Difficulties Encountered During the Audit – None
- Uncorrected – None
- Corrected – Several, none material to the overall financial statements
- Disagreements with Management – None

# Required Communications

- Representations Requested from Management
- Management's Consultations with Other Accountants – None
- Planned Scope and Timing of the Audit
  - Completed within timeline previously communicated

THANK YOU FOR  
YOUR TIME AND  
ATTENTION

# QUESTIONS AND ANSWERS?

## RSM US LLP

100 NE Loop 410, Suite 1100  
San Antonio, Texas  
210-828-6281

+00 (1) 800 274 3978  
[www.rsmus.com](http://www.rsmus.com)

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**BOARD OF COMMISSIONERS**

**RESOLUTION 5700, AUTHORIZING APPROVAL OF ACCEPTANCE OF \$1.5 MILLION AND EXECUTION OF INNER CITY TAX INCREMENT ZONE (TIRZ) AGREEMENT WITH THE CITY OF SAN ANTONIO FOR THE VICTORIA COMMONS MULTI-FAMILY DEVELOPMENT**



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**David Nisivoccia**  
President and CEO



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**Timothy E. Alcott**  
Development Services and  
Neighborhood Revitalization  
Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5700, authorizing approval of acceptance of \$1.5 million and execution of Inner City Tax Increment Zone (TIRZ) agreement with the City of San Antonio for the Victoria Commons multi-family development.

The Chavez at Labor multi-family development will provide rental housing for various income level working families:

- 28 Public Housing units at 30 percent of Area Median Income (AMI)
  - 54 Tax Credit units at 60 percent AMI
  - 133 Market rate units
- 215 Total Units

This development will provide affordable housing opportunities in a mixed income family environment for working families in the downtown area.

**SUMMARY:**

On July 22, 2016, staff submitted a proposal request for \$1.5 million to Tax Increment Reinvestment Zone (TIRZ) No. 11 funding to be drawn on a reimbursement basis. The total \$1.5 million will be utilized to address the utilities along Cesar Chavez Boulevard, as well as site and street improvement amenities for this highly visible mixed-income development.

On Dec. 9, 2016, the Tax Increment Financing (TIF) Committee approved the city staff's recommendation to award SAHA the TIF funds requested for this project. The contract will be prepared and presented to City Council for approval in February 2017.

**FINANCIAL IMPACT:**

The total redevelopment cost of the Victoria Commons multi-family development is \$40,321,523, which includes all costs from acquisition, site work, pre-development soft costs, hard construction costs, contingency and developer related expenses. Franklin Development has been working with SAHA staff on various Victoria Commons redevelopment phases since Board approval in January 2015.

SAHA intends to commit an additional \$6 million in SAHA, or Moving to Work, funds to complete the gap financing for this needed development. The gap funding of 31 percent of the total funds,

which includes land value, is being leveraged for 69 percent of tax credit and bond funds.

**ATTACHMENTS:**

Resolution 5700

Victoria Commons Aerial Map

Chavez at Labor Multi-Family Site and Development Timeline

Sources and Uses for Chavez at Labor Multi-Family Development

**San Antonio Housing Authority  
Resolution 5700**

**RESOLUTION 5700, AUTHORIZING APPROVAL OF ACCEPTANCE OF \$1.5 MILLION AND EXECUTION OF INNER CITY TAX INCREMENT ZONE (TIRZ) AGREEMENT WITH THE CITY OF SAN ANTONIO FOR THE VICTORIA COMMONS MULTI-FAMILY DEVELOPMENT**

**WHEREAS**, on July 22, 2016, San Antonio Housing Authority staff applied for \$1.5 million in TIRZ funding for the Victoria Commons multi-family housing development (Project), in Council District 1 and within the inner city TIRZ at the corner of Cesar Chavez Boulevard and Labor Street; and,

**WHEREAS**, the Project consists of construction of 215 mixed-income housing units, including Public Housing units at 30 percent area median income, tax credit housing units at 60 percent area median income and market rate units; and,

**WHEREAS**, the Project's two proposed buildings, located at the former site of the Victoria Courts Public Housing property, will serve as the gateway to the Victoria Commons area that has been in transition as a revitalized neighborhood since 2004; and,

**WHEREAS**, SAHA has worked closely with neighborhood residents before the decision to demolish the former Victoria Courts Housing property and continues to update neighborhood residents and stakeholders, including the Lavaca Neighborhood Association on project plans; and,

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

- 1) Approves Resolution 5700, accepting the award of \$1.5 million in TIRZ funds from the City of San Antonio; and
- 2) Authorizes the President and CEO to execute all necessary documents and extensions in connection with the award or the implementation of the program, which is subject of the award.

**Passed and approved the 2nd day of February 2017.**

**Attested and approved as to form:**

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**Morris A. Stribling, DPM**  
Chair, Board of Commissioners

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**David Nisivoccia**  
President and CEO



July 2016  
**TIRZ #11**  
**Request for Funding**



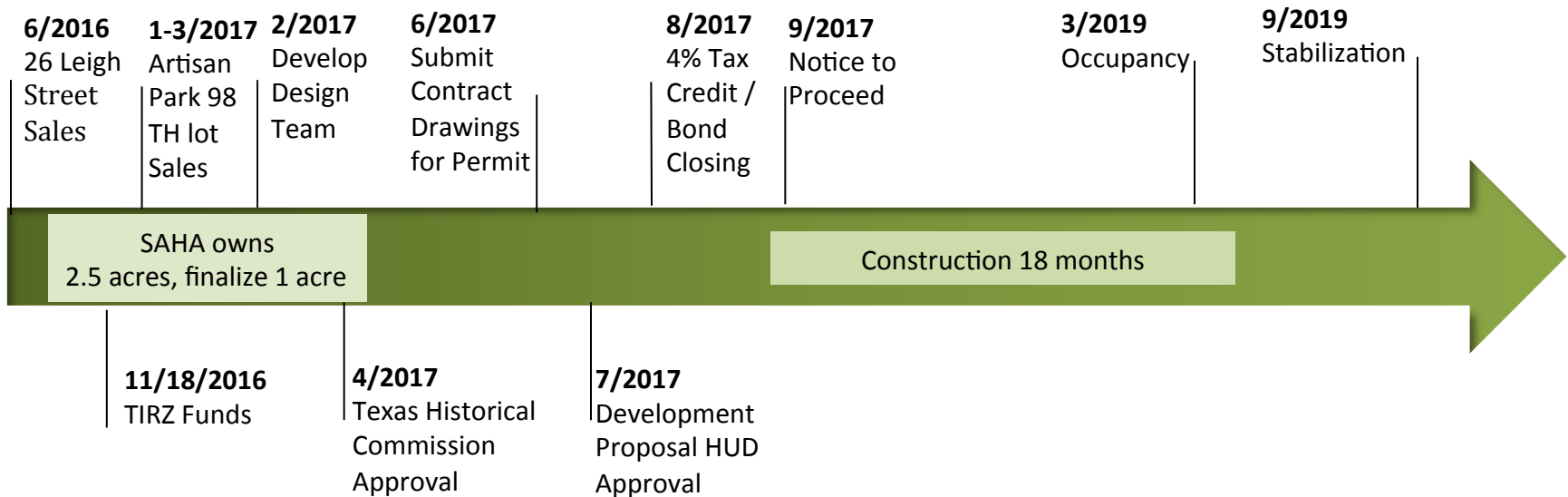
**VICTORIA COMMONS: CHAVEZ at LABOR STREET MULTI-FAMILY DEVELOPMENT**





October 2016  
**Tentative Timeline**

VICTORIA COMMONS:  
**CHAVEZ at LABOR St. MULTI-FAMILY: 215 Units**



**PROJECT DATA:****Victoria Commons, Chavez at Labor Street, SAT 78210**

28 (13%) Public Housing units at 30% ami  
54 (25%) Affordable units at 60% ami  
133 (62%) Market rate units  
215 (100%) total units

2.39 + .95 acre tracts = ~3.34 acres  
Total building square footage 206,611 sf

**SOURCES**

		% of total
Tax Exempt Debt	21,130,797	52%
Gap Financing:		
Land	4,804,020	12%
TIRZ Funds	1,500,000	4%
SAHA/MTW Funds	6,000,000	15%
Land Loan	0	
Equity:		
4% Tax Credit Equity	4,865,421	12%
Deferred Developer Fee	2,021,285	5%
GP Equity		
Total Sources	<b>40,321,523</b>	<b>100%</b>

**USES**

		% of total
Land Costs	4,804,020	11.91%
Site Work	2,670,000	6.62%
Hard Construction	18,154,980	45.03%
Contractor Fees & Gen'l Requirements	3,279,934	8.14%
Contingency	1,205,246	2.99%
Professional Fees	587,000	1.46%
Interim Financing	2,437,863	6.05%
Permanent Financing Costs	0	0
Tax Credit Fees	90,050	0.22%
Other Developer Soft Costs	70,500	0.17%
Developer Fee	4,047,652	10.04%
Reserves	1,735,190	4.30%
Impact Fees	694,500	1.72%
Cost of Issuance	544,588	1.35%
Total Uses	<b>40,321,523</b>	<b>100.00%</b>

## BOARD OF COMMISSIONERS

RESOLUTION 5702, AUTHORIZING THE AWARD OF A CONTRACT FOR W.C. WHITE DRAINAGE, CRAWL SPACE AND SCREEN WALL REPAIRS TO BEN REYNA CONTRACTING, INC. (ESBE, HABE, MBE, SBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$283,741.20

  
David Nisivoccia  
President and CEO  
Steven Morando  
Director of Procurement  
and General Services  
Hector Martinez  
Director of Construction  
Services and Sustainability

---

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20.

