



OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE MEETING

**OCT. 17
2019**



SAHA SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here





SAHA SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

BOARD OF COMMISSIONERS

Morris A. Stribling, DPM
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Commissioner

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Commissioner

PRESIDENT & CEO

David Nisivoccia

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

**4060 Medical Dr., San Antonio, TX 78229
2:00 p.m., Thursday, October 17, 2019**

The Board of Commissioners will convene for a Committee, or Special Board meeting, in the Community Room of the Charles Andrews Apartments, located at 4060 Medical Dr., San Antonio, TX, 78229, for discussion on the following matters:

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. Public Comment - Citizens are provided three minutes each to speak to any agenda items.

OPERATIONS

3. Consideration and appropriate action regarding Resolution 5972, authorizing the entering into a partnership with Post Investment Group (Post) to acquire Arroyo Seco Apartments located in San Antonio, TX, and authorizing the President and CEO, and his designated staff to: negotiate the terms of the acquisition agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and any and all actions required to consummate the transaction (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)
4. Consideration and appropriate action regarding Resolution 5973, authorizing the award of a contract to Carahsoft Technology Corporation for DocuSign Electronic Signature Software, Software Products, Software Services, Software as a Service (SaaS), and Enterprise Resource Planning (ERP) Software Modules Products and Services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$112,990.00 for year one, \$120,900.00 for year two, \$129,363.00 for year three, \$138,418.00 for year four, and \$148,107.00 for year five; for a period of one year with the option to renew up to four additional one year terms (Steven Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)

5. Consideration and appropriate action regarding Resolution 5974, authorizing the award of a contract for Castle Point Rehabilitation and Site Improvements to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an amount not to exceed \$5,357,188.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
6. Consideration and appropriate action regarding Resolution 5976, authorizing the selection of The NRP Group LLC (NRP), dba NRP Lone Star Development LLC, NRP Holdings LLC, NRP Management LLC, and NRP Contractors II LLC as development partner for Alazan Apache Courts and authorizing the President and CEO, and his designated staff to: further clarify and enhance the developer's proposal; negotiate a development agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and ensure performance of all other matters in connection therewith (Steven Morando, Director of Procurement and General Services; Timothy E. Alcott, Real Estate and Legal Services Officer)
7. Consideration and appropriate action regarding Resolution 5977, authorizing the Majestic Ranch Apartments transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low income housing tax credits; and authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in SAHT Majestic Living GP, LLC; and authorizing the financing for such transaction; and authorizing a bridge loan from San Antonio Housing Authority in an amount up to \$2,000,000.00 in Moving to Work Funds (or other available funds) to the Partnership; and authorizing San Antonio Housing Facility Corporation to serve as a joint venturer in the general contractor; and other matters in connection therewith (Timothy E. Alcott, Real Estate and Legal Services Officer)

CHOICE NEIGHBORHOOD

8. Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Adrian Lopez, Director of Community Development Initiatives; Arrie Porter, Consultant)

INDIVIDUAL ITEMS FOR CONSIDERATION

9. Update and discussion regarding the Strategic Plan (Richard Milk, Director of Policy and Planning)
10. Update and discussion regarding the FY2019 MTW Report (Richard Milk, Director of Policy and Planning)
11. Update and discussion regarding the Quarterly Update of Public Housing Capital Projects (Thomas Roth, Director of Asset Management; Hector Martinez, Director of Construction Services and Sustainability)
12. Adjournment

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

****Note:** If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full Board, unless the full Board is present.

"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."

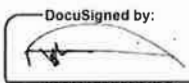
"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.

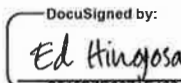
SAN ANTONIO HOUSING AUTHORITY

October 17, 2019

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5972, AUTHORIZING THE ENTERING INTO A PARTNERSHIP WITH POST INVESTMENT GROUP (POST) TO ACQUIRE ARROYO SECO APARTMENTS LOCATED IN SAN ANTONIO, TX, AND AUTHORIZING THE PRESIDENT AND CEO, AND HIS DESIGNATED STAFF TO: NEGOTIATE THE TERMS OF THE ACQUISITION AGREEMENT; SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ANY AND ALL ACTIONS REQUIRED TO CONSUMMATE THE TRANSACTION

DocuSigned by:

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David Nisivoccia
 President and CEO

DocuSigned by:

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Ed Hinojosa
 Chief Financial Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5972, authorizing the entering into a partnership with Post Investment Group (Post) to acquire Arroyo Seco Apartments located in San Antonio, TX, and authorizing the President and CEO, and his designated staff to: negotiate the terms of the acquisition agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and any and all actions required to consummate the transaction.

FINANCIAL IMPACT:

The transaction does not require a financial commitment from SAHA. However, it does provide an opportunity for future acquisitions with a new development partner. Additionally, SAHA will receive the following financial benefits:

- Payment at closing of \$250,000.00
- Annual asset management fee of \$25,000.00
- Projected cumulative cash flow payments of \$1,676,000.00 (assuming a ten year hold period)
- Projected net sale proceeds of \$4,883,000.00 (assuming a sale at the end of the ten year hold period)
- A right to acquire the property in year ten at its fair market value

SUMMARY:

In August of 2019, SAHA was approached by a representative of Post about a potential business opportunity involving the acquisition of Arroyo Seco, a 200 unit market rate apartment complex located at 12311 Culebra Road in San Antonio, TX.

Post Investment Group has been in operation for twelve years and specializes in affordable multifamily assets. Since its inception, Post has acquired over \$1 billion in assets encompassing

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more than 20,000 units located in 13 states. They currently have ownership interests in sixteen affordable housing developments in Texas, totaling 4,090 units.

Representatives from SAHA's Asset Management team have visited the site and surrounding area. The property, which was built in 2016, contains 144 one bedroom/one bath units (634 square feet), and 56 two-bedroom/2-bath units (858 square feet). The projected acquisition cost of \$21,259,000.00 (purchase price plus transaction costs) equates to an attractive per unit price of \$106,295.00.

Current Bexar County regulations would enable the project to achieve a 100% tax exemption, if either of the following affordability conditions are met:

20% of the units are reserved for families making 50% or less of AMI

or

50% of the units are reserved for families making 80% or less of AMI

During our negotiations with Post, we requested a higher level of affordability be included in the deal structure. After extensive negotiations, it was agreed that 10% of the units would be set aside for families making 60% or less AMI, and 40% of the units to be set aside for families making 80% of AMI or less. The property currently does not have any income restrictions or set asides in place, and the proposed structure exceeds the current Bexar County affordability requirements necessary for a full tax exemption. Therefore, this structure will create and preserve 100 new affordable housing units in a high opportunity area of the city. After several meetings with staff and representatives from Post, the following deal structure was agreed to in principal (subject to SAHA Board approval):

Ownership Structure: A new limited partnership or limited liability company (LLC) would be created to acquire the property. A SAHA related entity would serve as the general partner or managing member, and a Post related entity would serve as the limited partner or non-managing member. A SAHA related entity would acquire title to the properties and simultaneously lease back the property to the limited partnership or LLC.

Financing Structure: The purchase price and related transaction costs are estimated at \$21,259,000.00 (\$106,295.00 per unit). Post will invest approximately \$4,250,000.00 in equity, which represents 20% of the acquisition and closing costs. Mortgage financing of approximately \$17,100,000.00 will be provided by either FHA, Fannie Mae or Freddie Mac, which represents approximately 80% of the purchase price. SAHA would invest \$0 to cover the acquisition or future operational costs.

Acquisition/closing costs: Covered 100% by Post, but SAHA will pay its portion of legal fees.

Fee: SAHA would be paid a one time fee of 250,000.00 payable at closing, and an annual Asset Management fee of \$25,000.00.

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Cash flow participation: After payment of operating expenses, reserves, and debt service, the equity investor would receive an 8% preferred return on their equity investment. Any remaining cash flow would be split 75%/25% between Post and SAHA. SAHA's participation in the cash flow would be the greater of 25% of current annual real estate tax liability (based on the 2018 BCAD assessed value and applicable tax rate), with a 3% escalation factor annually, or 25% of the cash flow (after payment of operating expenses, debt service, and preferred return of 8% to equity investor). Any remaining funds would go towards repayment of the equity investor. Once the equity investor is fully repaid (estimated at year seven), SAHA would receive 30% of the cash flow.

Capital event/sale proceeds participation: SAHA would be entitled to receive 25% of the net sale proceeds or refinance proceeds after payment of existing debt, equity investment, and closing costs. This amount would increase to 30% once the equity investor was repaid. Additionally, SAHA would have the option to purchase the property at the fair market value. It is not anticipated that a sale or refinance event would occur before year ten.

Property Management: The properties would be managed by a third party management firm approved by Post and SAHA.

Guarantees: Post and/or its principals will provide compliance guarantees, and any and all carve out guarantees for the new non-recourse FHA, Fannie Mae or Freddie Mac agency debt.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 5972

Site map

CERTIFICATE FOR RESOLUTION

The undersigned officer of the San Antonio Housing Authority authorizes its affiliated entity, the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (SAHFC) hereby certifies as follows:

1) In accordance with its bylaws, the Board of Commissioners of SAHA (Board) held a meeting on November 7, 2019 (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 5972, AUTHORIZING THE ENTERING INTO A PARTNERSHIP WITH POST INVESTMENT GROUP (POST) TO ACQUIRE ARROYO SECO APARTMENTS LOCATED IN SAN ANTONIO, TX, AND AUTHORIZING THE PRESIDENT AND CEO, AND HIS DESIGNATED STAFF TO: NEGOTIATE THE TERMS OF THE ACQUISITION AGREEMENT; SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ANY AND ALL ACTIONS REQUIRED TO CONSUMMATE THE TRANSACTION

(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 Bylaws of SAHA.

SIGNED AND SEALED this 7th day of November, 2019.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 5972**

RESOLUTION 5972, AUTHORIZING THE ENTERING INTO A PARTNERSHIP WITH POST INVESTMENT GROUP (POST) TO ACQUIRE ARROYO SECO APARTMENTS (PROJECT) LOCATED IN SAN ANTONIO, TX, AND AUTHORIZING THE PRESIDENT AND CEO, AND HIS DESIGNATED STAFF TO: NEGOTIATE THE TERMS OF THE ACQUISITION AGREEMENT; SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ANY AND ALL ACTIONS REQUIRED TO CONSUMMATE THE TRANSACTION

WHEREAS, Post has proposed a public private partnership with the San Antonio Housing Facility Corporation (SAHFC) to acquire Arroyo Seco Apartments located at 12311 Culebra Road, San Antonio, TX; and

WHEREAS, SAHFC has agreed to (i) acquire the Land for the Project and lease them to development partnership (Partnership), pursuant to a seventy-five year Ground Lease (Ground Lease), and (ii) serve as either the sole member of the general partner, or managing member of the limited liability company of the to be formed single asset entities, which will own the aforementioned Project; and

WHEREAS, the Ground Lease will require lease payments to SAHFC; and

WHEREAS, in connection with the financing of the Project, the Partnerships or limited liability companies will enter into loan transactions for an aggregate loan in the amount of approximately \$17,100,000.00 (Loan); and

WHEREAS, in connection with the execution of the Loan, the Partnership, or limited liability company and/or SAHFC will be required to enter into certain agreements, including but not limited to, a promissory note, a loan agreement, a deed of trust, together with a joinder of deed of trust and various assignments and certificates (Loan Documents); and

WHEREAS, Post will raise and contribute approximately \$4,250,000.00 of equity to acquire the Project and fund closing costs (Equity Financing); and

WHEREAS, in connection with the Equity Financing, the Partnership or limited liability company will have SAHFC as the sole member of the general partner or managing member of the limited liability company, which will be required to enter into certain agreements, including but not limited to, a limited partnership agreement or limited liability company agreement, and closing certificates (Equity Documents); and

WHEREAS, Post and SAHFC have negotiated the terms in the Board Memo governing their relationship and the terms for acquiring the Project; and

WHEREAS, the Board of Commissioners has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the

transactions described above so that the Partnership or limited liability company may enter into the Project; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO, or designee, to execute all documents necessary to consummate such transactions; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project.

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

- 1) The Project, the various forms of financing contemplated for the Project, including, but not limited to, the Equity Financing, the Loan, and the terms of the Equity Documents, the Ground Lease and Development Agreement, the terms for acquiring the Project, and the Loan Documents, are hereby authorized and approved, when such documents are approved by the officers signing them.
- 2) The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing of the Project, including, but not limited to, the Equity Documents, the Ground Lease and Development Agreement, the Loan Documents, the Land or the Project, and all other documents relating to the Equity Financing, the terms for acquiring the Project, and the Loan to which the Partnership, the General Partner, and/or SAHFC is a party.
- 3) The purchase of the Land, the lease of the Land, and the acquisition of the general partnership interest or managing member interest in a limited liability company by SAHFC, are approved and the President, any Vice President, the Secretary, the Treasurer, the Executive Director, and any Assistant Secretary, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such transaction.
- 4) The President, any Vice President, Secretary, Treasurer, and any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel

to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

- 5) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transaction described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 6) The officers of this Board hereby approve the selection of Norton Rose Fulbright as counsel to the general partner or managing member of the limited liability company, and SAHFC for this transaction.
- 7) If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.
- 8) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 9) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 10) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 11) This Resolution shall be in force and effect from and after its passage.

Passed and approved the 7th day of November 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners










Attested and approved as to form:

David Nisivoccia
President and CEO

ARROYO SECO

12311 Culebra Road

Legend

-  12311 Culebra Rd
-  Alamo Sportsplex
-  Feature 1
-  Homes
-  KCYF-FM San Antonio
-  MD Automotive
-  School
-  Stillwater Ranch Residential Community
-  The National Shooting Complex

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Google Earth

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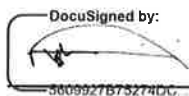


SAN ANTONIO HOUSING AUTHORITY

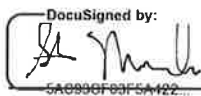
October 17, 2019

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

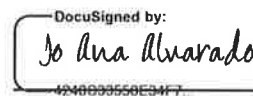
RESOLUTION 5973, AUTHORIZING THE AWARD OF A CONTRACT TO CARAHSOFT TECHNOLOGY CORPORATION FOR DOCUSIGN ELECTRONIC SIGNATURE SOFTWARE, SOFTWARE PRODUCTS, SOFTWARE SERVICES, SOFTWARE AS A SERVICE (SaaS), AND ENTERPRISE RESOURCE PLANNING (ERP) SOFTWARE MODULES PRODUCTS AND SERVICES THROUGH THE DEPARTMENT OF INFORMATION RESOURCES (DIR) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$112,990.00 FOR YEAR ONE, \$120,900.00 FOR YEAR TWO, \$129,363.00 FOR YEAR THREE, \$138,418.00 FOR YEAR FOUR AND \$148,107.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:

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David Nisivoccia
President and CEO

DocuSigned by:

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Steven Morando
Director of Procurement
and General Services

DocuSigned by:

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Jo Ana Alvarado
Director of Innovative
Technology

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5973, authorizing the award of a contract to Carahsoft Technology Corporation for DocuSign Electronic Signature Software, Software Products, Software Services, Software as a Service (SaaS), Enterprise Resource Planning (ERP) Software Modules Products and Services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$112,990.00 for year one, \$120,900.00 for year two, \$129,363.00 for year three, \$138,418.00 for year four, and \$148,107.00 for year five; for a period of one year with the option to renew up to four additional one year terms.