**SUMMARY:**

The W.C. White Apartments, built in 1976, is a public housing senior/disabled, mid-rise community located near downtown on the Eastside of San Antonio. This development underwent a substantial modernization project in 2008. The building is a concrete structure with a stucco exterior finish, and consists of 69 one-bedroom units and 6 two-bedroom units. Other amenities include a community room with leasing offices, a kitchen and laundry services on each floor.

In an effort to preserve this housing asset and provide capital improvements to the W.C White Apartments community, SAHA seeks to enter into an agreement with a qualified General Contractor to provide select physical improvements including: improved site storm water drainage systems, basement structural repairs to concrete structures, basement crawl space improvements, including mitigating crawl space storm water intrusion, repair and replacement of basement crawl space concrete perimeter panels, and the structural repair of an exterior screen wall.

On Nov. 16, 2016, SAHA issued an "Invitation For Bids" (IFB) #1609-909-62-4574 for W.C. White Drainage, Crawl Space and Screen Wall Repairs, which closed on Dec. 20, 2016. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), The Hart Beat, La Prensa and direct solicited to 139 contractors. A total of two bids were received in response to the IFB: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) and Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB). Both bids were evaluated on best value to include 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 listed within the solicitation document. Based on the above, Ben Reyna Contracting, Inc. is the lowest responsive and responsible bidder and is, therefore, recommended for contract award.



Ben Reyna Contracting, Inc. was established in 1999 and is located in San Antonio, Texas. This contractor has been certified as a ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They are a general contractor specializing in structural concrete construction. They offer a variety of services to include: project and construction management, design build, turnkey construction and remediation services. They have completed numerous projects with varying scopes of work to include: demolition, sitework and utilities, mold and asbestos remediation, structural and civil concrete work, structural steel, erection and roofing, framing and interior finish-out, rough and finish carpentry, mechanical, electrical, plumbing and landscaping. Ben Reyna Contracting has received no prior awards from SAHA. Their client list includes: Air National Guard, Fort Sam Houston, Brooks Development Authority, Fort Hood, Whitestone Wealth Management, and La Cantera. This contractor's Section 3 Good Faith Effort plan includes hiring one individual in the office/clerical category and two in the laborers (unskilled) category.

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 ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

**FINANCIAL IMPACT:**

The cost for the Drainage, Crawl Space and Screen Wall Repairs to the W.C. White Apartments is not expected to exceed an amount of \$283,741.20 to include a base bid of \$246,430.00, plus unit prices \$11,516.50 and a 10 percent contingency of \$25,794.70 that will only be used as necessary. This is a CFP funded project.

**ATTACHMENTS:**

Resolution 5702  
Company Profile  
Bid Tabulation  
Advertisement List  
Aerial Map  
Photo of Property

**San Antonio Housing Authority  
Resolution 5702**

**RESOLUTION 5702, AUTHORIZING THE AWARD OF A CONTRACT FOR W.C. WHITE DRAINAGE, CRAWL SPACE AND SCREEN WALL REPAIRS TO BEN REYNA CONTRACTING, INC. (ESBE, HABE, MBE, SBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$283,741.20**

**WHEREAS**, on Nov. 16, 2016, SAHA issued an "Invitation For Bids" (IFB) #1609-909-62-4574 for W.C. White Drainage, Crawl Space and Screen Wall Repairs, which closed on Dec. 20, 2016; and

**WHEREAS**, a total of two bids were received in response to this solicitation; and

**WHEREAS**, Ben Reyna Contracting, Inc. is the lowest responsive and responsible bidder and is, therefore, recommended for contract award; and

**WHEREAS**, the cost for the Drainage, Crawl Space and Screen Wall Repairs to the W.C. White Apartments is not expected to exceed an amount of \$283,741.20 to include a base bid of \$246,430.00, plus unit prices \$11,516.50 and a 10 percent contingency of \$25,794.70 that will only be used as necessary. This is a CFP funded 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 SAHA hereby:

- 1) Approves Resolution 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of February 2017.**

---

**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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

## Ben Reyna Contracting, Inc.

### Company Profile

Ben Reyna Contracting, Inc. was established in 1999 and is located in San Antonio, Texas. They are a general contractor specializing in structural concrete construction. They offer a variety of services to include: project and construction management, design build, turnkey construction and remediation services. They have completed numerous projects with varying scopes of work to include: demolition, site work and utilities, mold and asbestos remediation, structural and civil concrete work, structural steel, erection and roofing, framing and interior finish-out, rough and finish carpentry, mechanical, electrical, plumbing and landscaping.

This contractor has been certified as an ESBE, HABE, MBE, and SBE by the South Central Texas Regional Certification Agency (SCTRCA) and a HUB by the State of Texas.

This contractor's Section 3 Good Faith Effort plan includes hiring one individual in the office/clerical category and two in the laborers (unskilled) category.

This represents the first award by SAHA to Ben Reyna Contracting, Inc. Their client list includes: Air National Guard, Fort Sam Houston, Brooks Development Authority, Fort Hood, Whitestone Wealth Management, and La Cantera.

Tabulation				
1609-909-62-4574				
W C White Drainage, Crawlspace and Screen Wall Repairs				
<u>Item</u>	<u>All Pro General Construction*</u>	<u>All Pro General Construction</u>	<u>Ben Reyna Contracting</u>	<u>Ben Reyna Contracting</u>
Base Bid	\$299,980.00	150 days	\$246,430.00	75 days
Alternate Delete Vent Covers	\$23,200.00		\$18,975.00	
<u>Unit Prices</u>	<u>Unit</u>	<u>Extension</u>	<u>Unit</u>	<u>Extension</u>
Repair Soil Retaining Panels 2 each	\$4,980.00	\$9,960.00	\$1,455.00	\$2,910.00
Replace Soil Retaining Panels 2 each	\$6,970.00	\$13,940.00	\$1,075.00	\$2,150.00
Mechanical Room: Remove loose concrete, abrasive clean rebar, repair damaged concrete 350 sq. ft.	\$25.00	\$8,750.00	\$15.19	\$5,316.50
Mechanical Room: Removal and Replacement of rebar 150 Ln. Ft.	\$36.00	\$5,400.00	\$7.60	\$1,140.00
Total Unit Prices		\$38,050.00		\$11,516.50
Total Unit Price+ Base Bid		\$338,030.00		\$257,946.50
Section 3 Preference Amount (8%)		\$27,042.40		\$0.00
Section 3 Preference Total		\$310,987.60		\$257,946.50
<b>* Section 3 Certified Business Concern</b>				



**Advertisement List**  
**Solicitation # 1609-909-62-4574**  
**W.C. White Storm Drainage, Concrete and Screen Wall Repairs**

Entity	Contact Name	Email	Method of Contact(Specify)
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	
CDC News		plans@cdcnews.com	
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
I Square Foot Plan Room		agcquoin@isqft.com saprojects@isqft.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
Lift Fund		info@liftfund.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	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	

6/22/2016

**Advertisement List**  
**Solicitation # 1609-909-62-4574**  
**W.C. White Storm Drainage, Concrete and Screen Wall Repairs**

Entity	Contact Name	Email	Method of Contact(Specify)
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	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@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 Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	
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	

6/22/2016

**Advertisement List**  
**Solicitation # 1609-909-62-4574**  
**W.C. White Storm Drainage, Concrete and Screen Wall Repairs**