FINANCIAL IMPACT:

The current award recommendation for DocuSign Licenses is not expected to exceed an annual cumulative amount of \$112,990.00 for year one, \$120,900.00 for year two, \$129,363.00 for year three, \$138,418.00 for year four, and \$148,107.00 for year five. We have allowed for a 7% annual escalation that will only be used, if necessary. This will be funded through the annual operating budgets and/or available reserves.

SUMMARY:

DocuSign is a provider of cloud-based electronic signature technology, allowing for easy, efficient, and secure signing of electronic documents. It is accessible anytime, anywhere, on any device, and replaces manual, paper-based signature methods. DocuSign allows for a clear audit trail, improved visibility and control, and reduced costs. An envelope is comprised of the documents one sends for signature, and DocuSign maintains a complete history of all signer actions, which is available to the sender. When all signing is complete, the sender and all signers receive an email notification with a PDF attachment of the fully-signed document, plus all audit documents that are saved in the SAHA Google File Management structure for electronic filing.

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DocuSign was introduced as part of our paperless strategy to streamline business processes that align with SAHA Strategic Goal 5, to be a high performing and financially strong organization. SAHA currently utilizes this software for 92 staff members using the current per license pricing model, which includes a limit of 100 transactions per user per year. Through the success of the initial adoption of the DocuSign software and applying it to key business workflows, requiring high level approvals, SAHA is performing at 15,800 transactions within one year of adoption. We have exceeded our limit of 9,900 allowed annually. This software allows for documents to be routed for signature by the originators electronically through their signature approval hierarchy or to other parties both internal and external. SAHA is requesting approval to upgrade the current limited per user license pricing model to include unlimited licenses and unlimited paperless signature transactions to continue the SAHA Agency Wide implementation. With unlimited licenses and unlimited paperless signature transactions, we plan to do more to continue to meet our paperless goals and strategies. One of our initial projects for this unlimited access is to add the ability for our public housing portfolio to use DocuSign to implement electronic leases, eliminate paper processes and extend the ability to our clients to sign electronically. This change to the unlimited pricing model, will provide us additional opportunities to be more productive by decreasing labor hours (currently using manual processes) and increasing productivity toward efficiencies that leverage this technology to better serve our clients.

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 State of Texas Cooperative Purchasing Program, which follows an acceptable competitive bid or proposal solicitation process. SAHA, as a cooperative member, may utilize any State of Texas contract, including those awarded by the DIR.

On February 27, 2015, the DIR, issued a Request For Offers (DIR-TSO-TEMP-225) for Software, including Software as a Service, Products and Related Services that closed on April 2, 2015. A contract, DIR-TSO-3149 was awarded to Carahsoft Technology Corporation on June 22, 2015, that expired on June 22, 2019. SAHA purchased DocuSign licenses under this Agreement utilizing Contracting Officer's delegated authority. In order to keep our licenses in force, we are requesting Board approval to continue utilizing the services of this vendor, who received a new award from DIR on February 21, 2019, the renewal of existing licenses, and a change in the pricing model to include unlimited licenses and unlimited paperless signature transactions for the SAHA Agency Wide implementation.

On February 26, 2018, the DIR, issued a Request For Offers (RFO) DIR-TSO-TMP-416, for Software products, Software as a Service, and Enterprise Resource Planning Software Modules Products and Services that closed on April 9, 2018. A contract (DIR-TSO-4288) was awarded to Carahsoft Technology Corporation on February 21, 2019, that included an initial term of two years with two optional two-year renewals through February 21, 2025. SAHA will participate in the contract beginning November 7, 2019, through November 7, 2024.

Contract oversight will be provided by Jo Ana Alvarado, Director of Innovative Technology, who will monitor the vendor's adherence to contract requirements and performance.

SAN ANTONIO HOUSING AUTHORITY

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STRATEGIC GOAL:

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

ATTACHMENT:

Resolution 5973

**San Antonio Housing Authority
Resolution 5973**

RESOLUTION 5973, AUTHORIZING THE AWARD OF A CONTRACT TO CARAHSOFT TECHNOLOGY CORPORATION FOR DOCUSIGN ELECTRONIC SIGNATURE SOFTWARE, SOFTWARE PRODUCTS, SOFTWARE SERVICES, SOFTWARE AS A SERVICE (SaaS), ENTERPRISE RESOURCE PLANNING (ERP) SOFTWARE MODULES PRODUCTS AND SERVICES THROUGH THE DEPARTMENT OF INFORMATION RESOURCES (DIR) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$112,990.00 FOR YEAR ONE, \$120,900.00 FOR YEAR TWO, \$129,363.00 FOR YEAR THREE, \$138,418.00 FOR YEAR FOUR AND \$148,107.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. SAHA is currently a member of the State of Texas Cooperative Purchasing Program, which follows an acceptable competitive bid or proposal solicitation process. SAHA, as a cooperative member, may utilize any State of Texas contract, including those awarded by the Department of Information Resources (DIR); and

WHEREAS, on February 26, 2018, the DIR, issued a Request For Offers (RFO) DIR-TSO-TMP-416, for Software Products, Software as a Service, and Enterprise Resource Planning Software Modules Products and Services that closed on April 9, 2018; and

WHEREAS, a contract (DIR-TSO-4288) was awarded to Carahsoft Technology Corporation on February 21, 2019, that included an initial term of two years with two optional two-year renewals through February 21, 2025. SAHA will participate in the contract beginning November 7, 2019, through November 7, 2024; and

WHEREAS, the current award recommendation for DocuSign Licenses is not expected to exceed an annual cumulative amount of \$112,990.00 for year one, \$120,900.00 for year two, \$129,363.00 for year three, \$138,418.00 for year four, and \$148,107.00 for year five. We have allowed for a 7% annual escalation that will only be used, if necessary. This will be funded by operating funds and/or available reserves; and

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

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

- 1) Approves Resolution 5973, authorizing the award of a contract to Carahsoft Technology Corporation for DocuSign Electronic Signature Software, Software Products, Software Services, Software as a Services (SaaS), Enterprise Resource Planning (ERP) Software Modules Products and Services through the Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$112,990.00 for year one, \$120,900.00 for year two, \$129,363.00 for year three, \$138,418.00 for year four, and \$148,107.00 for year five; for a period of one year with the option to renew up to four additional one year terms.

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

Passed and approved the 7th day of November 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:


David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY

October 17, 2019

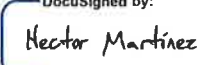
BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5974, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT REHABILITATION AND SITE IMPROVEMENTS TO ALL PRO GENERAL CONSTRUCTION, INC. (DBE, ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$5,357,188.00

DocuSigned by:

 500992707527400
David Nisivoccia
President and CEO

DocuSigned by:

 5AC93CF09F5A422
Steven Morando
Director of Procurement
and General Services

DocuSigned by:

 ABBB9B0E757A3D5
Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5974, authorizing the award of a contract for Castle Point Rehabilitation and Site Improvements to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an amount not to exceed \$5,357,188.00.

FINANCIAL IMPACT:

The cost for the rehabilitation and site improvements at Castle Point Apartments is not expected to exceed an amount of \$5,357,188.00, to include a base bid of \$4,361,400.00, plus alternate add ons in the amount of \$102,924.00, plus a 20% contingency of \$892,864.00, that will only be used as necessary. This project will be funded with loan proceeds and available reserves, if necessary.

SUMMARY:

Castle Point Apartments, a development within the Beacon Communities portfolio, was acquired in 1993, by the San Antonio Housing Authority. This is a multi-family community located in north central San Antonio that is comprised of 18 residential two-story buildings, one laundry room and a maintenance shop. There are a total of 220 units consisting of 24 efficiency apartments, 136 one-bedroom apartments, 44 two-bedroom medium apartments (871 square feet), and 16 large two-bedroom apartments (989 square feet).

SAHA requires the services of a qualified general contractor to provide rehabilitation and site improvements at the Castle Point Apartments. The scope of work for this project will include repairs and ADA accessibility improvements to the clubhouse/office building, changes to the main sign for the complex (marquee), retaining wall repairs and installation, site drainage improvements, window replacements, exterior renovations to siding and brick facade, complete roof system repair and replacement (i.e., shingles, flashing, decking, gutters, downspouts, and gutter guards, as needed), concrete mechanical pads (air conditioners), site lighting to incorporate solar lighting, where possible, new security lighting for all units, replacement of all non-compliant hand and safety railings with new code compliant railing systems, repair and installation of perimeter fencing, asphalt paving repair, and seal and stripe for all paved areas. The project is expected to be completed in approximately 280 days.

SAN ANTONIO HOUSING AUTHORITY**October 17, 2019**

On June 5, 2019, SAHA received Board approval to award a contract for this project. The Agreement was executed on July 5, 2019, with a pre-construction meeting conducted on July 19, 2019. During the pre-construction meeting, the contractor discovered there were errors and omissions in their submitted bid. SAHA terminated this contract on August 8, 2019.

On August 23, 2019, SAHA issued a Request For Proposals #1908-910-65-4954 for Castle Point Rehabilitation and Site Improvements that closed on September 17, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and directly solicited to 169 contractors. A total of four proposals were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Geofill Material Technologies (SBE, Section 3 Business), JMI Contractors, LLC, and Stoddard Construction Management, Inc. (SBE). All proposals were evaluated on the following criteria: experience, project management plan, capacity/financial viability, construction plan, price, and strength of the Contractor's Section 3 and SWMBE Utilization Plans. Best and Final Offers were requested from the two highest rated proposers. Based on the above, we are recommending a contract award to All Pro General Construction. They are the highest rated responsive and responsible contractor.

All Pro General Construction, Inc. has been in business approximately twenty years and is headquartered in San Antonio, Texas. They are a commercial construction company offering services to include planning and design; cost estimating; scheduling; project management; commercial maintenance and renovation; and general maintenance and repair services. This contractor has been certified as a DBE, ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency; a HUB by the State of Texas; and a Section 3 Business by SAHA. They have received prior awards from SAHA for Dr. Charles Andrews Site, Building, Fencing, Interior and Parking Area Improvements; Westway Apartments sewer, site drainage and solar site lighting improvements; Woodhill domestic hot water improvements; Sahara Ramsey sewer and foundation repairs; Jewett Circle structural and foundation repairs; roof repair and replacement at Sunshine Plaza; and replacement of a retaining wall at Alazan. Their Texas clients include University of Texas at San Antonio; Alamo Community College District; City of San Antonio Parks and Recreation; Mission & Installation Contracting CMD Ft. Sam Houston, Texas; Randolph Air Force Base; Texas Health and Human Services; H-E-B Grocers, Inc; and San Antonio Water System. All Pro General Construction's Section 3 Good Faith Effort Plan includes providing training in the areas of welding, bobcat, scissor lift, and other hands on training.

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

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

SAN ANTONIO HOUSING AUTHORITY

October 17, 2019

ATTACHMENTS:

Resolution 5974

Map and Photo

Scoring Matrix

Advertisement List

**San Antonio Housing Authority
Resolution 5974**

RESOLUTION 5974, AUTHORIZING THE AWARD OF A CONTRACT FOR CASTLE POINT REHABILITATION AND SITE IMPROVEMENTS TO ALL PRO GENERAL CONSTRUCTION, INC. (DBE, ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$5,357,188.00

WHEREAS, on August 23, 2019, SAHA issued a Request For Proposals #1908-910-65-4954 for Castle Point Rehabilitation and Site Improvements that closed on September 17, 2019; and

WHEREAS, a total of four bids were received in response to the RFP; and

WHEREAS, All Pro General Construction is being recommended for contract award. They are the highest rated responsive and responsible contractor; and

WHEREAS, the current award recommendation for the rehabilitation and site improvements at Castle Point Apartments is not expected to exceed an amount of \$5,357,188.00, to include a base bid of \$4,361,400.00, plus alternate add ons in the amount of \$102,924.00, plus a 20% contingency of \$892,864.00, that will only be used, as necessary. This project will be funded with loan proceeds and available reserves, if necessary; 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 5974, authorizing the award of a contract for Castle Point Rehabilitation and Site Improvements to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an amount not to exceed \$5,357,188.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