Entity	Contact Name	Email	Method of Contact(Specify)
	<b>HUBS on CMBL</b>		
8a Electric, Inc.	Hilda Ochoa	hilda@8aelectric.com	
AJ Commercial Services, Inc.	Rafalita Avalos	ravalos@ajcommserv.com	
All Pro General Construction	Raul Scott	rs@allprogenconst.com	
Ariva Contracting, Llc	Adan Silva	adan@arivacontracting.com	
FST Construction	FERNANDO SANCHEZ	fstconstruction@yahoo.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
	<b>Section 3 Bidders</b>		
Abeco	A. Juarez	cathy@abecocontracting.com	
Albrite Constructors of TX	Patrick Yates Charles Poole	jan@albriteconstruction.com charles.poole@albriteconstruction.com	
All Pro General Construction	Raul Scott	rs@allprogenconst.com	
Clayton Commercial Svcs	Darrel Clayton	godshousesa@yahoo.com	
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	
MMC Contracting	Dina Juarez	Cathy@MMContractingLLC.com	
McFarland & McFarland	James McFarland	mcfarland9598@gmail.com	
Tejas Premier	Andrew Wallace	Andrew@tejaspremierbc.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
A-Level	John Harris	haul2k2@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
M & M Weatherization	Laura Ramirez	asilva@mcortpx.com	
	<b>Direct Solicit</b>	<b>&amp; CMBL Vendors</b>	
1DZ Enterprise, L.L.C	Debra A. Garcia	debbiegarc20@gmail.com	
360TXC	Tony Lester	estimator@360txc.com	
5w Contracting, Llc	Michael Williams	mwilliams@5wcontracting.com	
A & L Sanchez Painting And	Lesley S. Greer	lgreer@a-lsanchezpainting.com	
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	
Affordable Services	Roderick Hawkins	Hawkins_rod26@yahoo.com	
AGH2O Holdings, Llc	James R. Lesko	jlesko@austin.rr.com	
Ampire	Alyssa Angui	ampire@ampireco.com	
Apex Turnkey Services Llc	Kelly Voris	kelly@apexturnkeyservices.com	
Ariva Contracting, Llc	Adan Silva	adan@arivacontracting.com	
AS General Contractors Llc	Flor Lujan	contracting@answersupport.com	
Avew Holdings, Inc.	Alex Hayes	alex@avewholdings.com	
B Cardenas Construction	Benito Cardenas	benitocmx@gmail.com	
B&O Construction	PAUL FARNUM	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basic Sdv, Inc	Jeff Judkins	jjudkins@basicsdv.com	
Bayside Plumbing Services	Jacob Hayman	jacob.hayman@yahoo.com	

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**Advertisement List**  
**Solicitation # 1609-909-62-4574**  
**W.C. White Storm Drainage, Concrete and Screen Wall Repairs**

Entity	Contact Name	Email	Method of Contact(Specify)
Benco Construction Services,	Alvaro Nunez	bert@benco-rfg.com	
Bilt Rite Contractors Llc	Amberle Kurkowski	amber@biltriteinsulation.com	
Bougambillas Construction	Miguel A. Cisneros	bugconst@gmail.com	
Brosig Construction Company	Manuel R Brosig	brosig23@hotmail.com	
Candela Organization Llc	Roy Vela	roy@candelaorganization.com	
Captain Construction Co.	Bobby Captain	cccbuilders@aol.com	
Carlisle Development Group	Garrett Carlisle	garrett@carlisledevelopmentgroup.net	
CDMTEK	Chris Mansour	chris@cdmtek.com	
Charles N. White Const Co	William G. Farnum	billf@whiteconst.com	
Christian Taylor Group, Llc	Duff Taylor	duff.taylor@ctgbuilds.com	
Clark's Roofing & Const	Clark Kunkel	Latmclark@msn.com	
Concord Commercial Services	Pamela Marley	pmarley@ccsinctx.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Construction Diversity Group	Steven N. Hadley II	shadley@cdgroup.us	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cruz Maintenance And Const	Christopher Cruz	ccruz@cruzcmc.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Daniels Building & Const	S. Staudenmier	daniels@danielsinc.com	
DK Winship Company, Llc	Darla K. Winship	winshipco@aol.com	
Donald Day Inc	Maygan Fuentes	mvargas@texas-glass.com	
Double T Construction Inc.	Richard Smith	doubletsales3@hot.rr.com	
E&M Grace, Llc	Warren Johnson	wjohnson@eandmgrace.com	
Eagle Valley Solutions Corp	Jamie Austin	jamiegaustin99@gmail.com	
EAS Contracting, Lp	Carroll Edwards	ag@easlp.com	
Elicerio Construction	Fernando Elicerio	felicerio@hotmail.com	
EMJ Construction	John Maggiore	john.maggiore@emjcorp.com	
EPSH	Jose F Mondragon	paco@bltexas.com	
Ernest R. Garza & Company	ERNEST R. GARZA	ERNESTRGARZA@HOTMAIL.COM	
Everest Group, Inc	Stephen Robertson	chrissr@everestconstructiongroup.com	
Four-Star Builders, Lp	Margaret Miceli	margaret@fourstarconst.com	
Fred Berry Construction		fredberryconstruction@yahoo.com	
Funk And Company	ALEX AGUIRRE	alex@funkandcompany.com	
G2 Contractors, Llc	Heather McGlasson	heather@g2contractors.com	
GAGA HOMES INC.	Gracie Bradwell	Gbrad2000@gmail.com	
Garrett & Associates General	MARCIA GARRETT	mgarrett@garrettgc.com	
General Contractor Services	Teltschick, Pamela	genconser@aol.com	
GLD And Associates	Frank Milner	mollymilner@sbcglobal.net	
H. J. Laredo Co., Inc.	Hector Laredo	hector@laredoco.com	
Haydon Building Corp	Fritz Behrhorst	fbehrhorst@haydonbc.com	
Inceptive Group, Inc.	Kirk Weindorff	kirkw@inceptivegrp.com	
J's Total Service, Inc.	Ivy M. Lanier	ivy@jstotalservice.com	

6/22/2016



**Advertisement List  
Solicitation # 1609-909-62-4574**

**W.C. White Storm Drainage, Concrete and Screen Wall Repairs**

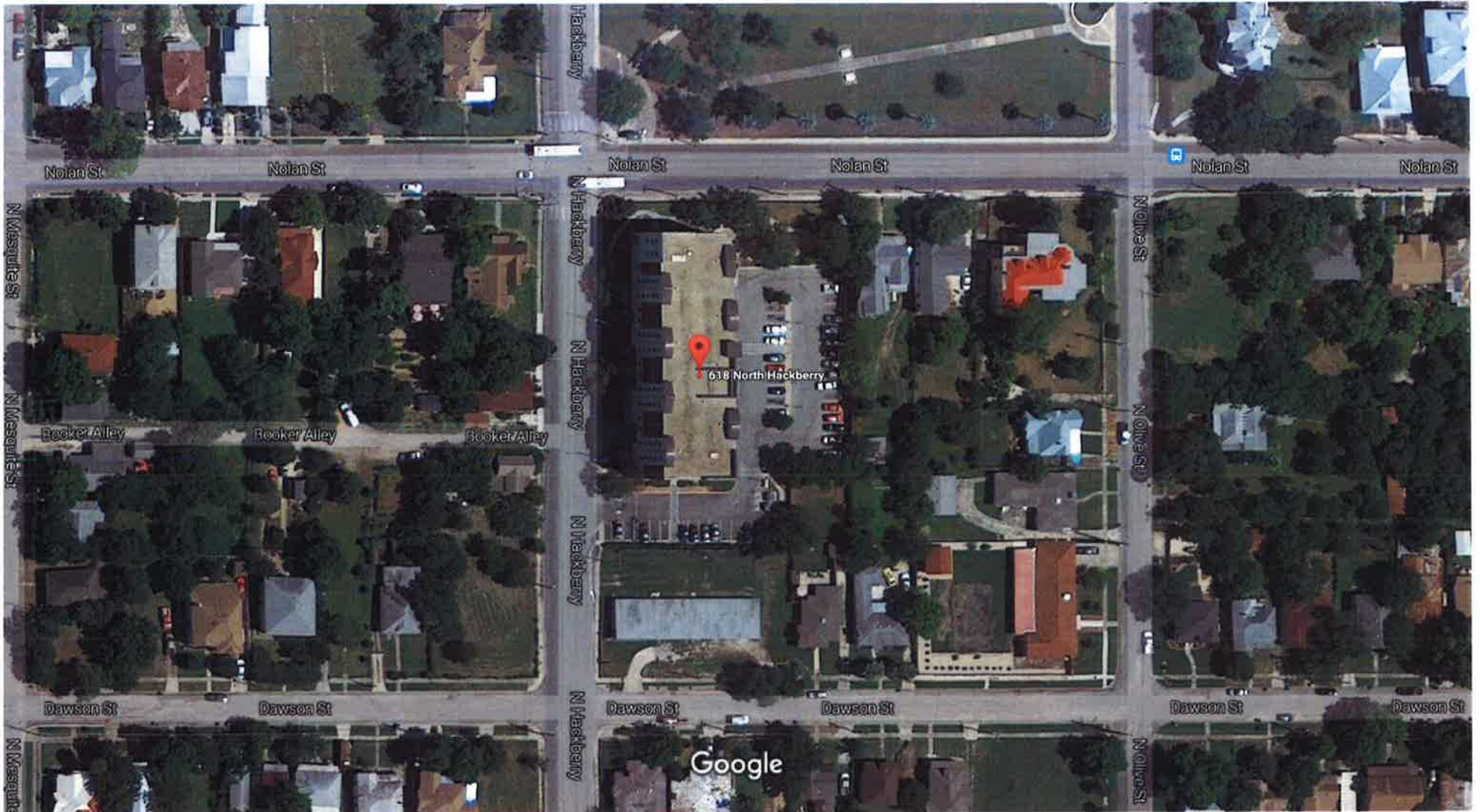
Entity	Contact Name	Email	Method of Contact(Specify)
J. W. Garrett & Son, Inc.	Colin Garrett	colin@gandgenterprises.com	
J.F. Price Llc	McKenzie Price	mprice@jfpriceconstruction.com	
James W. Turner Const	James W. Turner	Jwturner@jwtc.net	
Johnson General Contractors	Troy Johnson	diamondj@suddenlink.net	
JRJ Enterprise Llc	enise Anderson	rdandersonus@windstream.net	
JWBJR General Contractor Llc	Jose Barrios	jwbjr_gc@jwbjr.com	
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	
K.I.R.K.'S Company	K.I.R.K.'s Company	kirkscountry@gmail.com	
Kenyon & Isom Construction	Chris Isom	cisom@kenyon-isom.com	
Knight Renovations, Llc	Adam McKelvey	adam@knightrenovations.com	
Knight Restoration Services	Peter Tredennick	peter@knightrestoration.com	
KS Restoration, Inc.	Kim Smith	ksrestoration@yahoo.com	
Lifesaver Const And Supply	GINA ALSUP	choiceins@hotmail.com	
Lone Star TRS, Llc	Martin Ortiz	martin.ortiz@lonestarttrs.com	
M Construction Ltd	Hugo Martinez	mconstructionltd@hotmail.com	
Majestic Services Inc	Sharal Brown	majesticvcinc@aol.com	
Manns Carpentry	Volker J Manns	mannscarpentry@yahoo.com	
Mid-Continental Restoration	Andy Cook	andy_cook@midcontinental.com	
Narvaez Renovations	Erik Narvaez	erik.narvaez@narvaezrenovations.com	
Onsite Contracting, Llc	Benny Ximenez	benny@onsite-contracting.com	
Partners Remodeling	Daniel Besa	Danielbesaprrw@yahoo.com	
PMG Custom Homes, Inc.	Phillip Garcia	pg@cthtx.com	
PMG Project Management	Vladimir Naranjo	vladimirnaranjo@pmgunited.com	
Prodigy Construction	Severo Palacios	bids@prodigycompany.com	
QA Construction Services	LILY GUTIERREZ	qacs@QASYSTEMS.COM	
Rainwater Enterprises	Connie McCarty	connie@uscorptax.com	
Red Stone Construction Svcs	Drew Halsey	drew.halsey@redstonecs.com	
RPR Construction Co	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Scott Development, Llc.	Lakita Scott-Walker	scottdevelopmentllc@yahoo.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Skunk Daddy Services, Llc	Rebecca Herron	nick@skunkdaddy.com	
Steen Construction Co.,	Susan Steen	steenltd@sbcglobal.net	
Strong Tower Services	josue moncivais	myacman@gmail.com	
TMG Contracting, Llc	Tony Gutierrez	TMG_03@msn.com	
TP & R Construction, L.L.C.	NEPHTALI LUCERO	nephtali@texasrpremodel.com	
Verturo Construction Co	Colin Ashburn	colin@verturoconstruction.com	
VRC Builders, DbA Valdez Rfng	Pablo Valdez	pablo@valdezroofingcompany.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	
	<b>Referenced Bidders</b>		
Robinson General Contractors	Yvette Garcia	ygarcia@robinsongc.com	
SpawGlass Contractors	Justin Calvin	Justin.calvin@spawglass.com	

6/22/2016

## W.C. White Storm Drainage, Concrete and Screen Wall Repairs

[illegible]











## BOARD OF COMMISSIONERS

**RESOLUTION 5703, AUTHORIZING THE AWARD OF A CONTRACT FOR CONCRETE AND ASPHALT MAINTENANCE, REPAIR AND REPLACEMENT TO SAN ANTONIO ASPHALT AND MAINTENANCE, LLC DBA TEXAS ASPHALT (ESBE, HABE, MBE, SBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS**



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**David Nisivoccia**  
President and CEO



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



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**David Clark**  
Director of Public Housing

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5703, authorizing the award of a contract for concrete and asphalt maintenance, repair and replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms.

**SUMMARY:**

SAHA requires a contractor to provide concrete and asphalt maintenance, repair and replacement services on an as-needed basis to preserve our existing affordable housing assets.

On Nov. 7, 2016, SAHA issued an "Invitation For Bids" (IFB) # 1608-910-51-4556 for concrete and asphalt maintenance, repair and replacement, which closed on Dec. 5, 2016. The IFB was published on SAHA's website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 29 contractors. A total of two bids were received in response to the IFB: Raul Arias Concrete Contractor (HABE) and San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HUB). Both bids were evaluated on best value to include: 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 listed within the solicitation document. Based upon the above, San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt submitted the lowest responsive and responsible bid and is, therefore, recommended for contract award.

San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt was established in 2005 and is located in San Antonio, Texas. This contractor has been certified as an ESBE, HABE, MBE, and SBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas.

They specialize in residential, commercial, and industrial concrete and asphalt paving services. Their core services include: parking lots, curbing, sealcoating and line striping, private roadways and driveways, curb and gutter, straight and extruded curb, sidewalks, patios and driveways,

foundations, driveways, ADA ramps and parking lots. San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt has received no prior awards from SAHA. Their client list where they have provided similar work includes: F.A. Nunnelly Construction, Project 1 Nani Falcone Park, Project 2 French Creek Park, Jamail & Smith Construction, Project 1 Villa Coronado Park, Project 2 the Portland Loo Project and Project 3 Yes Communities Camino Creek. Their Section 3 Good Faith Effort Plan includes hiring three individuals in the technician category.

Contract oversight will be provided by David Clark, Director of the 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, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**FINANCIAL IMPACT:**

The cost for concrete and asphalt maintenance, repair and replacement services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded through the approved operating budgets.

**ATTACHMENTS:**

Resolution 5703  
Company Profile  
Tabulation  
Advertisement List

**San Antonio Housing Authority  
Resolution 5703**

**RESOLUTION 5703, AUTHORIZING THE AWARD OF A CONTRACT FOR CONCRETE AND ASPHALT MAINTENANCE, REPAIR AND REPLACEMENT TO SAN ANTONIO ASPHALT AND MAINTENANCE, LLC DBA TEXAS ASPHALT (ESBE, HABE, MBE, SBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on Nov. 7, 2016, SAHA issued an "Invitation For Bids" (IFB) # 1608-910-51-4556 for concrete and asphalt maintenance, repair and replacement, which closed on Dec. 5, 2016; and

**WHEREAS**, a total of two bids were received in response to this solicitation; and

**WHEREAS**, San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt submitted the lowest responsive and responsible bid and is therefore recommended for contract award; and

**WHEREAS**, the cost for concrete and asphalt maintenance, repair and replacement services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded through the approved operating budgets; and

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

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

- 1) Approves Resolution 5703, authorizing the award of a contract for Concrete and Asphalt Maintenance, Repair and Replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of February 2017.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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

## San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt Company Profile

San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt was established in 2005 and is located in San Antonio, Texas. 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, and driveways, curb and gutter, straight and extruded curb, sidewalks, patios and driveways foundations, driveways, ADA ramps and parking lots.

This contractor has been certified as an ESBE, HABE, MBE, and SBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas.

San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt has received no prior awards from SAHA. Their client list where similar work has been performed includes: F.A. Nunnally Construction, Project 1 Nani Falcone Park, Project 2 French Creek Park, Jamail & Smith Construction, Project 1 Villa Coronado Park, Project 2 the Portland Loo Project, and Project 3 Yes Communities Camino Creek.

Their Section 3 Good Faith Effort Plan includes hiring three individuals in the technician category.

**BID TABULATION**  
**Concrete and Asphalt Maintenance, Repair and Replacement**  
**1608-910-51-4556**

Concrete	Raul Arias Concrete Contractor	Texas Asphalt
1. Cost for 4 inch thick 3000psi	<u>\$9.25 per sq foot</u>	<u>\$6.75 per sq foot</u>
2. Cost for 6 inch thick 3000psi	<u>\$11.25 per sq foot</u>	<u>\$7.75 per sq foot</u>
3. Cost for 8 inch thick 3500psi	<u>\$13.25 per sq foot</u>	<u>\$9.00 per sq foot</u>
4. Cost of demolition of existing concrete; 4 inches	<u>\$3.50 per sq foot</u>	<u>\$5.00 per sq foot</u>
5. Cost of demolition of existing concrete; 6 inches	<u>\$3.50 per sq foot</u>	<u>\$6.00 per sq foot</u>
6. Cost of demolition of existing concrete; 8 inches	<u>\$3.50 per sq foot</u>	<u>\$6.96 per sq foot</u>
7. Cost of lifting of settled, split slabs, sidewalks, etc. (Poly lift)	<u>\$2.50 per cu foot</u>	<u>\$7.08 per sq foot</u>
	<b>\$46.75</b>	<b>\$48.54</b>

Asphalt	Raul Arias Concrete Contractor	Texas Asphalt
1. Cost for 2 inch; asphalt	<u>\$4.16 per sq foot</u>	<u>\$2.25 per sq foot</u>
2. Cost for 4 inch; asphalt	<u>\$6.16 per sq foot</u>	<u>\$3.56 per sq foot</u>
3. Cost for 6 inch; asphalt	<u>\$8.16 per sq foot</u>	<u>\$5.50 per sq foot</u>
4. Cost of demolition of existing asphalt; 2 inches	<u>\$3.50 per sq foot</u>	<u>\$1.00 per sq foot</u>
5. Cost of demolition of existing asphalt; 4 inches	<u>\$3.50 per sq foot</u>	<u>\$2.30 per sq foot</u>
6. Cost of demolition of existing asphalt; 8 inches	<u>\$3.50 per sq foot</u>	<u>\$3.60 per sq foot</u>
7. Cost of seal coating	<u>\$1.25 per sq foot</u>	<u>\$.18 per sq foot</u>
	<b>\$30.23</b>	<b>\$18.39</b>

ADA Ramps	Raul Arias Concrete Contractor	Texas Asphalt
1. Cost for ADA ramp; 5 inches of concrete	<u>\$24.00 per sq foot</u>	<u>\$6.38 per sq foot</u>
2. Cost for ADA landing; 5 inches of concrete	<u>\$24.00 per sq foot</u>	<u>\$6.02 per sq foot</u>
3. Cost for demolition of ADA ramp; 4 inches of concrete	<u>\$6.00 per sq foot</u>	<u>\$5.50 per sq foot</u>
4. Cost of base materials for ADA ramps and landings (Height of vary depending on slope).	<u>\$125.00 per cu yard</u>	<u>\$26.00 per cu yard</u>
	<b>\$179.00</b>	<b>\$43.90</b>

Bond Fee: Percentage of cost added for providing Performance and Payments Bonds on any single job in excess of \$50,000.00.