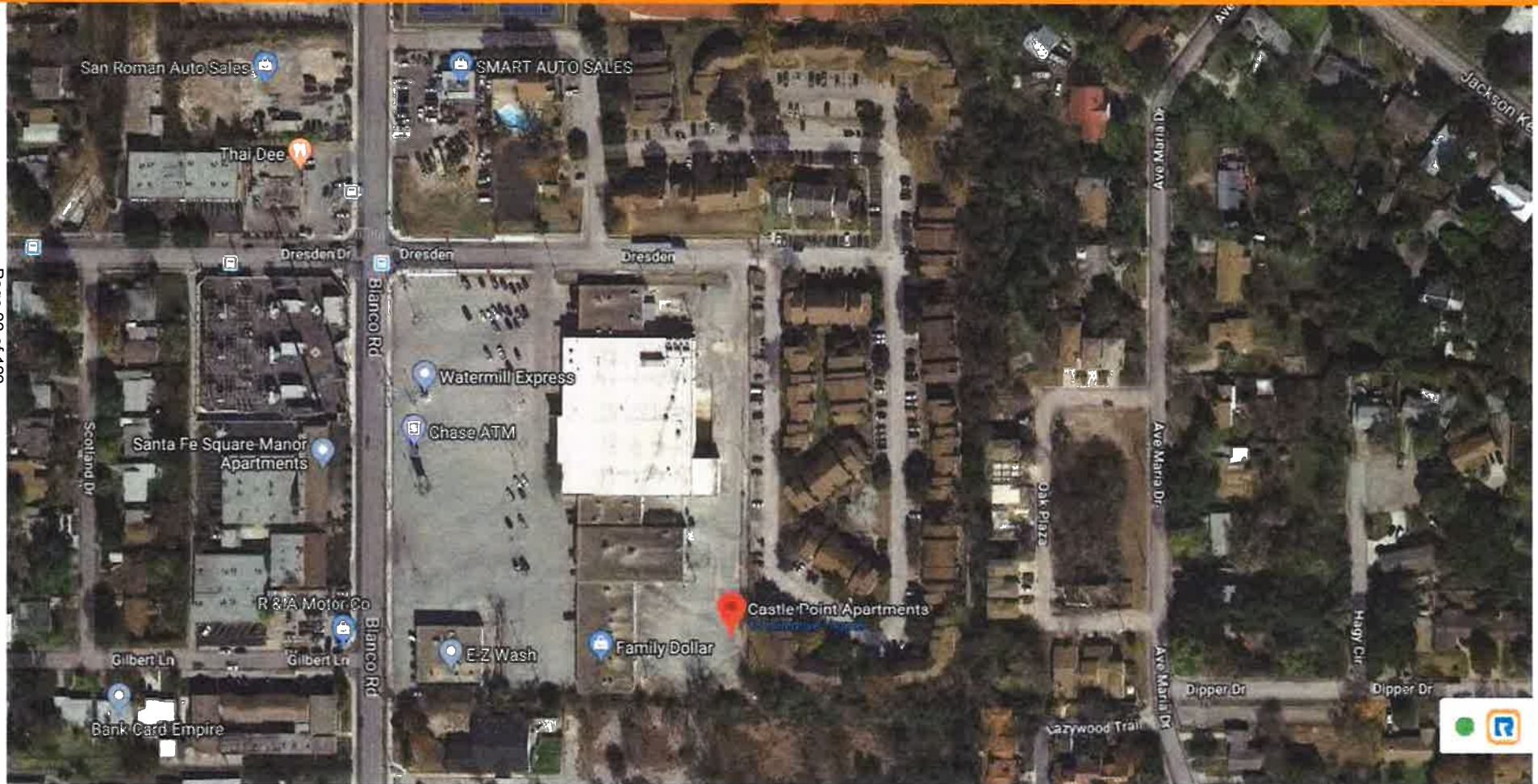
Passed and approved the 7th day of November 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

CASTLE POINT APARTMENTS



CASTLE POINT APARTMENTS

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San Antonio, Texas

Image capture: Jun 2016 20



Scoring Matrix - Base Bid 2 Wooden Fence BAFO Castle Point Rehabilitation and Site Improvements 1908-910-65-4954			
Criterion Description	Max Points Weight	All Pro General Construction	Geofill Material Technologies,LLC
Experience:	1-5 20%		
Rater 1		5.00	4.00
Rater 2		4.00	4.00
Rater 3		5.00	5.00
Total Score		14.00	13.00
Average Score		4.67	4.33
Weighted Score		0.93	0.87
project Management Plan:	1-5 20%		
Rater 1		4.00	4.00
Rater 2		4.00	4.00
Rater 3		3.00	4.00
Total Score		11.00	12.00
Average Score		3.67	4.00
Weighted Score		0.73	0.80
Capacity Financial Viability:	1-5 10%		
Rater 1		3.00	4.00
Rater 2		4.00	3.00
Rater 3		4.00	4.00
Total Score		11.00	11.00
Average Score		3.67	3.67
Weighted Score		0.37	0.37
Construction Plan:	1-5 10%		
Rater 1		5.00	3.00
Rater 2		4.00	4.00
Rater 3		4.00	4.00
Total Score		13.00	11.00
Average Score		4.33	3.67
Weighted Score		0.43	0.37
Price proposal: Based on Option 2	1-5 30%		
Total Score		4.85	5.00
Weighted Score		1.46	1.50
Strength of the Section 3 plans:	1-5 5%		
Rater 1		5.00	5.00
Rater 2		4.00	4.00
Rater 3		4.00	4.00
Total Score		13.00	13.00
Average Score		4.33	4.33
Weighted Score		0.22	0.22
Strength of the S/W/MBE plans:	1-5 5%		
Rater 1		5.00	5.00
Rater 2		4.00	4.00
Rater 3		4.00	4.00
Total Score		13.00	13.00
Average Score		4.33	4.33
Weighted Score		0.22	0.22
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#			
Category I As detailed in Attachment D	5 (.25)		
Category II As detailed in Attachment D	4 (.2)		
Category III: As detailed in Attachment D	3 (.15)		
Category IV: As detailed in Attachment D	2 (.1)	0.10	0.10
Total Weighted Score		4.46	4.43

Scoring Matrix - Base Bid 2 Wooden Fence Castle Point Rehabilitation and Site Improvements 1908-910-65-4954					
Criterion Description	Max. Points Weight	All Pro General Construction	Geofill Material Technologies, LLC	JMI Contractors	Stoddard Construction Mgmt
Experience:	1-5 20%				
Rater 1		5.00	4.00	3.00	4.00
Rater 2		4.00	4.00	3.00	4.00
Rater 3		5.00	5.00	3.00	5.00
Total Score		14.00	13.00	9.00	13.00
Average Score		4.67	4.33	3.00	4.33
Weighted Score		0.93	0.87	0.60	0.87
Project Management Plan:	1-5 20%				
Rater 1		4.00	4.00	3.00	3.00
Rater 2		4.00	4.00	3.00	4.00
Rater 3		3.00	4.00	4.00	4.00
Total Score		11.00	12.00	10.00	11.00
Average Score		3.67	4.00	3.33	3.67
Weighted Score		0.73	0.80	0.67	0.73
Capacity Financial Viability:	1-5 10%				
Rater 1		3.00	4.00	0.00	5.00
Rater 2		4.00	3.00	0.00	4.00
Rater 3		4.00	4.00	0.00	4.00
Total Score		11.00	11.00	0.00	13.00
Average Score		3.67	3.67	0.00	4.33
Weighted Score		0.37	0.37	0.00	0.43
Construction Plan:	1-5 10%				
Rater 1		5.00	3.00	3.00	3.00
Rater 2		4.00	4.00	3.00	4.00
Rater 3		4.00	4.00	4.00	4.00
Total Score		13.00	11.00	10.00	11.00
Average Score		4.33	3.67	3.33	3.67
Weighted Score		0.43	0.37	0.33	0.37
Price proposal: Based on Option 2:	1-5 30%				
Total Score		4.49	4.75	5.00	3.99
Weighted Score		1.35	1.43	1.50	1.20
Strength of the Section 3 plans:	1-5 5%				
Rater 1		5.00	5.00	0.00	4.00
Rater 2		4.00	4.00	0.00	3.00
Rater 3		4.00	4.00	1.00	3.00
Total Score		13.00	13.00	1.00	10.00
Average Score		4.33	4.33	0.33	3.33
Weighted Score		0.22	0.22	0.02	0.17
Strength of the S/W/MBE plans:	1-5 5%				
Rater 1		5.00	5.00	0.00	5.00
Rater 2		4.00	4.00	0.00	3.00
Rater 3		4.00	4.00	1.00	3.00
Total Score		13.00	13.00	1.00	11.00
Average Score		4.33	4.33	0.33	3.67
Weighted Score		0.22	0.22	0.02	0.18
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points. #					
Category I As detailed in Attachment D	5 (25)				
Category II As detailed in Attachment D	4 (2)				
Category III As detailed in Attachment D	3 (15)				
Category IV As detailed in Attachment D	2 (1)	0.10	0.10		
Total Weighted Score		4.35	4.36	3.13	3.95

Advertisement List
Solicitation # 1908-910-65-4954
Castle Point Exterior Renovations and Site Improvements

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

Advertisement List
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Castle Point Exterior Renovations and Site Improvements

Private Practice			
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits from the original bid 1903-910-65-4901			
	HUBS on CMBL		
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmet Group Inc	Eloina Guerrero	construmetinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	
Hsc Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	
J. L. Bass Enterprise, LLC	Jeff Bass	jlbass47@jlbassconstruction.com	

Advertisement List
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Castle Point Exterior Renovations and Site Improvements

Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
Mlp Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
	Section 3 Bidders		
Abeco Contracting	A. Juarez	cathy@abecoContracting.com	
All Pro General Const.	Jessica Garza	jessica@abecocontracting.com	
Allbrite Constructors of TX	Raul Scott	rs@allprogenconst.com	
Ariva Contracting	Patrick Yates	jan@allbriteconstruction.com	
Confidence Construction	Adan Silva	adan@arivacontracting.com	
Hill Bros. Construction	Renee Harris	rharrisc21@yahoo.com	
Jarvis Moore	Kara Hill	kara@hillbroconstruction.com	
JGG Construction	Jarvis Moore	jarvisdsd@gmail.com	
Josiah Construction	Joseph Gonzales	Integrated02@aol.com	
Mcfarland & Mcfarland	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
	Direct Solicits		
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	
RML Contracting	Mariano Garcia	marianogarcia1211@gmail.com	
	Mariano Garcia II	m.garcia@rmlcontractingllc.com	
Guido Construction	Andy Servantes	andy@guidoco.com	
Limitless Construction Svcs	Maryanne Guido	maguido@guidobros.com	
Commercor	Erica Ponce	Eponce.pcs@gmail.com	
Vela Construction	R. Broniszewski	commercorconstruction@gmail.com,	
Robinson Gen Contracting	Joe Vela	Joe.Vela@velagroupinc.com	
Frost & Keeling	Yvette	krobinson@robinsongc.com	
Marc 3	John Anness	dablevins@frostandkeeling.com	
M & M Weatherization	Chester Rackley	chester@marc3llc.com	
Total Lender Service	Nicole Ansualda	nansualda@mmwtx.com	
	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller	broller@bmsmanagement.com	
Turn Around	Tiffany Montano	tmontano@bmsmanagement.com	
Marc General Construction	Selwyn Witer	selselkk@gmail.com	
Piatra Inc.	Cindy Weed	cweed@marcgc2015.com	
PTI Remodeling, LLC	Mirela Glass	info@piatrainc.com	
RG Williams Const & Rmdng	Thomas Hamilton	thomashamilton75@yahoo.com	
R.K. Bass Electric, Inc.	Robert G. Williams	rgw_77446@yahoo.com	
RPR Construction Company,	Andy Bass	cheryl@basselectric.com	
Seraphia's Lotts	Patricia Pinkerton	ppinkerton@rprconstruction.com	
	S. A. Sampson-Lott	atita@sbcglobal.net	

Advertisement List
Solicitation # 1908-910-65-4954
Castle Point Exterior Renovations and Site Improvements

JMI Contractors	Grant Jacobs Logan Sean Scott	grant@jmicontractors.com logan@jmi-contractors.com, sean@jmicontractors.com	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
H. Karp Co.	Harry Karp	hkarpjr@yahoo.com	
Joeris Construction		acardwell@joeris.com	
Calidad LLC	Charles	cschuchardt.calidadllc@gmail.com	
Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-Obrien Construction	John Archer Anthony Oleary	jarcher@r-o.com aoleary@r-o.com	
Whiting-Turner	Tyler Quinn	Tyler.Quinn@whiting-turner.com	
Stoddard Const	Linda Nemec Keith Stoddard	LN@stoddardcmi.com ks@stoddardcmi.com	
J Carrizal Gen Const	Grace Pina	gpina@jcgencost.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Woolsey Construction	Elijah	eli@woolseyconstruction.com	
Straight Line Mgmt	Sherrika Arch Jeanetta Tinsley Ernesto	straightlinem@straightlinem.com jeanetta@straightlinem.com ernesto@straightlinem.com	Svr misconfgrd
Woolsey Design Build	Glenn Roblin	glenn@woolseyconstruction.com	
Davila Construction	Vinnie Gonzales Abel Perez	vinnie@davilaconstruction.com abel@davilaconstruction.com	
Gibraltar Construction	Matt Mitchell	Matt@gibconst.com	
R.E.C. Industries	Warren Williams	warren@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesig n.com David.acevedo@summitbuildinganddesi gn.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Alcatex Inc	Allison B Griffis	allisonb@alcatexdesign.com	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Americana Builders	Katia Sandoval	Americanabuilders@yahoo.com	
Arkitektura Devolpment Inc.	Gerard P Contreras	condg1@yahoo.com	
Associated Contractors Inc.	Charlie Bishop	charlie.bishop@assoccontractors.com	
B&O Construction	Paul Farnum	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basecom Inc	Oscar Oaxaca	ooaxaca@basecominc.com	
Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	
Bocci Engineering, LLC	Lami, Lianne	lianne.lami@bocciengineering.com	
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, LLC	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	

Advertisement List
Solicitation # 1908-910-65-4954
Castle Point Exterior Renovations and Site Improvements

Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	FRED ODANGA	contact@cedatex.com	
Cesar Suarez Construction LLC	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	CALIXTO COBOS	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmet Group Inc	Eloina Guerrero	construmetinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, LLC	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
Dragon Construction, LLC	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicario@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, LLC	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, LLC	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, LLC	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.com	
JAJ Property Services LLC	Summer Jordan	summer.jordan@jajpropertieservices.com	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI Enterprise LLC	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D.. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction LLC	Yakira Braden	yakira@ktillmanconstruction.com	
KBL Restoration, LLC	Amy M Barnes	amy@kblrestoration.com	
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynescconstruction.com	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, LLC	Faith Gordon	SALES@MAVICH.COM	

Advertisement List
Solicitation # 1908-910-65-4954
Castle Point Exterior Renovations and Site Improvements

Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, LLC.	Lanie Hart	bids@meteorededucation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, LLC	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, LLC	Christopher Esparza	esparza716@gmail.com	
Primer Industrial Services,	James Narvaez	jnarvaez@primerindustrialervices.com	
Pro Finish Plus, LLC	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@gacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Riata Enterprises	Peggy A. Fritz	riata91.fritz@yahoo.com	Not found
Right Choice Development LLC	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors LLC	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solidbuilt Construction, LLC	Guadalupe Gomez	support@solidbuiltconstruction.net	Not found
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, LLC	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
The Sandoval Group, LLC	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder LLC	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, LLC	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, LLC	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	
Walling Construction Co	Daniel Walling	daniel@wallingconstruction.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	
Woodrose Company, Inc.	Frances Loyd	franloyd@woodrosecompany.com	
FA Nunnelly	Blaine	blaine@fanunnelly.com	
Cadence McShane Const	Web site	skasturi@cadencemcshane.com	
L. C. Mosel Co.	Jose Ceballos	jose-lcm@swbell.net	
South TX Contracting, LLC	Shelly Stansbury	shelly@southtxc.com	
Bougambillas Const	Mike Cisneros	bugconst@gmail.com	
Link Construction	Lee Robinson	lrobinson@linksconstruction.biz	
Pro Masters Remodeling	Francisco Ruiz	frui@pmrtx.com	
GC Construction		GARCIAEZUP@gmail.com	
KoolCote Commercial	Glenn Rhines	commercial@koolcote.com	

SAN ANTONIO HOUSING AUTHORITY

October 17, 2019

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

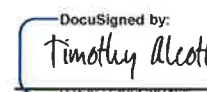
RESOLUTION 5976, AUTHORIZING THE SELECTION OF THE NRP GROUP LLC (NRP), DBA NRP LONE STAR DEVELOPMENT LLC, NRP HOLDINGS LLC, NRP MANAGEMENT LLC, AND NRP CONTRACTORS II LLC AS DEVELOPMENT PARTNER FOR ALAZAN APACHE COURTS AND AUTHORIZING THE PRESIDENT AND CEO, AND HIS DESIGNATED STAFF TO: FURTHER CLARIFY AND ENHANCE THE DEVELOPER'S PROPOSAL; NEGOTIATE A DEVELOPMENT AGREEMENT; SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ENSURE PERFORMANCE OF ALL OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

 506992707527486
David Nisivoccia
President and CEO

DocuSigned by:

 5AC93CF03F5A422...
Steven Morando
Director of Procurement
and General Services

DocuSigned by:

 B75AC730B884B6
Timothy E. Alcott
Real Estate and Legal
Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5976, authorizing the selection of The NRP Group LLC (NRP), dba NRP Lone Star Development LLC, NRP Holdings LLC, NRP Management LLC, and NRP Contractors II LLC as development partner for Alazan Apache Courts and authorizing the President and CEO, and his designated staff to: further clarify and enhance the developer's proposal; negotiate a development agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and ensure performance of all other matters in connection therewith.