Raul Arias Concrete Contractor	Texas Asphalt
15%	3%

**Advertisement List**  
**Solicitation # 1608-910-51-4556**  
**Concrete and Asphalt Maintenance, Repair and Replacement**

Entity	Contact Name	Email	Method of Contact(Specify)
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	e-mail
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	e-mail
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	e-mail
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	e-mail
American Institute of Architects	Paula	paula@aiasa.org	e-mail
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	e-mail
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	e-mail
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	e-mail
CDC News		plans@cdcnews.com	e-mail
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	e-mail
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	e-mail
Goodwill Industries	Clark Mosely	cmosley@goodwillsa.org maguilar@goodwillsa.org	e-mail
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	e-mail
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	e-mail
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	e-mail
I Square Foot Plan Room		agcquoin@isqft.com saprojects@isqft.com	e-mail
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	e-mail
Lift Fund		info@liftfund.com	e-mail
MCA-SMACNA		mca-smacna@mca-smacna.org	e-mail
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	e-mail
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	e-mail
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	e-mail
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	e-mail

6/22/2016

**Advertisement List**  
**Solicitation # 1608-910-51-4556**  
**Concrete and Asphalt Maintenance, Repair and Replacement**

Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	e-mail
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	e-mail
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	e-mail
SAABE	Melodie	mg.assoc.mgmt@gmail.com	e-mail
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	e-mail
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	e-mail
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	e-mail
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	e-mail
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	e-mail
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	e-mail
South San Antonio Chamber of Commerce	Tom Shaw	events@southsachamber.org	e-mail
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	e-mail
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	e-mail
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	e-mail
TIBH Industries	Robert Olivo	robertolivo@tibh.org	e-mail
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	e-mail
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	e-mail
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	e-mail
Women's Business Center	Brittany Sharnsky	businesscenter@liftfund.com bsharnsky@liftfund.com	e-mail
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	e-mail
NAHRO	Web Site	http://nahro.economicengine.com	e-mail
Public Purchase	Web Site	www.publicpurchase.com	e-mail
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	e-mail
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	e-mail



Advertisement List  
Solicitation # 1608-910-51-4556  
Concrete and Asphalt Maintenance, Repair and Replacement

	Section 3 Bidders		
Interstate Concrete & Steel Services	Florencio Robles	frobles@satx.rr.com	e-mail
A-Level	John Harris	jaharris235@gmail.com	e-mail
Abeco Contracting	Abelardo Juarez	cathy@abecoContracting.com	e-mail
All Pro General Construction Inc	Raul Scott	jorge@allprogenconst.com; drei@allprogenconst.com	e-mail
Tejas Premier Building Contractor, Inc.	Andrew Wallace	andrew@tejaspremierbc.com	e-mail
	Direct Solicits		
AJ Commercial Services	Rafalita Avalos	ravalos@ajcommserv.com	e-mail
Myers Concrete Construction	Kyle Artice	nicole@myersconcrete.com; kyle@myersconcrete.com	e-mail
Frank's Paving Co.	Cassie Ramirez	bids@frankspaving.com; cassie@frankspaving.com	e-mail
Gates Paving	Levi Gates	lgatespaving@gmail.com	e-mail
Four B Paving	Brandy Baker	fourbpav@gvtc.com	e-mail
SA Paramount	Bob DeSimone	pj1301@sbcglobal.net	e-mail
Perez Paving	Linda Perez	perezpaving@yahoo.com	e-mail
Texas Curb Cut	Greg Burley	greg@texascurbcut.com	e-mail
D & M Concrete Corp.	Albert Lizalze	lizalzealberto85@yahoo.com	e-mail
Longhorn Concrete Co.	Neal Secor	neal@longhornconcrete.com	e-mail
RDZ Paving	Alfredo Rodriguez	alfredo@rdzpsving.com	e-mail
Frontier Pavement Specialists	Charlie Ledbetter	clledbetter@frontierpavement.com	e-mail
Alamo City Constructors	Estevan Martinez	estevan@alamocityconstructors.com	e-mail
Gt Sirizzotti LTD	Gene Sirizzotti	gene@gtsirizzotti.com	e-mail
<b>Friesenhahn Paving</b>	Garrett Hungerford	garrett@fpaving.vom	e-mail
Machado Paving & Sealcoating		machadopaving@yahoo.com	e-mail
Pavement Maintenance Solutions	Shannon	shannon@pavementmsinc.com	e-mail
Smith Paving		smithpaving99@yahoo.com	e-mail
Asphalt Artist	Boyd	asphaltartist@gmail.com	e-mail
J & P Paving Co.	Cristina Rodriguez	cristina@j-ppaving.com	e-mail
Jerry's Concrete	Jerry	jpsyls@gmail.com	e-mail
Kickin' Asphalt	Donald	donald@kickinasphaltrx.com	e-mail



## BOARD OF COMMISSIONERS

**RESOLUTION 5704, AUTHORIZING THE EXTENSION OF A CONTRACT THROUGH JULY 31, 2017, FOR MAINTENANCE SUPPLIES, SERVICES AND PRODUCTS TO HOME DEPOT THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE**



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**David Nisivoccia**  
President and CEO



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

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance.

**SUMMARY:**

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

On Jan. 12, 2012, SAHA received Board approval (Resolution 5206) to utilize a contract awarded to Home Depot through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products. The effective date of the U.S. Communities Agreement was Aug. 1, 2011, with a term of three years and the option to renew up to three additional one-year terms.

SAHA's Board-approved term for usage of this Agreement was for one year with the option to renew up to four additional one-year terms and not to exceed an amount of \$1 million annually. SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Communities Agreement will not expire until July 31, 2017. SAHA actively uses this agreement to meet its requirements for commodities related to maintenance and repair at the properties, primarily for items purchased in Home Depot retail stores, which are needed for either emergency work or to purchase items not available online through the related HD Supply contract. SAHA is requesting Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements.

Maricopa County's Procurement Department released the RFP for this service last year with responses due on Sept. 22, 2016. The award of this contract by the lead agency has not yet occurred, but is expected to be finalized before their contract's expiration date. Once the U.S.

Communities contract has been awarded, staff will seek Board approval to utilize the new Agreement.

**FINANCIAL IMPACT:**

No funds are being requested for the extension period.

**ATTACHMENT:**

Resolution 5704

Company Profile

**San Antonio Housing Authority  
Resolution 5704**

**RESOLUTION 5704, AUTHORIZING THE EXTENSION OF A CONTRACT THROUGH JULY 31, 2017, FOR MAINTENANCE SUPPLIES, SERVICES AND PRODUCTS TO HOME DEPOT THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE**

**WHEREAS**, on Jan. 12, 2012, SAHA received Board approval (Resolution 5206) to utilize a contract awarded to Home Depot through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products; and

**WHEREAS**, SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Community Agreement will not expire until July 31, 2017; and

**WHEREAS**, SAHA is requesting Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements; and

**WHEREAS**, no funds are being requested for the extension period; and

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

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

- 1) Approves Resolution 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of February 2017.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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

# Home Depot, Inc.

## Company Profile

Home Depot, Inc. founded on June 29, 1978, is headquartered at Atlanta, GA. Home Depot is a home improvement retailer that sells building materials and home improvement products. It operates The Home Depot stores, operating many stores across the United States (including all 50 states, the District of Columbia, Puerto Rico, the Virgin Islands, and Guam), all 10 provinces of Canada, and the country of Mexico providing full-service, warehouse-style stores that sell a wide assortment of building materials, home improvement products and lawn and garden products and provide a number of services. The company offers national installation services through pre-screened independent contractors for products ranging from floors to roofs, windows to water heaters, and kitchen cabinets to vinyl siding. Its retail stores offer professional customers, including repair and remodel contractors, special services and support to make them more successful on the job site. The company serves professional remodelers, general contractors, repairmen, small business owners, and tradesmen.