FINANCIAL IMPACT:

The terms of the affordable financing transactions would include a 60%/40% division of the developer fee between NRP and SAHA or an affiliated entity (collectively SAHA) respectively. Also proposed is a 40%/60% cash flow with SAHA receiving 60% of the cash flow. All fees associated with the inducement and management of the tax exempt bonds would be received by SAHA.

The selected development partner's response to the Request for Proposal reflects a deep understanding of the complexity of the financing strategies that might be utilized for this project. Their proforma and narrative reveal a comprehensive approach that clearly outlines opportunities to leverage resources in order to minimize the net use of SAHA's and other public funds and demonstrates a commitment to obtain and implement financing that offers SAHA a solid return on investment.

SAHA will be applying for 4% bonds. There is a limited amount of availability. Once funding is received, the parties will be able to create a development timeline.

SAN ANTONIO HOUSING AUTHORITY**October 17, 2019****SUMMARY:**

SAHA requires the services of a development partner to implement a comprehensive redevelopment project at SAHA's Alazan Apache Courts site. In its approach, the development partner was to consider in its strategy and plan both mixed income multi-family rentals, homeownership units for a broad range of income (subject to market conditions), as well as, retail and non-residential opportunities.

The selected Developer's proposed concept for Phase I of Alazan Apache Courts will contain 324 units spread across three, four and five-story buildings netting 339,228 square feet on 11.06 acres. The property units will contain approximately 20 one-bedroom, 144 two-bedroom, 108 three-bedroom, and 52 four-bedroom apartments. Unit amenities will include an open floor concept, modern cabinetry and flooring, fully equipped kitchen, granite countertops, oversized walk-in closets, high 9' ceilings with ceiling fans, covered patio/balcony, personal storage space, internet/cable ready, and carpeted bedrooms. Common area amenities will include elevator, gated community, fitness center, outdoor playground, community courtyard and picnic/BBQ areas, lounge/community room, business center, a children's activity room, on-site clothes care center, and pet friendly areas. The parking ratio of 1.81 will yield a total of 587 surface parking spaces, which will be available for residents and guests. Phase II, adjacent to Alazan Creek, would also include 324 units across 11 buildings. Both phases will include a leasing office, as well as, greenspace for residents and guests. The final designs will be created with input from the community and brought back to the Board of Commissioners for review and approval.

The redevelopment of the Alazan Apache Courts will be a joint effort between SAHA and NRP. NRP will work with SAHA to develop, construct and manage the newly developed community. A single purpose entity created/affiliated with SAHA will be the sole general partner. NRP will serve as a special limited partner and will provide any guarantees of construction, completion, operating expenses, tax credit delivery, etc. and may select an equity investor as limited partner. NRP Contractors will serve as the master subcontractor and build the development. The proposed unit mixes of both phases will offer 324 units at thirty (30%), sixty (60%) and seventy percent (70%) of the AMI, of which 33 will be PBV units and 33 will be PHA. SAHA may elect to include market rate units, as desired.

The tax exempt bond 4% tax credit proposal provides for the development of 324 units with an investment of approximately \$50,000,000.00. Because of Public Housing, demolition costs, and design, this project is heavier on the debt side and will require greater gap financing through HOME Investment Partnership Program and the Community Development Block Grant Program, local or Replacement Housing Factor Funds. Three-hundred twenty-four units will be designated at 70% AMI or below with 10% (33 units) provided for families at 30% AMI or below. The bonds would be issued to SAHA through its housing finance agency. Should SAHA so choose, market rate units may be offered as part of the unit mix.

On July 25, 2019, SAHA issued a "Request For Proposal" #1906-909-57-4940 for Development Partner for Alazan Apache Courts, which closed on September 4, 2019. The solicitation was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, various other venues and direct solicited to 82 developers. A total of three proposals were received in response to the solicitation: Franklin Development Properties, Ltd., ITEX Development, LLC, and NRP Holdings, LLC. All proposals were evaluated on the following criteria: experience and capacity of development team, management plan/technical response/design concept and development plan, financing structure and plan, and strength of the developer's Section 3 and

SAN ANTONIO HOUSING AUTHORITY**October 17, 2019**

SWMBE Utilization Plans. Presentations were conducted on September 24, 2019, for the two highest rated proposers. Additionally, Best and Final Offers were requested from these two developers that were due to Procurement on September 27, 2019. Based on the above, NRP Holdings LLC is the highest rated responsive and responsible proposer and is being recommended for contract award.

The NRP Group was founded in 1995, and is based in Cleveland, Ohio, with field office locations in Lake Mary, Tampa and St. Petersburg, Florida; Atlanta, Georgia; Gaithersburg, Maryland; Burlington, Massachusetts; Detroit, Michigan; Buffalo and New York, New York; Raleigh and Charlotte, North Carolina; Pittsburg, Pennsylvania; Austin, Dallas, Houston, and San Antonio, Texas. This company is a national multifamily developer, contractor, and property manager. They offer an extensive range of projects and services to include, but not limited to, affordable housing, senior housing, student housing, luxury apartment homes, single family urban development, budget development, land development, design, building construction, general construction, project management, and property management. The NRP Group has developed over 28,000 units in twelve states, and manages over 18,000 residential units. In Texas, development has included over 10,000 units with 5,648 being in San Antonio.

This developer has received prior awards from SAHA and co-developed Mirabella Senior Apartments, San Juan Square I, San Juan Square II, the Gardens of San Juan Square, Costa Valencia, Costa Mirada, Costa Almadena and Alhambra Seniors with SAHA. They have also worked with Housing Authorities to include Beaumont Housing Authority, Housing Authority of the City of Austin, Dallas Housing Authority, Denton Housing Authority, Fort Worth Housing Authority, and Travis Housing Authority. Their San Antonio, Texas, projects include, but are not limited to, 2900 Broadmoor, Balcones Lofts, Belleza at Cresta Bella, Eagles Rest, Cevallos Lofts, Easterling Culebra Apartments, Emerald Village, Esperanza at Palo Alto, Junipers Edge, Landings at Marine Creek, Lucero Apartments, Mercantile Square, Palo Alto Apartments, Rio Lofts, Sterlingshire Apartments, The Baldwin at St. Paul Square, The Flats at Big Tex, The Kennedy at Brooks, The Starling, The Stella, The Upton at Longhorn Quarry, The Terrace at Haven for Hope, The Viridian, and Tobin Lofts.

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 5976
Map and Photo
Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 5976**

RESOLUTION 5976, AUTHORIZING THE SELECTION OF THE NRP GROUP LLC (NRP), DBA NRP LONE STAR DEVELOPMENT LLC, NRP HOLDINGS LLC, NRP MANAGEMENT LLC, AND NRP CONTRACTORS II LLC AS DEVELOPMENT PARTNER FOR ALAZAN APACHE COURTS AND AUTHORIZING THE PRESIDENT AND CEO, AND HIS DESIGNATED STAFF TO: FURTHER CLARIFY AND ENHANCE THE DEVELOPER'S PROPOSAL; NEGOTIATE A DEVELOPMENT AGREEMENT; SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ENSURE PERFORMANCE OF ALL OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on July 25, 2019, SAHA issued a Request for Proposal #1906-909-57-4940 for Development Partner for Alazan Apache Courts, which closed on September 4, 2019. Three responses were received in response to this solicitation. Presentations were conducted and Best and Final Offers were requested from the two highest rated proposers; and

WHEREAS, NRP Holdings LLC is the highest rated responsive and responsible proposer and is being recommended for contract award; and

WHEREAS, the terms of the affordable financing transactions would include a 60%/40% division of the developer fee between NRP and SAHA, respectively. Also proposed is a 40%/60% cash flow with SAHA receiving 60% of the cash flow. All fees associated with the inducement and management of the tax exempt bonds would be received by SAHA.

SAHA will be applying for 4% bonds. There is a limited amount of availability. Once funding is received, the parties will be able to create a development timeline; 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 5976, authorizing the selection of The NRP Group LLC, dba NRP Lone Star Development LLC, NRP Holdings LLC, NRP Management LLC, and NRP Contractors II LLC as development partner for Alazan Apache Courts and authorizing the President and CEO, and his designated staff to: further clarify and enhance the developer's proposal; negotiate a development agreement; submit applications for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and ensure performance of all other matters in connection therewith.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 7th day of November 2019.

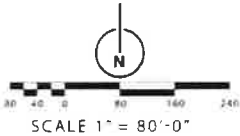
Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

ALAZAN-APACHE COURTS





- LEGEND
- ALAZAN COURTS PHASE 1
 - ALAZAN COURTS PHASE 2
 - ALAZAN LOFTS

ALAZAN MASTER PLAN
San Antonio, Texas
Illustrative Site Plan

Scoring Matrix - Interviews Development Partner for Alazan Apache Courts 1906-909-57-4940			
Criterion Description	Max Points Weight	Franklin Development Properties, Ltd.	NRP Holdings LLC
<u>Experience and Capacity of Team:</u>	1-5 35%		
<u>Rater 1</u>		4.00	5.00
<u>Rater 2</u>		4.50	5.00
<u>Rater 3</u>		4.00	5.00
<u>Total Score</u>		12.50	15.00
<u>Average Score</u>		4.17	5.00
<u>Weighted Score</u>		1.46	1.75
<u>Management plan, Technical Response, Design Concept and Development Plan:</u>	1-5 25%		
<u>Rater 1</u>		5.00	4.50
<u>Rater 2</u>		4.00	5.00
<u>Rater 3</u>		5.00	4.50
<u>Total Score</u>		14.00	14.00
<u>Average Score</u>		4.67	4.67
<u>Weighted Score</u>		1.17	1.17
<u>Financing structure and Plan:</u>	1-5 30%		
<u>Rater 1</u>		4.00	5.00
<u>Rater 2</u>		4.00	4.00
<u>Rater 3</u>		4.00	5.00
<u>Total Score</u>		12.00	14.00
<u>Average Score</u>		4.00	4.67
<u>Weighted Score</u>		1.20	1.40
<u>Strength of the Section 3 plan:</u>	1-5 5%		
<u>Rater 1</u>		4.00	3.50
<u>Rater 2</u>		4.00	3.00
<u>Rater 3</u>		4.50	4.00
<u>Total Score</u>		12.50	10.50
<u>Average Score</u>		4.17	3.50
<u>Weighted Score</u>		0.21	0.18
<u>Strength of the S/W/M/BE plan:</u>	1-5 5%		
<u>Rater 1</u>		3.50	3.00
<u>Rater 2</u>		2.00	2.00
<u>Rater 3</u>		4.00	4.00
<u>Total Score</u>		9.50	9.00
<u>Average Score</u>		3.17	3.00
<u>Weighted Score</u>		0.16	0.15
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.			
Category I:	5 (.25)		
Category II:	4 (.2)		
Category III:	3 (.15)		
Category IV:	2/.1		
Tota Weighted Score		4.19	4.64

Scoring Matrix - Initial Evaluation-updated Development Partner for Alazan Apache Courts 1906-909-57-4940				
Criterion Description	Max Points Weight	Franklin Development Properties, Ltd.**	ITEX Development, LLC	NRP Holdings LLC
<u>Experience and Capacity of Team:</u>	1-5 35%			
<u>Rater 1</u>		4.00	4.00	5.00
<u>Rater 2</u>		4.50	3.00	5.00
<u>Rater 3</u>		4.00	4.00	5.00
<u>Total Score</u>		12.50	11.00	15.00
<u>Average Score</u>		4.17	3.67	5.00
<u>Weighted Score</u>		1.46	1.28	1.75
<u>Management plan, Technical Response, Design Concept and Development Plan:</u>	1-5 25%			
<u>Rater 1</u>		4.00	3.50	4.50
<u>Rater 2</u>		4.00	3.00	5.00
<u>Rater 3</u>		5.00	4.00	5.00
<u>Total Score</u>		13.00	10.50	14.50
<u>Average Score</u>		4.33	3.50	4.83
<u>Weighted Score</u>		1.08	0.88	1.21
<u>Financing structure and Plan:</u>	1-5 30%			
<u>Rater 1</u>		5.00	2.50	4.50
<u>Rater 2</u>		4.00	2.00	4.00
<u>Rater 3</u>		4.00	2.00	4.00
<u>Total Score</u>		13.00	6.50	12.50
<u>Average Score</u>		4.33	2.17	4.17
<u>Weighted Score</u>		1.30	0.65	1.25
<u>Strength of the Section 3 plan:</u>	1-5 5%			
<u>Rater 1</u>		4.00	2.00	2.00
<u>Rater 2</u>		4.00	2.00	3.00
<u>Rater 3</u>		3.00	2.00	2.00
<u>Total Score</u>		11.00	6.00	7.00
<u>Average Score</u>		3.67	2.00	2.33
<u>Weighted Score</u>		0.18	0.10	0.12
<u>Strength of the S/W/M/BE plan:</u>	1-5 5%			
<u>Rater 1</u>		3.00	2.00	2.00
<u>Rater 2</u>		2.00	2.00	2.00
<u>Rater 3</u>		2.00	2.00	2.00
<u>Total Score</u>		7.00	6.00	6.00
<u>Average Score</u>		2.33	2.00	2.00
<u>Weighted Score</u>		0.12	0.10	0.10
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.				
<u>Category I:</u>	5 (.25)			
<u>Category II:</u>	4 (.2)			
<u>Category III:</u>	3 (.15)			
<u>Category IV:</u>	2 (.1)			
<u>Tota Weighted Score</u>		4.14	3.01	4.43

** Claimed Section 3 Preference but Development Division does not qualify

Advertisement List
Solicitation # 1906-909-57-4940
Development Partner for Alazan Apache Courts

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

Revised 7/17/19

Advertisement List
Solicitation # 1906-909-57-4940
Development Partner for Alazan Apache Courts

Associations /Vendors	Contact Name	Email	Notes
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
No Development Firms listed	As HUBs for Bexar	County, GC's only.	

Revised 7/17/19

Advertisement List
Solicitation # 1906-909-57-4940
Development Partner for Alazan Apache Courts

Associations /Vendors	Contact Name	Email	Notes
Homespring Residential Services	Ginger Miller Mike Hogan	gingermiller@hoganre.com mhogan@hoganre.com	
ABB Realty, Llc	William Aiyeojenku	willa@abbrealty.com	
CMC Development & Const	Christian Crenshaw	ccrenshaw@cmccorp.us	
Goodson Price Properties	Phillip Gutierrez	phillip@heroeslodge.org	
MONSOON REALTY LLC	Alisha Melvin	info@monsoonrealestate.com	
Sullivan Land Services, Ltd.	Patrick Puckly,	ppuckly@sullivaninterests.com	
Haydon Building Corp	Fritz Behrhorst	fbehhorst@haydonbc.com	
Dorado Development Co.	David Cummings III	david@doradodev.com	
Four Rivers Capital	Garrett Inman	garrett@fourriverscap.com	Access denied
Harrison Walker & Harper	Shea Johnson	sheajohnson@hwh1887.com	Rejected-invalid
Haydon Building Corp	Fritz Behrhorst	fbehhorst@haydonbc.com	
CMC Commercial Realty Group		info@cmcrealty.com	
First Industrial Realty Group	Royal Pratt	info@firstindustrial.com	
Franklin Development	Ryan Wilson Lucila Diaz Luis Noriega	ryan@franklindev.net Lucila@franklindev.net LNoriega@franklindev.net	
Timberwood Development		sales@timberwoodpark.com	
Live Oak Gottesman		general@liveoak.com	
Carleton Residential Properties		info@carletonrp.com	
Bakke Development		info@bakkedevcorp.com	
Laramar		inquiries@laramargroup.com	
Johnson Development Corp.	Michael Smith, Co-P	Michaels@johnsondev.com	
Koontz Corporation		marketing@koontzcorp.com	
NRP Group LLC	Beth Barker Diane Guerrero Robert Theis	BBarker@nrpgroup.com dguerrero@nrpgroup.com RThies@nrpgroup.com	
Mill Creek Residential		Info@MCRTrust.com	Exchange Error
McCormack Barron Salazar	Louis Barnardy Monique Chavoya	Louis.Barnardy@mccormackbaron.com monique.chavoya@mccormackbaron.com	
Embrey		melder@embreydc.com	Access denied
Asset Development		jacqueH@hescorp.org	Access denied
Hunt Companies	Brenda Christman	brenda.christman@huntcompanies.com	
	Megan De Luna Mitch Friedman Lisa Stephens	megan@pinnaclehousing.com mitch@pinnaclehousing.com lisa@pinnaclehousing.com	
Pinnacle Housing			
CB Development Services		cbdsi@cbdsi.com	Failed delivery
	Tom Messmer Onno Steger	tmessmer@industrialrealtygroup.com osteger@industrialrealtygroup.com	
Industrial Realty Grp			
Lynd Company	Lucy Defendini	ldefendini@lyndworld.com	Access denied
Oaktree Development		inquiry@oakdev.com	
	James Linsey Robert Tullis	jlinsey@gid.com rtullis@gid.com	
GID Development			
	Steadman Grisby Andrew Leslie	stedman@thebrownstonegroup.net andrew@thebrownstonegroup.net	
The Brownstone Group			

Revised 7/17/19

Advertisement List
Solicitation # 1906-909-S7-4940
Development Partner for Alazan Apache Courts

Associations /Vendors	Contact Name	Email	Notes
The Dinerstein Companies	Brian Dinerstein	Brian.Dinerstein@tdc-properties.com	
Tucker development		info@tuckerdevelopment.com	
Trammell Crow	Adam Nims	anim@trammellcrow.com	
Ryan Companies	Hunter Barrier David Knoll	hunter.barrier@ryancompanies.com david.knoll@ryancompanies.com Austin@ryancompanies.com	
McAlister Development Co.	Merritt Owings Anna Rogers	mowings@mcalistdevelopment.com arogers@mcalistdevelopment.com	
Paladino		info@paladinoandco.com	
Urban Space		contactus@urbanspacecommercial.com	Not found
Flaherty & Collins		INFO@FLCO.COM	
HKS	Mike Nicolaus Jason Schroer	mnicolaus@hksinc.com jschroer@hksinc.com	
Michael Wibracht		michael@210dg.com	
Garcia Const Group		amatheny@garciaconstructiongroup.net	Not found
Amtex Development	Sheri Wilhelm	swilhelm@amcalhousing.com	
Amcal Housing	Mark Morgan	mmorgan@amcalhousing.com	
RedLeaf Development	Bryan Kaminski Matt Whelan Rob Shands	bkaminski@redleaf-properties.com mwhelan@redleaf-properties.com rshands@redleaf-properties.com	
Catellus Development	Gregory Weaver Jessica Reynolds Sergio Negrete	gweaver@catellus.com jreynolds@catellus.com snegrete@catellus.com	
Atlantic & Pacific Communities	Dan Wilson	dwilson@apcompanies.com	
210 Development Group	Holly Thoman David Richardson	holly@210dg.com david@210dg.com	
YNDO Com Real State		steve@yndoco.com	
Koontz Corporation		marketing@koontzcorp.com	
GFR Development	Adam Schiller Mark Granados	schiller@gfrdevelopment.com granados@gfrdevelopment.com	
Birnbaum	Mike Birnbaum Greg Mann	mbirnbaum@birnbaumproperty.com gmann@birnbaumproperty.com	
Xylon Development		Contact@xylondevelopment.com	
Fulcrum development		fulcrum@fulcrumsa.com	
Christman		webmaster@christmanco.com	
Fallon Company		info@falloncompany.com	
Ryan	Jeff Smith	jeff.smith@ryancompanies.com	
McShane Development Co.	Kenneth Kristofek	kkristofek@conorcommercial.com	
KDC	Marc Flores	marc.flores@kdc.com	
Marque Real Estate Conslts	Daniela Medina	daniela@marqueconsultants.com	
Vesta Corporation	Kyle Ramsey	KRamsey@vestacorp.com	
Itex Development	Kenny Baugh Bobken Simonians	kenny.baugh@itexgrp.com bobken.simonians@itexgrp.com	
SAC Advisors	Ed Cross	ecross@sacadvisors.com	
AREA Real Estate	Davis Adelman	davida@areatx.com	
	Tim Cone	timothycone@gmail.com	

Revised 7/17/19

Development Partner for Alazan Apache Courts

Revised 7/17/19

Attachment A Scope of Services

HOUSING AUTHORITY OF SAN ANTONIO, TEXAS REQUEST FOR PROPOSAL FOR DEVELOPMENT PARTNER FOR THE ALAZAN APACHE COURTS

I. Program Requirements

The implementation of the Choice Neighborhood Transformation Master Plan will be coordinated and developed by the selected Development Partner. The implementation plan shall be consistent with the following minimum program requirements (the "Program"):

- A. Undertake the potential demolition of the existing units of public housing.
- B. Create new mixed income residential multi-family rental and homeownership units. This will result in a new, economically viable mixed-income community that includes residential and, if feasible, non-residential uses. The community may include a mixture of affordable and market rate rental and homeownership units as determined to be viable and advantageous to the overall development plan through the master planning process. The different affordability types should be mixed across all building types and located both on and off site.
- C. Community facilities and commercial development are envisioned to be components of the development plans to be more specifically determined in the master planning process. Development partner will assist in securing agreements with area agencies, local business and governments to provide services and activities that will support the success of transforming the area to a neighborhood of CHOICE.
- D. Design the community respectful of the City's RenewSA and "***Avenida Guadalupe Neighborhood Rebuilding Plans***" and in conformance with HUD's sustainability six livability principles.
- E. Create an environmental sustainable community by creating structures and using processes that are environmentally responsible and resource efficiently throughout a building's life cycle from siting to design, construction, operation, maintenance, and meet Build San Antonio Green Level II.
- F. Pursue funding and equity sources appropriate for the redevelopment program and leverage SAHA funding in a manner than maximizes the efficiency and effectiveness of public capital.
- G. Create a diverse community that is incorporated into the larger neighborhood, strengthens the economic vitality of the area and, to the extent feasible, supports the functions of daily life including education, recreation, retail and community facilities.

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- H. Provide public/private partnership alternatives for ownership, financing, development, property management, and community services.
- I. Develop a human services delivery system to help meet the needs of the residents of the new community and the surrounding neighborhood, including training and employment opportunities as well as community and supportive service programs for public housing residents.
- J. Promote Section 3 and SWM/DBE goals and objectives in constructing, developing and operating the new properties.

Role of SAHA

- A. SAHA will play the following roles in the planning and redevelopment of the Project:
 - **HUD Contact** - SAHA will manage and take responsibility for all communication with HUD, and the preparation and submission of program documents and evidentiaries and obtain all HUD approvals including but not limited to demolition/disposition approval and mixed finance approval. However, to the extent any such documents or evidentiaries are within the particular knowledge or responsibility of the Development Partner, SAHA will expect the Development Partner to prepare or assist in preparing such documents and evidentiaries as SAHA may direct.
 - **Provider of Capital Funding** - SAHA is prepared to grant, loan, or otherwise make available to the Development Partner Capital Grant or other funds for the redevelopment of the public housing units in the Project in an amount to be negotiated based upon the developer's ability to demonstrate such need. The Development Partner will be required to achieve the maximum leverage of SAHA funds by securing private, City and State funding and to secure all funding for non-public housing units. A pre-development budget will be created in consultation with SAHA and an agreement made as to how SAHA's funds will be leveraged.
 - **Provider of Operating Subsidies** - SAHA will make financial contributions toward the cost of operating the revitalized development in the form of federal operating subsidies for the public housing units. SAHA will not provide to the Development Partner any amount larger than what it receives from HUD less an amount it will retain for its monitoring and asset management functions. The provision of the operating subsidies will be contained in a Regulatory and Operating Agreement, the terms of which will be negotiated between SAHA and the selected Development Partner and approved by HUD. SAHA may also provide Section 8 Project Based Vouchers to the owner of the development.
 - **Land Owner** -It is SAHA's intent to enter into a long-term ground lease with the Owner/Entity of the project. The Development Partner shall develop the public housing units in a manner which will qualify them for any related Cooperation Agreements with the City of San Antonio, Texas as authorized by law if SAHA determines it will be in the best interest of the project.

Request for Proposals No. 1906-909-57-4940 Development Partner for Alazan Apache Courts

- **Relocation** -SAHA will undertake relocation of all residents from the site and will be responsible for relocating those former residents who are eligible for returning back to the redeveloped site.
- **Disposition** -SAHA will assume primary responsibility for the disposition application for the existing public housing units, unless otherwise directed by the developer.
- **Asset Manager** -SAHA will continue to have asset management responsibilities related to the public housing units as well as all other units in which SAHA or its affiliate has an ownership interest. SAHA will monitor and enforce the terms of its Lease(s) and the Regulatory and Operating Agreements with the Development Partner and require that all housing units be managed in accordance with applicable local, state and federal requirements. **Supportive Services** -SAHA will monitor the Development Partner in designing and implementing a Community and Supportive Services Plan during the redevelopment program.

III.Role of Development Partner

Throughout the redevelopment of the Project, the Development Partner will work closely with SAHA staff, the residents, SAHA's consultants, and the City of San Antonio, Texas and its consultants. The Development Partner will be responsible for ensuring that the final Transformation Master Plan is approved, financed, and implemented. The final Transformation Master Plan must create the blueprint for a successful, stable, diverse, safe, attractive and sustainable mixed-income community. In general, the goal of the Transformation Master Plan should be to ensure that all units are produced in a manner that renders the public housing units indistinguishable from those targeting to other income groups.

A. General Duties:

- **Oversee and Implement Redevelopment Efforts** -Provide the necessary staffing, expertise, supervision and guarantees to implement all aspects of the redevelopment fully and expeditiously as required by the Master Development Agreement.
- **Hire and Manage Consultants and Contractors Necessary to Implement the Project** - Procure other consultants and/or contractors and coordinate all tasks necessary to finalize the Master Plan and implement the Project according to the Agreement. At a minimum, the Development Partner's team will need to include consultants appropriate to cover the architectural, environmental review, market analysis, geo-technical studies, civil, mechanical and electrical engineering, and any other activities deemed necessary by the Development Partner and SAHA. Respondents are strongly encouraged to demonstrate participation on their team, whether by joint-venture arrangements or otherwise, of local expertise in areas of relevance to the development process, including LIHTC financing and construction matters.

- **Maintain Communication regarding Project Progress with SAHA, HUD and the Residents** - SAHA will establish a regular schedule of team meetings, in which the Development Partner will participate. Moreover, the Development Partner will be responsible for submitting monthly progress reports to SAHA, in such formats and media as SAHA might direct, on the project status and schedule, including but not limited to design, permits, financing, resident coordination, etc.
- **Develop and Maintain Quality Control Measures** - The Development Partner is responsible for ensuring the Project is constructed and managed with the highest quality materials and workmanship. The Development Partner will be required to implement quality assurance and control measures to ensure effective performance by all parties in all aspects of the program.
- **Develop and Maintain a Detailed Development Schedule and Critical Path Schedule** - Develop and maintain a detailed schedule of events, predicated on financing deadlines that include pre- development activities, construction start, project stabilization and permanent loan close. Develop a Critical Path Schedule for all phases of construction, and lease-up and stabilization.
- **Foster Resident Involvement in Project Implementation** - Facilitate and foster the involvement of public housing residents in the design and implementation of the TP Master Plan. In cooperation with SAHA, keep residents informed of the status of the revitalization, assist in providing job opportunities for residents during and after implementation, and assist/encourage resident businesses.
- **Be Responsive to Local Community, Neighborhood, and City Interests** - Promote and maintain good relations with community and neighborhood groups, and federal, state and local governments.