## BOARD OF COMMISSIONERS

**RESOLUTION 5705, AUTHORIZING THE EXTENSION OF A CONTRACT THROUGH JULY 31, 2017, FOR MAINTENANCE SUPPLIES, SERVICES AND PRODUCTS TO HD SUPPLY THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE FOR AN AMOUNT NOT TO EXCEED \$1,209,260.00**

  
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**David Nisivoccia**  
President and CEO  
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**Steven Morando**  
Director of Procurement  
and General Services**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5705, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to HD Supply through U.S. Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00.

**SUMMARY:**

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

On Jan. 12, 2012, we received Board approval (Resolution 5205) to utilize a contract awarded to HD Supply through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products. The effective date of the U.S. Communities Agreement was Aug. 1, 2011, with a term of three years and the option to renew up to three additional one-year terms.

SAHA's Board-approved term for usage of this Agreement was for one year with the option to renew up to four additional one-year terms and not to exceed an amount of \$2,300,000.00 annually. SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Communities Agreement will not expire until July 31, 2017. SAHA's staff actively uses this Agreement to meet its requirements for commodities related to maintenance and repair at the properties utilizing online ordering from HD Supply for routine and non-emergency situations. SAHA is requesting Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements.

Maricopa County's Procurement Department released the RFP for this service last year with responses received on Sept. 22, 2016. The award of this contract by the lead agency has not

yet occurred, but is expected to be finalized before their contract's expiration date. Once the U.S. Communities contract has been awarded, staff will seek Board approval to utilize the new Agreement.

**FINANCIAL IMPACT:**

The cost for the maintenance supplies and services is not expected to exceed an amount of \$1,209,260.00 for the extension period.

**ATTACHMENT:**

Resolution 5705

Company Profile

**San Antonio Housing Authority  
Resolution 5705**

**RESOLUTION 5705, AUTHORIZING THE EXTENSION OF A CONTRACT THROUGH JULY 31, 2017, FOR MAINTENANCE SUPPLIES, SERVICES AND PRODUCTS TO HD SUPPLY THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE FOR AN AMOUNT NOT TO EXCEED \$1,209,260.00**

**WHEREAS**, on Jan. 12, 2012, SAHA received Board approval (Resolution 5205) to utilize a contract awarded to HD Supply through U.S. Communities Government Purchasing Alliance (Maricopa County, Arizona, serving as the lead agency) for maintenance supplies, services and products; and

**WHEREAS**, SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Community Agreement will not expire until July 31, 2017; and

**WHEREAS**, we are requesting Board approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements; and

**WHEREAS**, the cost for the maintenance supplies, services, and products is not expected to exceed an amount of \$1,209,260.00 for the extension period; and

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

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

- 1) Approves Resolution 5705, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to HD Supply through U.S. Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of February 2017.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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

# HD Supply Holdings, Inc.

## Company Profile

HD Supply Holdings, Inc. is one of the largest industrial distributors in North America. The company provides a broad range of products and value-added services to approximately 500,000 professional customers in maintenance, repair and operations (MRO), infrastructure and power and specialty construction sectors. Their leading businesses include HD Supply Facilities Maintenance that distributes MRO products and provides services to owners and managers of multifamily, hospitality, healthcare and institutional facilities; HD Supply Waterworks that distributes complete lines of water and wastewater transmission products, serving contractors and municipalities in the water and wastewater industries for non-residential and residential uses; and, HD Supply Construction & Industrial White Cap that distributes specialized hardware, tools, engineered materials and safety products to non-residential and residential contractors. HD Supply provides localized, customer-driven services including jobsite delivery, will call and direct-ship options.





**To:** Board of Commissioners

**Date:** February 2, 2017

**From:** Charles Clack, Chair, Resident Services Committee

**Subject:** Update regarding the January 19, 2017, Resident Services Committee Meeting

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A Resident Services Committee meeting was held on Thursday, Jan. 19, 2016. Attendees included Board Chair Morris A. Stribling, DPM, Vice-Chair Charles R. Munoz, Committee Chair Charles Clack, Commissioner Marie R. McClure, Commissioner Thomas F. Adkisson, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff. The meeting was attended by 39 Fair Avenue residents.

The following topics were discussed at the committee meeting:

**Update and discussion regarding HUD Jobs Plus at Cassiano Homes**

Adrian Lopez, Director of Community Development Initiatives, reported SAHA was awarded a U.S. Department of Housing and Urban Development (HUD) \$2.7 million Jobs Plus grant on Dec. 17, 2015, to be implemented at the Cassiano Apartment Homes community for a term through 2020.

The program runs on a calendar year, and December 2016 marked the first year completed under this grant. While program services did not officially launch until July 2016, staff hit the ground running and exceeded its goal of enrolling 105 adults in the first year. At the end of December, there were 130 new members enrolled in Jobs Plus, who are adults living at Cassiano and have completed a service plan and have returned for follow-up appointments or services.

In the second year of program operation, the staff is setting outreach goals and enrolling more residents of Cassiano into the program. The target is an additional 130, which will be 50 percent of the adult population at the Cassiano Homes community. Staff will also seek to gain a minimum of a 45 percent employment rate for members, with at least 25 percent of those in career pathway positions. Jobs Plus staff will continue to work with Property Management in support of the JP-EID goals, and with FSS staff in support of all resident goals.

**Update and discussion regarding Community Development Initiatives Report**

Mr. Lopez stated their work is largely focused on fulfilling SAHA's Strategic Goal No. 1, to empower and equip families to improve their quality of life and achieve economic stability. To accomplish this, staff works to provide services onsite and to offer opportunities to create a sense of place and community.

Mr. Lopez advised 114 community events/activities were hosted through quarters three and four, with 2,786 residents participating. To date, 22 active Resident Councils have been

maintained, 958 households have received food assistance through December 2016 and there were 1,764 FSS/ROSS/Jobs Plus referrals for services.

### **Update and discussion regarding Ombudsman Report**

On behalf of Ombudsman Vanessa Chavez, Director of Public Housing David Clark presented the July 2016 through September 2016 Ombudsman report, providing a breakdown of all inquiries regarding resident and program participant requests. During the quarter, there were 447 cases, with 93 cases closed and 354 cases open. Of the 447 cases, which can contain multiple inquiries, the following inquiries were sent to these respective departments: 561 inquiries sent to Public Housing, 16 inquiries sent to Section 8 Housing Choice Voucher Program, 29 Unified Application Center inquiries and 3 Beacon Communities inquiries.

In addition to working with staff to resolve resident concerns, the Ombudsman is also responsible for the creation of a civic engagement plan to include voter registration. SAHA continues to keep the SA2020 initiative at the forefront of outreach efforts in order to move the needle on voter turnout.

### **Update and discussion regarding ConnectHome**

Richard Milk, Director of Policy and Planning, reported to the Committee only half of the lowest income families across the United States have internet connectivity in their homes, creating a digital divide that prevents children from using resources for their homework and other educational purposes. ConnectHome is a HUD pilot initiative meant to accelerate broadband adoption to children and families living in HUD-assisted housing across the nation. There are 28 localities in the U.S. participating in ConnectHome.

Mr. Milk stated the overall goal for the program is to bridge the digital divide. All ConnectHome efforts are based on three pillars of digital inclusion: connectivity, devices and computer training.

Since the kick-off meeting in October 2015, ConnectHome has carried out initiatives at Springview, Cassiano Homes, Alazan Apache and W.C. White apartments and will be expanding to O.P. Schnabel, Villa Tranchese and Lincoln Heights apartments within the next year.

The ConnectHome goal for Digital Literacy Training is to ensure all residents receive useful and appropriate training in order to feel confident in engaging technology as a tool to support their education, employment, and quality of life goals. Thus far, ConnectHome has trained over 339 participants, provided 234 computers and 108 hotspots.

As the training program expands, ConnectHome has partnered with Girls Inc. to provide 13-18 years old girls the opportunity to learn how to code at two of our sites. Cafecollege is partnering with ConnectHome to provide workshops and assistance with college and financial aid applications at Alazan Apache Apartments. Woodforest Bank is also providing financial literacy and online banking classes. San Antonio Youth Code Jam and the Upward Bound youth from Alamo College have provided STEM fairs at Springview and Cassiano Homes.



**To:** Board of Commissioners

**Date:** February 2, 2017

**From:** Morris A. Stribling, DPM, Chair, Operations and Choice Neighborhood Committee

**Subject:** Update regarding the January 19, 2017, Operations and Choice Neighborhood Committee Meeting

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An Operations and Choice Neighborhood Committee meeting was held on Thursday, Jan. 19, 2017. Attendees included Board Chair Morris A. Stribling, DPM, Vice-Chair Charles R. Munoz, Commissioner Thomas F. Adkisson, Commissioner Francesca Caballero, Commissioner Charles Clack, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following topics were discussed at the committee meeting:

**Update and Discussion: Wheatley Choice Neighborhood Activities Relating to People, Neighborhood and Housing**

Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported Wheatley Choice Neighborhood Phase I was 83 percent complete as of December 2016. Chair Stribling acknowledged the addition of Bibliotech.

Chair Stribling is hopeful with the new administration, the U.S. Department of Housing and Urban Development (HUD) will like the Choice Neighborhood model. As one of the components is healthcare, Chair Stribling is also hopeful the proposed HUD Secretary, Dr. Ben Carson, will tour SAHA's Choice Neighborhood.

Arrie Porter, Choice Neighborhood Manager, updated the committee regarding the Urban Farm and stated that an application for rezoning was submitted to the City San Antonio and approved on Dec. 19. Staff anticipates final approval from the City of San Antonio during the Feb. 6 City Council meeting. Ms. Porter also mentioned the Urban Farm will be located on Garcia Street next to Springview Apartments. Staff continues to pursue acquisition of properties in the phase one target area.

Mr. Lopez reported Urban Strategies hired a new Education Specialist, Liz Arevalo. Ms. Arevalo was a former employee of the Promise Neighborhood. Mr. Lopez said Urban Strategies has been instrumental in the move and relocation of residents, of which some are moving to East Meadows and others have chosen to stay within the Promise footprint.



**Resolution 5700, authorizing approval of acceptance of \$1.5 million and execution of Inner City Tax Increment Zone (TIRZ) agreement with the City of San Antonio for the Victoria Commons multi-family development**

Ramiro Maldonado, Senior Development Planning Manager, stated on July 22, 2016, staff submitted a proposal request for \$1.5 million for Tax Increment Reinvestment Zone (TIRZ) No. 11 funding to be drawn on a reimbursement basis. The total \$1.5 million will be utilized to address the utilities along Cesar Chavez Boulevard, as well as site and street improvement amenities for this highly visible, mixed-income development.

On Dec. 9, 2016, the Tax Increment Financing (TIF) Committee approved the city staff's recommendation to award SAHA the TIF funds requested for this project. The contract will be prepared and presented to City Council for approval in February 2017.

SAHA intends to commit an additional \$6 million in SAHA, or Moving to Work, funds to complete the gap financing for the development. The gap funding of 31 percent of the total funds, which includes land value, is being leveraged for 69 percent of tax credit and bond funds.

**Resolution 5702, authorizing the award of a contract for W.C. White Drainage, Crawl Space and Screen Wall Repairs to Ben Reyna Contracting, Inc. (ESBE, HABE, MBE, SBE, HUB) for an amount not to exceed \$283,741.20**

Steven Morando, Director of Procurement and General Services, reported in an effort to preserve the W.C. White Apartments asset and provide capital improvements to the community, SAHA seeks to enter into an agreement with Ben Reyna Contracting, Inc., to provide select physical improvements including: improved site storm water drainage systems, basement structural repairs to concrete structures, basement crawl space improvements, including mitigating crawl space storm water intrusion, repair and replacement of basement crawl space concrete perimeter panels and the structural repair of an exterior screen wall. Ben Reyna Contracting, Inc., was the lowest responsive and responsible bidder and was recommended for contract award.

**Resolution 5703, authorizing the award of a contract for concrete and asphalt maintenance, repair and replacement to San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt (ESBE, HABE, MBE, SBE, HEB, HUB) for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew for four additional one-year terms**

David Clark, Director of Public Housing, advised the Committee that SAHA requires a contractor to provide concrete and asphalt maintenance, repair and replacement services on an as-needed basis to preserve existing affordable housing assets.

San Antonio Asphalt and Maintenance, LLC dba Texas Asphalt, submitted the lowest responsive and responsible bid and was recommended for contract award. The cost for concrete and asphalt maintenance, repair and replacement services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded through the approved operating budgets.



**Resolution 5704, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to Home Depot through the U.S. Communities Government Purchasing Alliance**

Mr. Morando updated the Committee regarding the contract with Home Depot through the U.S. Communities Government Purchasing Alliance. SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017; however, the U.S. Community Agreement will not expire until July 31, 2017.

SAHA requested Committee approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements.

**Resolution 5705, authorizing the extension of a contract through July 31, 2017, for maintenance supplies, services and products to HD Supply through the U.S. Communities Government Purchasing Alliance for an amount not to exceed \$1,209,260.00**

Mr. Morando reported SAHA received Board approval (Resolution 5205) on Jan. 12, 2012, to utilize a contract awarded to HD Supply through U.S. Communities Government Purchasing Alliance for maintenance supplies, services and products. SAHA's Board-approved term for this Agreement will expire on Jan. 12, 2017, however, the U.S. Community Agreement will not expire until July 31, 2017.

SAHA sought Committee approval to continue to utilize this Agreement through the term of the existing U.S. Communities Agreement in order to meet SAHA's continuous operational requirements.

**Update and discussion regarding the owner representative contract management company awarding a contract to JMI Contractors for replacement of siding and exterior painting in the amount of \$133,400.00 for a one-time service**

Kristi Baird, Assistant Director of Beacon Communities, briefed the Committee on a contract awarded to JMI Contractors for improvements to Towering Oaks, which has not undergone comprehensive exterior building maintenance in more than 10 years.

In accordance with the Property Management Agreement with Allied Orion Management, three comparable bids were submitted for consideration from CAMP Construction, TPI Construction and Painting and JMI Construction. Allied Orion Management awarded a contract to JMI Contractors to replace the siding and exterior painting in the amount of \$138,350.00 for a one-time service.

**Update and discussion regarding Home Buyer Readiness Program 2016 accomplishments**

Real Estate and Homeownership staff Lori Hall and Deborah Bell briefed the Committee on SAHA's Home Buyer Readiness (HBR) program, initiated in 2014 in anticipation of SAHA's need for a ready pipeline to homeownership.


SAHA's HBR Program graduates receive more than 10 hours of essential information from local



professionals. A successful partnership with the City of San Antonio's Financial Empowerment Centers ensures that home buyers get the information they need to make a good financial decision as well as develop the monthly financial behaviors necessary to be a successful, long-term homeowner.

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

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

RE: Update and discussion regarding the Procurement Activity Report

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**SUMMARY:**

**Current Solicitations:** There are currently one Request for Proposals, one Invitation for Bids and two short solicitations being advertised. They are for New Affordable Home Construction Services, Castle Point Burned Units Rehabilitation, Replace Roof at 4846 Melvin Drive and Foundation Repair at 2806 Del Rio St.

**Closed/Pending Solicitations:** There are six solicitations that have closed and are currently being evaluated. They include: Accounts Payable Automation Software, Security Guard Services at SAHA Central Office, Install New Access Control Doors at SAHA Central Office, Property Casualty and Construction Estimating Software, Real Estate Appraisal Services and Frank Hornsby Portico Repairs.

**Solicitations in Development:** Procurement is currently working on a number of solicitations for advertisement. These include: Property Management Software - Beacon Communities; Property Management Services for Various Beacon Communities; Inspection Services and Replacement of Fire Extinguishers; Closed Loop Systems Water Treatment Services; Fire Safety Control Systems Inspection; Testing and Repairs; Residential Real Estate Broker Services; Banking Services; Translation Services; Carpet Replacement and Installation Services; Services to Update Public Housing and Assisted Housing Programs Waiting List; Automatic Door Maintenance and Repair; Automatic Gate Maintenance and Repair; Hazardous Materials Abatement Greater than Four Stories; Hazardous Materials Abatement Less than Four Stories; HVAC Maintenance and Repair Services; Portable Air Conditioning Units; On-Call Grief Counselors Services; Automated Fraud Hotline Services; Alcohol and Drug Testing and Physical Examinations; Disaster Mitigation Services; Services to Secure Vacated Scattered Site Properties; and Title Searches/Title Commitments for Scattered Site Properties.

**PROPOSED ACTION:**

None

**FINANCIAL IMPACT:**

None at this time

**ATTACHMENT:**

Procurement Activity Report

**Procurement Activity Report January 13, 2017**

<b>Solicitations Currently being Advertised</b>				
<b>SAHA Department</b>	<b>Type</b>	<b>Solicitation Name</b>	<b>Bidders Conference</b>	<b>Closes</b>
DSNR	QQ	Replace Roof at 4846 Melvin	N/A	1/19/2017
DSNR	QQ	Foundation Repair at 2806 Del Rio	N/A	1/23/2017
DSNR	RFP	New Affordable Home Construction Services	12/2/2016	1/23/2017
Construction Services	IFB	Castle Point Burned Units Rehabilitation	01/18/2017	1/31/2017
<b>Solicitations Under Evaluation</b>				
<b>SAHA Department</b>	<b>Type</b>	<b>Solicitation Name</b>	<b>Date Closed</b>	<b>Status</b>
Public Housing	IFB	Concrete and Asphalt Maintenance, Repair and Replacement	12/5/2016	Board Meeting 2/2/2017
Construction Services	IFB	W.C. White Drainage, Crawlspace and Screen Wall Repairs	12/20/2016	
SAHA All	US Communities	Home Depot, Inc.	N/A	
SAHA All	US Communities	HD Supply	N/A	
Finance & Accounting	RFP	Accounts Payable Automation Software	10/3/2016	Procurement Evaluation Due Diligence Negotiation
Security	QQ	Security Guard Services at SAHA Central Office	10/25/2016	
General Services	QQ	Install New Access Control Doors at SAHA Central Office	12/12/2016	
Risk Management	RFP	Property Casualty and Construction Estimating Software	1/3/2017	
DSNR	RFQ	Real Estate Appraisal Services	1/10/2017	
Public Housing	QQ	Frank Hornsby Portico Repairs	1/13/2017	
<b>QQ Awarded under \$50,000.00</b>				
<b>SAHA Department</b>	<b>Type</b>	<b>Solicitation Name</b>	<b>Vendor</b>	<b>Award Amount</b>
None				