B. Pre-Development Duties:

- **Review the Market Analysis Addressing the Residential Components of the Plan** - In order to finalize the overall development Program, assess the market analysis that will, among other things, assist in determining the proper mix of rental vs. homeownership units, subsidized vs. market rate units consistent with the Program objectives; assist in determining the proper mix of any non- residential uses including community, recreational and commercial; and confirm that proposed rents (both residential and commercial) and housing prices are supportable in the local market.
- **Master Planning Process** - Plan, coordinate and assist the comprehensive Transformation Master Planning Process that will solicit meaningful input from all Alazan residents, stakeholders, the City of San Antonio, and SAHA. It is anticipated the Master Planning Process will take several weeks with multiple charrettes and will require several versions of site plans, renderings and other media to clearly articulate the Master Planning options.
- **Prepare Final Master Plan** - In consultation with SAHA, the residents, the City of San Antonio, and other interested stakeholders, prepare a detailed final Transformation Master Plan that supports the Program goals, feasibly achieves the unit counts envisioned, and is acceptable to SAHA and HUD.

- **Develop-a Homeownership Plan (if part of the Development Program)** - In cooperation with SAHA and per HUD requirements prepare a detailed plan for any subsidized and non-subsidized homeownership opportunities proposed for public and non-public housing residents.
- **Obtain Environmental Clearances** - In collaboration with SAHA, procure the necessary consultants and prepare the necessary documents to obtain environmental clearances from all interested agencies.
- **Plans and Specifications** - The Development Partner will be responsible for the coordination of the infrastructure and building plans and specifications in accordance with SAHA's design standards which will be subject to SAHA review.

C. Financing Duties:

- **Produce an Overall (PRELIMINARY) Financing Plan** - Produce an attainable financing plan for the overall redevelopment project. The overall financing plan will be developed in conjunction with the Master Plan and market analysis. The Master Plan shall reflect the realities of the financing plan and market analysis, while the financing plan will reflect the goals of the Master Plan. The financing plan must demonstrate a sensitivity and approach in using SAHA funds in the most efficient manner, maximizing leveraging of the HUD funds to the greatest extent possible, and providing funding for community and supportive services programs for residents of the project site. **If the CNI grant is successfully awarded the following steps will be pursued in the implementation grant.**
- **Prepare the Mixed-Finance Proposal/HUD Rental Term Sheet** - Provide required information for the preparation of any Mixed-Finance Proposals ("MFP"). SAHA shall submit the Mixed-Finance Proposal to HUD for review and shall prepare the evidentiary documents for which it is responsible and shall make all evidentiary submissions to HUD (as described in the Role of SAHA).
- **Financing Application(s)** - In accordance with the Agreement, the Development Partner will be required to pursue diligently and use best efforts to obtain all financing necessary to implement the Transformation Master Plan in a timely fashion, which may include, but not be limited to, tax credits, tax-exempt bonds, state and local funds and private debt.
- **Maximize the Leveraging of Public and Private Resources** - In accordance with the Master Development Agreement, maximize the leveraging of public and private resources by pursuing all reasonable sources of financing and utilizing a variety of partners and partnerships. Take full responsibility for securing all financing sources in a timely fashion. Coordinate discussion and negotiations with financial institutions and private partners. All financing terms are subject to review and approval by SAHA.
- **Obtain Equity Investment** - Using a SAHA-approved competition process, obtain equity financing commitment on the best terms currently available.
- **Guarantees** - In accordance with the Master Development Agreement, provide all guarantees required for the successful financing of the Project, including completion guarantees, operating deficit guarantees, and tax credit adjuster or recapture guarantees and guarantees of performance under the Agreement. SAHA will require that the Development Partner demonstrate financial ability to honor the guarantees, and indicate how they intend to honor the guarantees if necessary.

HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (210-477-6059)

Request for Proposals No. 1906-909-57-4940 Development Partner for Alazan Apache Courts

- **Operating Feasibility** - As required in the Master Development Agreement, structure such reserves and other "devices" as will reasonably guarantee the long-term operating feasibility of the Project, utilizing no more subsidy than committed by SAHA.
- **Accounting/Financing** - As to be provided for in the Agreement, maintain accounting records and ensure Project financing is available at the appropriate times and utilized in the appropriate manner.

D. Construction Duties:

- **Hire Qualified General Contractors and Oversee Construction Activities** - As to be provided for in the Master Development Agreement, the Development Partner will create and implement a process for selecting the most qualified General Contractor (if the General Contractor is not identified as member of the Development Team at the time the Proposal is submitted to SAHA). During construction, the Development Partner shall provide oversight, and management as deemed necessary, of construction activities by coordinating with all development team members and attending job-site meetings to ensure the expeditious implementation of construction activities.
- **Facilitate Necessary Site Improvements** - Pursuant to the Master Development Agreement, the Development Partner shall initiate and complete site work and infrastructure construction in collaboration with SAHA.
- **Implement Development Program** - In accordance with the Master Development Agreement and the final Transformation Master Plan approved by HUD, the Development Partner will develop all improvements associated with the development program, including multi-family and single-family units, community facilities and any commercial space.

E. Ownership and Asset Management Duties:

- **Organize Ownership Entity** - Upon completion of the Transformation Master Plan and its acceptance by SAHA, the selected Development Partner will be expected to organize an ownership entity and structure approved by SAHA.
- **Ensure the Short-and Long-Term Viability of the Redeveloped Projects** - Development Partner shall develop and implement marketing, re-occupancy, asset and property management plans that will ensure the short-and long-term viability of the Project.
- **Select and Manage a Property Management Firm for the rental units** - The Development Partner has the option of identifying a Property Management Firm as a member of the Development Team at the time the Proposal is submitted to SAHA or completing a SAHA approved solicitation process to identify and select a Property Management Firm.
- **Market and Lease-up the Rental Units** - The Development Partner shall create and implement a marketing and lease-up strategy for the rental units to ensure that stabilized occupancy is achieved in compliance with all applicable financing and land use agreements.

Request for Proposals No. 1906-909-57-4940 Development Partner for Alazan Apache Courts

- **Market and Sell the Homeownership Units** - The Development Partner shall develop and implement a Homeownership Plan including a marketing and sales plan and abide by sales structure and programming in accordance with applicable local, state and HUD regulations.

SAN ANTONIO HOUSING AUTHORITY

October 17, 2019

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 5977, AUTHORIZING THE MAJESTIC RANCH APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHT MAJESTIC LIVING GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING A BRIDGE LOAN FROM SAN ANTONIO HOUSING AUTHORITY IN AN AMOUNT UP TO \$2,000,000.00 IN MOVING TO WORK FUNDS (OR OTHER AVAILABLE FUNDS) TO THE PARTNERSHIP; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS A JOINT VENTURER IN THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

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David Nisivoccia
 President and CEO

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Timothy E. Alcott
 Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 5977, authorizing the Majestic Ranch Apartments transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low income housing tax credits; and authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in SAHT Majestic Living GP, LLC; and authorizing the financing for such transaction; and authorizing a bridge loan from San Antonio Housing Authority in an amount up to \$2,000,000.00 in Moving to Work Funds (or other available funds) to the Partnership; and authorizing San Antonio Housing Facility Corporation to serve as a joint venturer in the general contractor; and other matters in connection therewith.

FINANCIAL IMPACT:

The San Antonio Housing Facility Corporation (SAHFC) will receive 25% of the developer fee (\$1,175,000.00) and 90% of the cash flow from this project (approximately \$200,000.00 per year).

SUMMARY:

On February 7, 2019, this Board approved and SAHA selected Hogan Properties Company, Inc. dba Homespring Realty Partners to develop the Majestic Ranch Apartments, a new 288-unit multifamily project located at 4862 Callaghan Road and 118 Woodside Drive. As is our process, we informed the Board that we would bring this agenda item back to the Board once the financing was in place. The project is expected to cost approximately \$46,084,260.00 and will be

SAN ANTONIO HOUSING AUTHORITY**October 17, 2019**

a 4% tax credit project with all of the units leased to families at or below 60% of the area median income.

Rents on the project will be restricted to the following amounts:

Number of Bedrooms	Number of Units	Size (square feet)	Rent
1BR/1BA	24	761	\$798
1BR/1BA	24	761	\$798
1BR/1BA	48	761	\$798
1BR/1BA	4	778	\$798
2BR/2BA	156	982	\$958
3BR/2BA	32	1,202	\$1,107

These rents will be adjusted annually to reflect 30% of 60% of the area median income. The rent and income restrictions will remain in place for the next 30 years.

We are now asking the Board to authorize SAHFC'S participation in the project. SAHFC will create a limited liability company to serve as the general partner in the tax credit partnership, which will construct and own the project. SAHFC will also own the land and lease it to the tax credit partnership. Finally, they will serve as a joint venturer in the contractor for the project, which will enable the project to obtain a sales tax exemption.

SAHFC will have the option to acquire the project at the end of the 15-year compliance period for a price equal to the outstanding debt, exit taxes and other amounts owed to the limited partners under the partnership agreement.

The project will be financed with \$23,000,000.00 of tax exempt bonds issued by the San Antonio Housing Trust Finance Corporation, because they received a volume cap application for this project almost three years ago. Permanent financing will be provided by Bellwether Capital pursuant to a HUD loan in the amount of approximately \$29,200,000.00. The tax credits will be sold to CREA Real Estate for approximately \$15,286,199.00.

In order to facilitate the project, SAHA previously authorized a bridge loan to the project in an amount not to exceed \$2,000,000.00 in Moving to Work Funds or other available funds. The loan will be secured by the partnership interests in the partnership and is anticipated to be paid back prior to the completion of construction.

The Board of Commissioners is authorizing the financing for this project and execution of all of the documents necessary for the project.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 5977

Map of Project Location

Photo/Project Rendering

CERTIFICATE FOR RESOLUTION

The undersigned officer of the San Antonio Housing Authority authorizes its affiliated entity, the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (SAHFC) hereby certifies as follows:

1) In accordance with its bylaws, the Board of Commissioners of SAHA (Board) held a meeting on November 7, 2019 (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 5977, AUTHORIZING THE MAJESTIC RANCH APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHT MAJESTIC LIVING GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING A BRIDGE LOAN FROM SAN ANTONIO HOUSING AUTHORITY IN AN AMOUNT UP TO \$2,000,000.00 IN MOVING TO WORK FUNDS (OR OTHER AVAILABLE FUNDS) TO THE PARTNERSHIP; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS A JOINT VENTURER IN THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED AND SEALED this 7th day of November, 2019.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 5977**

RESOLUTION 5977, AUTHORIZING THE MAJESTIC RANCH APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHT MAJESTIC LIVING GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING A BRIDGE LOAN FROM SAN ANTONIO HOUSING AUTHORITY IN AN AMOUNT UP TO \$2,000,000.00 IN MOVING TO WORK FUNDS (OR OTHER AVAILABLE FUNDS) TO THE PARTNERSHIP; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS A JOINT VENTURER IN THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Majestic SA Apartments, LP, a Texas limited partnership (Partnership), and SAHT Majestic Living GP, LLC, a Texas limited liability company and its general partner (General Partner), have been formed to acquire and construct a 288-unit multifamily housing facility (Housing Facility) to be located at 4862 Callaghan Road and 118 Woodside, San Antonio, Texas (Project); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation (SAHFC) has agreed to (i) serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (Ground Lease), and (iii) serve as a joint venturer of the general contractor for the Project; and

WHEREAS, the Partnership has requested that the San Antonio Housing Trust Finance Corporation (Issuer) issue its Multifamily Housing Revenue Bonds (Majestic Ranch Apartments Project) Series 2019 or 2020 (Bonds) to finance the Project (Bond Financing); and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$23,000,000.00 and loan such proceeds to the Partnership; and

WHEREAS, in connection with the Bond Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to, a Trust Indenture, Loan Agreement, a Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing together with Ground Lessor Subordination and Joinder, a Ground Lease, an Official Statement, a Bond Purchase Agreement, and Remarketing Agreement (Bond Documents); and

WHEREAS, in connection with the financing, the Partnership will also obtain a loan from Bellwether Enterprise, as lender, secured by the United States Department of Housing and Urban Development pursuant to Section 221(d)(4) of the National Housing Act (HUD Loan) in an amount not to exceed \$29,200,000.00; and

WHEREAS, in connection with the execution of the HUD Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to, a Firm Commitment, a Note, a Multifamily Deed of Trust, Assignment of Rents and Security Agreement together with a Ground Lessor Subordination and Joinder, a Regulatory Agreement, a Replacement Reserve Agreement, Certificates of Borrower, and a Subordination Agreement (collectively, the HUD Documents); and

WHEREAS, the Developer, on behalf of the Partnership, has applied for approximately \$15,286,199.00 in low income housing tax credits (LIHTCs) from the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner and/or SAHFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (TDHCA Documents); and

WHEREAS, the Partnership will contribute approximately \$15,286,199.00 of equity to the construction of the Project, which will be raised from the sale of tax credits to CREA Majestic Ranch Apartments, LLC or an affiliate of such entity (Equity Financing); and

WHEREAS, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to, an Amended and Restated Agreement of Limited Agreement, a Development Agreement, Incentive Management Agreement, Property Management Agreement, a Right of First Refusal Agreement, and closing certificates (Equity Documents); and

WHEREAS, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loans, including but not limited to, a Community Development Block Grant loan from the City of San Antonio in the amount of \$1,250,000.00 (Subordinate Loans); and

WHEREAS, in connection with the Subordinate Loans, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to, a CDBG Program Agreement, a CDBG Real Estate Lien Note, a CDBG Deed of Trust, a CDBG Assignment of Leases and Rentals and a CDBG Declaration of Restrictive Covenant and any other ancillary agreements (Subordinate Loan Documents); and

WHEREAS, in order to provide additional funding for the Project, SAHA has authorized a bridge loan to the Partnership in an amount up to \$2,000,000.00 with an interest rate of 3.5% in Moving to Work funds (or other available funds) (Bridge Loan) for the Project; and

WHEREAS, in connection with the Bridge Loan, the Partnership, the General Partner, SAHA and/or SAHFC will be required to enter into certain agreements, including but not limited to, loan agreements, partnership interest pledge agreements, assignments, notes, and subordination agreements (Bridge Loan Documents); and

WHEREAS, to reduce the cost of the Project by eliminating the sales tax on the construction of the Project, SAHFC will serve as a joint venturer in the general contractor and enter into any required construction contracts and ancillary documents (Construction Documents); and

WHEREAS, the members of the Board of Commissioners of SAHA (Board) and their respective offices are as follows:

<u>Name of Board/Officer</u>	<u>Position</u>
Morris A. Stribling	Chair, Board of Commissioners
Jessica Weaver	Vice Chair, Board of Commissioners
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Marie R. McClure	Commissioner
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Ed Hinojosa	Chief Financial Officer
Muriel Rhoder	Chief Administrative Officer

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

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHA.

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

Section 1. The Project, the various forms of financing contemplated for the Project, including but not limited to, the Bond Financing, the Equity Financing, the Subordinate Financing, the Bridge Loan and the HUD Loan, and the terms of the Bond Documents, the Equity Documents, the Subordinate Loan Documents, the Construction Documents, the Bridge Loan Documents and the HUD Documents, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Bond Documents, the Equity Documents, the Subordinate Loan Documents, the Construction Documents, the Bridge Loan Documents, the HUD Documents, the Lease covering the Land, and all other documents relating to the Bond Financing, HUD Loan, the Equity Financing and the Subordinate Financing and the Bridge Loan to which the Partnership, the General Partner, SAHA and/or SAHFC is a party.

Section 3. The purchase of the Land, the lease of the Land, the acquisition of membership interest in the General Partner by SAHFC, and the role of SAHFC as a joint venturer of the general contractor for the Project are approved and the President, any Vice President, the Secretary, the Treasurer, the Executive Director, and any Assistant Secretary, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such transactions.

Section 4. The President, any Vice President, the Secretary, the Treasurer, and the Executive Director, any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 7th day of November 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

MAJESTIC RANCH - MAP



MAJESTIC RANCH - CLUBHOUSE

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MAJESTIC RANCH - UNITS



MAJESTIC RANCH - SITE RENDERING



San Antonio Housing Authority**October 17, 2019**

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO

Presented by: Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Adrian Lopez, Director of Community Development Initiatives; Arrie Porter, Consultant

RE: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

**SUMMARY**

The following describes the activities related to the three core components of the Choice Neighborhood Initiative: People, Housing and Neighborhood. The activities are associated with metrics submitted to the U.S. Department of Housing and Urban Development (HUD) on both a quarterly and annual basis.

CHOICE NEIGHBORHOOD GRANT ADMINISTRATION
<p>Monthly call to HUD was resumed and held on September 18, 2019.</p> <p>Budget Revision 19 was approved on September 13, 2019. Budget Revision 18 was submitted to HUD August 29, 2019, and approved August 30, 2019. This approval will allow the drawing down of all endowment funds.</p> <p>Choice dollars remaining in the grant under Critical Community Improvements that have not been obligated are approximately \$110,000.00. On July 31, 2019, SAHA proposed to use \$5,000.00 in the Park and \$51,000.00 for Public Improvements Phase I and II. In August, HUD had not agreed to allow SAHA to move these funds as it would require a reopening of the phase. On August 18, 2019, HUD informed SAHA that they would be approving no new activities within the CCI plan and any funds outstanding would be recaptured. As of September 13, 2019, the remaining balance in CCI was \$97,351.00 to be recaptured.</p> <p>The Endowment Trust Proposal has been approved, as of August 27, 2019. Budget Revision 18 is for the spread of the Endowment funds. Choice dollars remaining in the grant under Community & Supportive Services for the Endowment are \$572,464.00; however, after HUD's direction to move any unexpended dollars into the Endowment, that number is now \$692,551.00. The increase will pay for the outstanding payments to Urban Strategies. The \$692,551.00 was drawn down on September 4, 2019.</p> <p>FY 2020 Target Expend all CNI funds by September 2019 - All CSS, Administration and Housing Dollars were expended Establish Endowment by September 2019 - Target Met</p>
PEOPLE
<p>FY 2020 Target Expend all CSS funds and establish an endowment fund by September 2019 - Target Met</p>

Final Year Results**Original Goals:**

1. Begin with education and improve at every level.
2. Strengthen the relationship with CoSA Police Department and other partners to promote a safe neighborhood.
3. Improve and create new workforce career ladders and growing industries; make job creation a priority.
4. Ensure residents have access to wrap around services, including healthcare.
5. Ensure a sense of community, neighborhood stability and cohesion through promotion of programs and activities that bring people together.

Employment

Transformation Plan: 47%

Year 6: 77% +30 pts

Health

Transformation Plan: 37% of adults used the emergency room for healthcare purposes.

Year 5: 12% of adults used the emergency room for healthcare purposes. - 25 pts

Education

Transformation Plan: 5th Grade reading: 67% Met standard | 5th Grade Math: 65% Met standard

Year 5 - 5th Grade Reading: 63% | 5th Grade Math: 67%

Reading standards have fallen, while math standards have increased. The increase in math can be attributed to the increased rigor in STEM related curriculum. Urban Strategies Inc. will continue to address the need for improved academic proficiency and educational attainment by encouraging reading growth and engaging youth in innovative math activities.

Current Achievements

The five years of Urban Case management has reduced family conditions and improved stability among residents by reducing family risk scores by 64% (256 down to 92).

Overall Goal

Employment Goal: 55% of Population Employed - Exceeded Target

End of Grant Employed Individuals 69%

58% above the Federal Minimum Wage

28% above the Bexar County Average of \$10.00 per/hour

CHOICE CASE MANAGEMENT (Quarterly)**Wheatley Households****Objectives/Metrics**

- 124 Wheatley households remain on housing assistance.
- 169 households are no longer receiving housing assistance. Exit reasons include: evictions, abandonment, leaving after giving a 30-day notice to SAHA and death of head of household.

San Antonio Housing Authority

October 17, 2019

Accomplishments*Former Wheatley Households*

- 73 former Wheatley households are receiving housing assistance and +case management
- 51 households are receiving housing assistance, but have not been responsive to case management
- 5 households are not receiving housing assistance, but are being case managed

New Non former Wheatley households residing in replacement units*The Park at Sutton Oaks (49 Public Housing units)*

- 39 households are eligible for case management services
- 5 households are being case managed

East Meadows I (71 Public Housing + 8 Project Based Vouchers)

- 38 households are eligible for case management services
- 3 New Public Housing households are being case managed

Wheatley Park Senior

- 67 households are eligible for case management services
- 2 New Public Housing households are being case managed

+ Data is updated quarterly as part of Choice grant reporting.

Urban Strategies Inc. (USI) strength-based case management approach has resulted in a strong bond with residents and the community. USI has conducted monthly resident meetings beginning in December of 2013. During the years, USI began to identify the quiet leaders of the community and began mentoring those residents. In June of 2019, USI offered residents the opportunity to design, plan and implement the September resident meeting. Those quiet leaders accepted the challenge and on August 29, 2019, they held the first resident designed and planned meeting. These leaders have committed to continue to be accountable for monthly meetings at the East Meadows Apartments.

USI Case Managers have aligned resident needs and community resources that empower and provide stability for households in need of services. Community partners have realigned process and re-written programming in an attempt to meet the needs of the residents. With these tools in hand and the support from the surrounding community, Choice residents will continue their road to become stable and to thrive.

CHOICE EMPLOYMENT**Objectives/Metrics**Baseline in September 2013

47% of the able-bodied population is employed

FY 2018 Target

68% of the able-bodied population will be employed.

END OF USI SERVICES: 77% of Able-Bodied residents are employed.

***Able-bodied Residents: 110 Target Population (includes all former Wheatley residents in assisted housing)**

62 are active in Case Management

San Antonio Housing Authority**October 17, 2019****Objectives/Metrics**

* Individuals between the ages of 18-64 years of age and not disabled

Accomplishments

47 (77%) employed (24 full-time and 23 part-time) are in case management

- **4 of the employed residents are also in education or training**
- **7** new training enrollments this quarter
- **2** training completions this quarter
- **1** placed in job within three months of completing training or are participating in case management
- **7** able-bodied former Wheatley residents in case management are unengaged (not in work or training)

USI Employment

Total Population - 110

Able-bodied (ages 18-64) Employed Population - 62

There are currently 7 able-bodied unemployed case managed individuals.

Jobs Plus East (JPE) Updates**Objectives/Metrics**

Increase the number of residents employed by offering free training.

Case Management Support

Continued client support tracking through monthly updates, networking with Urban through emails, phone calls and scheduled monthly Case Manager's Practitioners' meeting to support co-enrolled clients, as needed.

High School Diploma Graduates from South Texas Leadership

- YTD - 23 Graduates - 2017-2019
- 8 of the High School graduates are Wheatley Relocated
- 1 - Graduated June 19, 2019, with an interest in Culinary Arts or Healthcare
- 1 - Completed High School Diploma July 26, 2019 and is employed

Wheatley Relocated Client Training updates - Current

- 1 - Start date of February 26, 2019, enrolled in Champion Real Estate School - Progressing
- 2 - Start date of June, 2019, 10 Week Parenting Classes for Foster Care - Completion Date - September 9, 2019
- 4 - waiting for training - referred to Worksource Solutions (Job and Career Refer) Job Search

Employment

- YTD - 29 of the Urban/Choice client referrals for support - 44% are employed
- 13 Employed - 11 maintained employment for 90 days; 1 - maintained employment for 30 days

Healthcare - Services Offered

Methodist Health Care Clinic - Children and Adults - Free eye care and screenings

Healthy Patient's Clinic - Specializes in Healthy Care Behavioral or Mental Issues for Children and Adults

Fee: \$5.00

San Antonio Housing Authority

October 17, 2019

Recruitment

- JPE staff continues to saturate the community with available resources, trainings, community events, and employment linkage via emails and three Early Headstart Centers (SAISD) Miller Child, Ella Austin, Carmelite Center and SAHA Communities - Sutton Oaks, Sutton Park, East Meadows, Cross Creek, and Beldon.

Events

- JPE hosts a weekly information presentation focusing on free available training at the Eastside Education Center.
- JPE assisted with the planning of the Resident Meeting at East Meadows. Monthly Report.
- JPE hosted a table at Martin Luther King Academy - Resource Fair.
- JPE hosts a table monthly for Baby Shower Events in collaboration with the Children's Shelter for expectant mothers in need of baby clothing.

Community Events - JPE Vendor - Set-up East Meadows Resident Services Community Events

Character Building for families - East Meadows community room. 7 in attendance - August 5, 2019

Parenting classes with Rita Lightbourn - East Meadows Community Room - 5 in attendance - August 6, 2019 (ongoing)

FY 2019 Target - 200

278 Enrolled

111 Employed

SEID YTD - \$22,050.00 - Quarterly

CHOICE RESIDENT TRAINING METRICS (URBAN)**Objectives/Metrics**

9: New enrollments in job training in the past quarter

Accomplishments Year 5

- 11: Adult High School Diploma Program
- 2: Associate's Degree
- 2: Bachelor's Degree
- 1: ESL
- 14: Workforce training (for specific field e.g., CNA or CDA)
- 16: Job readiness training (e.g., Starforce or Jobs Plus)
- 44: Residents have completed training or education to date

CHOICE RESIDENT HEALTH (URBAN)**Objectives/Metrics**

Residents have access to health care services and visit a doctor annually.

END OF YEAR RESULTS

- 97% of children have a medical home; 97% of children have health insurance; 100% of children have seen a doctor in the last 12 months
- 77% of adults have a medical home; 77% of adults now have health insurance; 88% of adults have seen a doctor in the last 12 months
- 8 residents have received services from Turner of Life Counseling

San Antonio Housing Authority**October 17, 2019****Accomplishments**

Medical Home: 88 or 77%; an increase of 5%

Health Insurance: 88 or 77%; an increase of 5%

Doctor visits in the last 12 months: 94 or 3%; an increase of 11%

CHOICE EDUCATION**Objectives/Metrics**

Increase the number of 5 year olds who are kinder-ready by 25%

80% of 3rd - 12th grade students improved academic performance in math and reading

80% four-year graduation rate

Accomplishments

USI intentionally connected youth to strong education options, while providing ongoing holistic family support. USI works with education partners to provide developmentally appropriate learning for youth. These educational opportunities have led to family stability, which enhanced student performance and engagement. USI measures educational success by tracking enrollment in early learning programs, participation in positive youth outcomes and parent involvement in their child's education. Providing youth with foundational skills early in life prepares them to accelerate in furthering their education and can provide a pathway out of poverty.

USI case-managed youth outcomes

Early Childhood: 61% of children ages 0 - 4 receive early childhood developmental services

School-aged Youth: 74% of youth ages 5 - 18 participate in positive youth activities

Parent Involvement: 53% of parents read to their child everyday

HOUSING**Final Year****Original Goals:**

1. Ensure one-for-one replacement of the assisted housing
2. Create an economically integrated community and maximize affordable housing
3. Include residents in all levels of planning and execution of the housing plan
4. Leverage substantial additional resources to ensure maximum impact in the neighborhood
5. Integrate the "Housing" component and other study area components, including anticipating future housing needs
6. Provide appropriate bedroom configurations that are energy efficient, sustainable, accessible, connected, and free from discrimination
7. Create a strong sense of community through community design

Current Achievements

1. Of the 246 replacement units, 208 have been completed to date.

San Antonio Housing Authority**October 17, 2019**

2. Twelve Facade Improvement grants have been provided to businesses within the Choice Neighborhood, which have assisted current small businesses, as well as, bring in new small businesses to the area.
3. Wheatley Choice Neighborhood residents have been engaged since the creation of both the Planning and Implementation grant submissions. They are included in all decision making regarding the housing to include the design, amenities, construction, naming and lease-up. They have also been engaged in the neighborhood improvement planning and implementation.
4. Choice Neighborhood was able to secure \$20,000,000.00 from the City of San Antonio, as well as, \$43 million in tax credits and private investments for the implementation of the Housing and Neighborhood components. In all, the \$29,750,000.00 Choice Neighborhood Implementation grant has provided for over \$180,000,000.00 in investment to this community.
5. Choice Neighborhood has acquired fifteen vacant lots, three of these lots have vacant structures that are in line for demolition in order to make way for owner occupied single family housing. Twelve two and three-bedroom homes are under construction on the vacant lots to provide affordable housing for buyers with incomes not to exceed 120% AMI. To maintain affordability, the homes can only be resold to a buyer meeting the 120% AMI standards for 20 years after the initial purchase. The homes are scheduled for completion by November 1, 2019. An additional sixteen homes are planned for future construction. The developer is responsible for funding the construction and selling the homes.
6. Choice has provided twenty Owner Occupied Rehab grants in the neighborhood. All twenty rehab projects have been completed.
7. The unit mix for all four housing phases provides for families of all income levels to reside at the new development. Each phase offers Public Housing, Section 8 or Project Based Voucher, affordable and market rate units.
8. The new development was designed to be inclusive of the surrounding community. Each building fronts the street with fencing only between the buildings for limited access to the public. A BiblioTech library was created on-site for use by residents of the new development, and by the surrounding community. Finally, the new Phillis Wheatley Park, which has completed construction, and is located between the East Meadows and Wheatley Park Senior Living community will provide a meeting, play and art space for the neighborhood.

Replacement Housing**Objective*****Replace all 246 units demolished at Wheatley Courts*****Accomplishments**The Park at Sutton Oaks - CNI Phase I (**49 PH replacement units**)

The development as a whole is 90 percent occupied.