Future Solicitations		
SAHA Department	Solicitation Name	Projected Release Date
Asset Management	Title Searches/Title Commitments for Scattered Site Properties	February 2017
	Services to Secure Vacate Scattered Sites Properties	March 2017
Beacon Communities	Property Management Service for Various Beacon Communities	February 2017
	Property Management Software-Beacon Communities	February 2017
Construction Services	Inspection Services and Replacement of Fire Extinguishers	February 2017
	Closed Loop Systems Water Treatment Services	February 2017
	Fire Safety Systems Inspection, Testing and Repairs	February 2017
DSNR	Residential Real Estate Broker Services	January 2017
Finance & Accounting	Banking Services	April 2017
Public Affairs	Translation Services	February 2017
Public Housing	Services to Update Waiting List - Public Housing and Assisted Housing Programs	ON HOLD
	Carpet Replacement and Installation Services	February 2017
	Automatic Door Maintenance and Repair	March 2017
	Automatic Gate Maintenance and Repair	March 2017
	Hazardous Materials Abatement Greater than 4 Stories	February 2017
	Hazardous Materials Abatement Less than 4 Stories	February 2017
	HVAC Maintenance and Repair Services	February 2017
	Portable Air Conditioning Units	January 2017
Regulatory Oversight	On-Call Grief Counselors Services	February 2017
	Automated Fraud Hotline Services	March 2017
Risk Management	Disaster Mitigation Services	February 2017
	Alcohol and Drug Testing and Physical Examinations	January 2017

**MEMORANDUM**

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Rosario Neaves, Director of Communications and Public Affairs

RE: Update and discussion regarding Sponsorship Committee Report

**SUMMARY:**

The following is a summary of approved sponsorships since the Oct. 6, 2016, Regular Board Meeting.

**Approved Sponsorships**

Date	Organization	Event Name	Location	Guest Speaker or Honoree(s)	Amount	# of Guests
10/18/2016	United Way of San Antonio and Bexar County	2016 Kickoff Luncheon	Henry B. Gonzalez Convention Center	N/A	\$400.00	8
10/28/2016	San Antonio Chamber	State of the County with Judge Nelson Wolff	The Witte Museum, Mays Family Center	Bexar County Judge Nelson Wolff	\$450.00	8
11/9/2016	San Antonio Business Journal	Alamo Area Growth Summit Luncheon	Pearl Stable	Former Mayor Henry Cisneros	\$850.00	8
11/10/2016	North San Antonio Chamber	Legislative Reception	IBC Bank - Medical Center Branch	Texas State Senators and State Representatives	\$200.00	4
12/2/2016	Alamo Colleges	35th Annual Gala	Menger Hotel	"Empower Me to Success" for the Empower Me Fund	\$1,000.00	8
12/3/2016	Alamo Colleges - Adult Learning Academy at Palo Alto College	9th Annual Fabulous Holiday GED Scholarship Fundraiser BRUNCH	The Omni Hotel (Colonnade)	N/A	\$240.00	10
12/3/2016	American Sunrise	14th Annual Christmas Spectacular	The Hyatt Regency Hotel	Bexar County Judge Nelson Wolff and Commissioner Paul Elizondo	\$500.00	4
12/15/2016	United Way of San Antonio and Bexar County	Community Campaign Final Report Breakfast	Pearl Stable	N/A	\$50.00	5
1/5/2017	San Antonio Board of Realtors (SABOR)	2017 Housing Forecast	J.W. Marriott Hotel	Dr. Mark Dotzour	\$500.00	8

1/12/2017	SA2020	Impact Report Luncheon	The Witte Museum, Mays Family Center	Honoring DreamWeek, Partners and initiatives	\$1,000.00	10
1/14/2017	San Antonio for Growth on the Eastside (SAGE)	Annual Gala	The Witte Museum, Mays Family Center	University Health System	\$1,500.00	10
1/18/2017	La Prensa Foundation	Civic Leadership Awards Gala	San Antonio Zoo	Recognition of scholarship recipients	\$750.00	5
1/19/2017	San Antonio Hispanic Chamber of Commerce	Phenomenal Women in Leadership: Moving San Antonio Forward	Maestro Entrepreneur Center	Molly Cox of SA2020; Romanita Matta-Barrera of SA Works; Cynthia Lee of Keller Williams Realty	\$40.00	4
1/24/2017	Family Service Association	Journey of Transformation - The City Bond	Plaza Club, Frost Bank Tower	City Manager Sheryl Sculley; Eddie Aldrete, IBC Bank; Robert Rivard, The Rivard Report	\$750.00	10
2/4/2017	San Antonio Hispanic Chamber of Commerce	88th Annual Gala	The Grand Hyatt Hotel	Welcoming 2017 Chairman of the Board, Dr. Esteban López	\$2,500.00	10
2/22/2017	San Antonio Hispanic Chamber of Commerce	2017 State of the District	The Witte Museum	SAISD Superintendent Pedro Martinez	\$750.00	8
2/28/2017	North San Antonio Chamber, San Antonio Chamber, and San Antonio Hispanic Chamber	2017 Viva San Antonio, 85th Legislature	The Texas State Capitol in Austin, Texas	Evan Smith, CEO of the Texas Tribune	\$65.00 per person	(In Progress)
5/10/2017	San Antonio Avance	Mother of the Year Luncheon	Valero Energy Corporation	Mary Rose Brown	\$1,500.00	10
				<b>*Total:</b>	<b>\$12,980.00</b>	

**\*Total amount does not include Feb. 28, 2017, event.**

**PROPOSED ACTION:**

None

**FINANCIAL IMPACT:**

The costs are included in the Communications and Public Affairs Department's budget for Fiscal Year 2016-17.

**ATTACHMENT:**

None

## **PRESIDENT'S REPORT**

**February 2, 2017**

### **"A Tale of Two Communities:" Eastside Promise Zone Documentary**

The San Antonio Housing Authority celebrated Dream Week with the premiere of the Eastpoint/Promise Zone Video Documentary of "A Tale Of Two Communities" on Jan. 13. The documentary, which took about a year to produce, was a full-length film featuring the positive transformation of San Antonio's Eastside. SAHA representatives interviewed for the film included Board Chair Morris A. Stribling, DPM, and President and CEO David Nisivoccia.

### **Dr. Martin Luther King, Jr., March**

More than 30 SAHA employees and their family and friends dressed in red and joined thousands in honoring the life and legacy of Dr. Martin Luther King, Jr., on Jan. 16 at the 30th Annual MLK March. Marchers started at the MLK Academy at 3501 MLK Drive and ended at Pittman-Sullivan Park at 1101 Iowa St.

### **The Source Interview**

On Jan. 10, SAHA President and CEO David Nisivoccia was featured on Texas Public Radio's The Source, a daily, one-hour call-in talk program that gives listeners in San Antonio the opportunity to call and connect with in-studio guests and city-wide audience. Nisivoccia engaged with listeners on affordable housing, tackling homelessness, ConnectHome and more.

### **Kids-In-Action Raffle**

SAHA is selling \$3 raffle tickets through the end of March for a chance to win a bike. All proceeds will benefit Kids-In-Action for the first monthly bike ride of 2017, when 30 volunteers will take 30 kids from Cassiano Homes, Sutton Oaks and Lincoln Courts apartment complexes for a day at the Doseum and lunch at Brackenridge Park. For information, contact Beth Keel at [beth\\_keel@saha.org](mailto:beth_keel@saha.org).

### **Cafécollege Workshop and Scholarship**

Cafécollege is hosting a college workshop from 1 p.m. to 3 p.m. on Jan. 21, Feb. 20 and March 13 at Alazan Apache Apartments to help families prepare and apply for financial aid, register for school and connect with other resources. By attending all three workshops, students will qualify to receive a Cafécollege Scholarship.

### **Tree Planting Day at Cassiano Homes**

Nearly 40 volunteers kicked off Tree Planting Day on Jan. 28 at Cassiano Homes and installed 40 trees along the South Side of the multi-family, row-style homes. In partnership with A&S Landscaping and the City of San Antonio Parks and Recreation Department, SAHA is planting 92 tree at Cassiano Homes, Homestead Apartments and Sunshine Plaza to increase tree canopy at the three locations.

### **Human Resources Job Shadow Day**

About 30 middle school students from San Antonio Independent School District will tour the Agency's Central Office and learn about SAHA during the Human Resources Job Shadowing Day on Feb. 2. The students will split into two groups and will learn about different departments and their roles with the agency. This is the second year SAHA has hosted a Job Shadowing Day.