East Meadows I - CNI Phase II (71 PH and 8 PBV = **79 replacement units**)

The development as a whole is 92 percent occupied.

Wheatley Park Senior Living - (44 PH and 36 PBV = **80 replacement units**)

The development as a whole is 95 percent occupied.

San Antonio Housing Authority**October 17, 2019****FY 2018 Target**

Complete 128 replacement units before the end of FY 2017 - Achieved goal

FY 2020 Target

Complete final 42 replacement units by December 2019 - Pending

To date, 208 replacement units have been completed.**Phase II - East Meadows Multi-Family Housing (215 Units)****Objective**

Complete 215 multi-family units by the end of October 2017. (Revised to March 2019)

Accomplishments

Current occupancy is 92 percent. Pre-leasing is at 96%. PH units are in the leasing process; however, residents have not yet moved into the units.

Half-Baths - Geofill was selected as the contractor for the East Meadows Phase I half baths. MBS has direct solicited three third party relocation specialists for proposals to determine the relocation plan and cost. Proposals will be reviewed by SAHA staff the first week of September to determine how to address relocation. Currently, MBS/TDHCA has requested that SAHA execute an amendment to the LPA identifying the addition of \$207,000.00 to the Operating Reserves. Once the LPA is amended and TDHCA approves, the process of releasing the 8609's will begin. The 8609's are necessary in requesting approval for the ½ bath construction from the investor, RBC. Now, Bracewell has received the amendment and SAHA is waiting for their approval to route the amendment for signature.

FY 2018 Target

Project closeout and conversion will occur January 2018 - Target Not Met

FY 2019 Target

Project closeout and conversion will occur March 2019 - Target Met (March 15, 2019)

Phase III - Wheatley Park Senior Living - Senior Building (80 Units)**Objective**

Develop eighty affordable units for seniors 62 years of age and older.

Accomplishments

The project is 100% complete. Current occupancy is 95% occupied and 98% leased.

FY 2018 Target

Complete the project by April 30, 2018, and lease up completed by June 2018 - Target Met

Phase IV - East Meadows II Multi-Family Housing (119 Units)**Objective**

Obtained an allocation of 9% tax credits on July 31, 2017.

San Antonio Housing Authority**October 17, 2019****Accomplishments**

Project is 56.79% complete as of August 31, 2019, Draw #14/#15 is currently being reviewed by DSNR. After Draw#14/#15, a total of \$3,601,232.00 will have been used out of the \$4M in HOME Funds. The balance of \$398,769.00 remaining in HOME Funds will be retained and paid at project completion. Draw #13/#14 for July 2019, has been funded. Cadence McShane is currently completing framing and roofing on the majority of buildings at all blocks. Siding and concrete paving continues at Block E and F. The contractor continues installing cabinets and counters at Block E Buildings. The contractor is in the process of acclimating the units to begin installing flooring. Construction meetings are being held with the owner, developer, architect and the contractor every two weeks. The next meeting will be held on October 8, 2019, to discuss Draw#15/#16 for September 2019.

FY 2018 Target

Close on financing by August 2018 - Not Met

FY 2019 Target

Close on financing by September 2018 - Target Met

FY 2020 Target

Expend all CNI housing funds by September 2019 - **Target Met**

Substantial Completion by December 30, 2019 - Pending

Public Improvements Phase I and II Construction**Objective**

Completion of Public Improvements for East Meadows and Wheatley Park Senior Living by end of October or early November 2017.

Accomplishments

A meeting was held with the City of San Antonio on August 29, 2019, to discuss what permit is needed to begin directional boring (horizontal directional drilling). The permit was issued and work began September 3, 2019. Work that is completed through September 6, 2019, will be sufficient to draw down the last \$88,000.00 of Choice funds before the September 15, 2019, deadline.

FY 2018 Target

Completion of Phase I and II Public Improvements by November 2017 - Target not met

FY 2020 Target

Completion of Phase I and II Public Improvements by November 2019 - Pending

Public Improvements Phase III**Objective**

Complete the final phase of Public Improvements in conjunction with the final housing phase.

Accomplishments

Per Draw #9 on August 29, 2019, the project is 37% complete. Since no Draw was submitted this month, it is estimated that they are approximately 50% complete on September 23, 2019. Street closures and trenching in the right-of-ways continue.

San Antonio Housing Authority**October 17, 2019****FY 2018 Target**

Commencement of Public Improvement work for final phase by July 2018 - Target not Met

FY 2019 Target

Commencement of Public Improvement work for final phase by September 2018 - Target not Met

Commencement of Public Improvements revised schedule December 2018 - Target Met

FY 2020 TargetExpend all CNI funds allotted for Public Improvements Phase III by September 2019 - **Target Met****Non-Replacement Housing - Phase I****Objective***Development and lease-up of 372 non-replacement units.***Accomplishments**

Phase I - The Park at Sutton Oaks – 159 non-replacement units were completed as of June 17, 2014.

Phase II - East Meadows I - 136 non-replacement units were completed as of December 2017.

Phase IV - East Meadows II - 77 non-replacement units will begin construction June 2018.

FY 2017 Target

Completion of 295 non-replacement units by June 30, 2017 - Target not met

FY 2018 Target

Completion of 295 non-replacement units by June 30, 2018 - Target met

FY 2020 Target

Completion of remaining 77 non-replacement units by December 2019 - Pending

*To date 295 non-replacement units have been completed.***Phillis Wheatley Park****Objective**

Create a public park on site, complete with a playground, art and covered sitting area.

Accomplishments

To date, the park is 100% complete. The Grand Opening was held on Thursday, September 12, 2019. DSNR staff is currently working with the general contractor to close-out the project administratively.

FY 2020 GoalExpend all CNI and CCI dollars allotted for the Park by August 2019 - **Target Met**

NEIGHBORHOOD

Final Year

Original Goals:

1. Increase green space
2. Implement Byrne Act - funded crime prevention and safety-enhancing activities in partnership with EPN to improve a sense of personal safety
3. Establish community gardens and produce a food co-op
4. Increase connectivity
5. Increase home ownership through infill housing and rehab of single family units
6. Prioritize neighborhood level retail and services
7. Promote a retail facade program
8. Create incentives for businesses to locate in the area

Current Achievements

1. Construction of the Phillis Wheatley Park is complete. On August 28, 2019, the Certificate of Occupancy was obtained from CoSA. The contractor is now scheduling CPS Energy to install the permanent electrical meter. A grand opening celebration is scheduled on September 12, 2019. Conveyance of the Park to the City of San Antonio will follow SAHA Board and HUD approval. The City of San Antonio will operate and maintain the park into perpetuity.
2. Terramark Urban homes continue to make progress on the construction of twelve single family Infill Homes scheduled for completion by November 1, 2019; however, unforeseen delays due to tariffs may impact construction on four of the twelve homes.
3. Merced Housing Owner Occupied Rehab - HUD approved our proposed strategy for remaining dollars, for completion of previously identified projects. All additional projects have been completed.
4. HUD also approved additional facade projects, for businesses who had previously undergone environmental, and required more improvements. SAGE administered these projects, as well. All additional projects have been completed.
5. The repurposing of the Good Samaritan Veterans Outreach and Transitional Center was completed in 2018, and is fully operational.
6. The Artist installation for the Phillis Wheatley park has been completed, and planting of two-hundred neighborhood trees was completed.

Overall Goal: Successfully complete remaining five CCI strategies

CRITICAL COMMUNITY IMPROVEMENTS (CCI)

Administrative-CCI Plan

FY 2018 Target

Completion of twelve Business Facade Improvement projects by June 30, 2018 - Target met

FY 2020 Target

All CCI funds expended with the exception of \$ 8,751.00 by September 2019

San Antonio Housing Authority

October 17, 2019

Infill - Vacant Lots
<p>Accomplishments Construction on Infill homes is ongoing. Tariffs may impact the timeline for completion of four of the twelve homes, due in November. Terramark is seeking a solution to allay this concern.</p> <p>FY 2019 Target HUD approval was received to utilize remaining Infill dollars for the enhancement of the Park and the Urban Farm.</p> <p>FY 2020 Target All CCI funds expended, with the exception of \$ 21,631.00 by September 2019 Completion of the first twelve infill homes by November 2019 - Pending</p>
Owner Occupied Rehab
<p>Accomplishments Merced Housing initiated rehab projects on a total of twenty homes. All projects are now complete.</p> <p>FY 2018 Target Rehabilitate twelve homes in the Choice footprint by December 31, 2018 - Target met</p> <p>FY 2019 Target Complete all initial and any additional projects above budgeted amount - HUD approved</p> <p>FY 2020 Target Expend all CCI funds by September 2019 - Target Met</p>
Business Facade Restoration
<p>Accomplishments HUD approved moving forward with all additional projects. All projects are complete.</p> <p>FY 2018 Target Award up to twelve grants for qualifying businesses - Target Met</p> <p>FY 2020 Target All funds expended with the exception of \$ 8,751.00 by September 2019 - Pending</p>
Urban Farm
<p>Farm build out is complete. Soil being prepped for groundcover to build soil content. Cover crop planting is set for fall 2019. Vegetable planting is set for 2020. Dialogue has started on the curriculum for the farm.</p> <p>FY 2017 Target Initiate Development of Urban Farm in the Choice Footprint - Target Met</p> <p>FY 2018 Target Initiate build-out of Farm - Not Met</p>

San Antonio Housing Authority**October 17, 2019****FY 2019 Target**

Initiate build-out of Farm - Target Met

Groundbreaking by June 2019 - Target Met

First planting by June 2019 - Target Not Met

FY 2020 Target

First planting by fall 2019 - Pending

All CCI funds expended by September 2019 - **Target Met****Neighborhood Beautification****Accomplishments**

Phillis Wheatley Park artist completed installation of art on July 25, 2019, and all artists funds have been expended. Maintenance on neighborhood trees is ongoing; however, Choice funding of neighborhood tree maintenance ends August 30, 2019.

FY 2017 Target

Selection of artists - Target met

FY 2018 Target

Completion of design, community meetings, and initiation of projects - Target met

FY 2019 Target

Selection of the general contractor - Target met

FY 2020 Target

All CCI funds expended with the exception of \$59,000.00 (Amount remaining on maintenance contract for neighborhood trees)

Completion of art installation by July 31, 2019 - **Target Met****ENHANCE PUBLIC INFRASTRUCTURE****Public Improvements (Streets, Sidewalks, Curbs, and Lighting)**

Improvements for Target Area III are scheduled for November 2019.

Accomplishments

Public Improvements in Target II completed

FY 2018 Target

Completion of curbs, streets, sidewalks, driveways and lighting in Target Area II - Target Met

FY 2019 Target

Completion of work in Target Area III - Not met

FY 2020 Target

Completion of work in Target Area III - Pending

San Antonio Housing Authority

October 17, 2019

REQUESTED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:


Empower and equip families to improve their quality of life and achieve economic stability.

ATTACHMENTS:

None.

SAN ANTONIO HOUSING AUTHORITY**October 17, 2019****MEMORANDUM**

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented by: Richard Milk, Director of Policy and Planning

RE: Strategic Plan Update

SUMMARY

The SAHA Strategic Plan was adopted in 2012, and established agency goals through 2020. An update process is currently underway to draft a new strategic plan. This memo describes the work that has been completed to date, as well as, immediate next steps.

TIMELINE

Jan 23, 2019	Q2 Work Session	SWOT exercise identified internal strengths / weaknesses, as well as external threats / opportunities
Feb 27	Steering Committee	Adopted Theory of Change (TOC) planning framework
Apr 5	Board Retreat	Discussed key planning and dashboard concepts (Navigation vs Operation; Goals vs Performance) and timeline
Apr 25	Q3 Work Session	Discussed future scenarios, drafted impact statement and outcomes
June - July	Sr. Team workshops	Refined TOC structure; drafted rationales, assumptions, barriers, and preconditions
July 24	Q4 Work Session	Prioritized 5-year outcomes for SAHA clients

IMPACT STATEMENT

In general, an impact statement describes the ultimate, long-term impact of the work.

- Draft impact statement: **“San Antonio Area has a high quality of life where all are thriving.”**
- The strategic plan impact statement was drafted in April and emphasizes the following:
 - SAHA’s impact is not limited to certain neighborhoods, but extends throughout the San Antonio area due to the regional nature of housing markets and household mobility
 - SAHA’s work has a broad impact on the quality of life of all San Antonians, as a

SAN ANTONIO HOUSING AUTHORITY**October 17, 2019**

result of the agency's concerted attention on the housing needs of low-income San Antonians

- Ultimate desired impact is "thriving" -- building on and going beyond stability and growth

QUALITY OF LIFE

Maslow's hierarchy of needs was identified as a useful framework to organize the plan around quality of life impact. Maslow's hierarchy is often used to study individuals' behavior and motivation. Sometimes displayed as a pyramid, the framework describes a sequence of motivation that starts with physical needs. In principle, each level must be satisfied before an individual is motivated to pursue needs at the next higher level.

When combined with the impact statement, the hierarchy of needs for the purposes of the SAHA strategic plan would be:

6. San Antonio Area (SAA) residents work toward the achievement of common good

5. SAA residents achieve their potential

4. SAA residents have sense of esteem and accomplishment

3. SAA residents have social needs met

2. SAA residents have stability and safety needs met

1. SAA residents have physical needs met

THEORY OF CHANGE

In general, a theory of change describes a sequence of necessary outcomes and preconditions that result in the ultimate desired impact, as described in the impact statement. The latest draft of the Strategic Plan theory of change is the product of multiple discussions with the full Senior Team, as well as, small-group work sessions.

The initial sequence of outcomes was drafted directly from Maslow's hierarchy of needs. The next version of the theory of change developed more specific outcomes that describe how Maslow's language applies to the context of the SAHA strategic plan. Subsequent iterations produced chains of preconditions, as well as, potential connections between outcomes at different hierarchy levels.

The latest working draft of the TOC highlights twenty-four general outcomes, without detailing all the preconditions. Each Maslow hierarchy level has at least one outcome. The level with the most outcomes is "stability and safety", with nine outcomes.

KEY POPULATIONS

Three populations have been identified as key populations for the strategic plan: SAHA clients, SAHA staff, and community / neighbors. Priority outcomes and implementation strategies are built around the desired impact on these key populations.

SAN ANTONIO HOUSING AUTHORITY

October 17, 2019

PRIORITY 5-YEAR OUTCOMES

The Senior Team undertook a prioritization exercise on July 24 to identify the most important high-level outcomes. The exercise focused on only one of the key populations: SAHA clients. Later exercises will focus on other key populations. The results of this exercise are the most important 5-year outcomes related to SAHA clients:

- 1. Supply of affordable quality units exist in sufficient quantities**
- 2. SAHA clients live in quality, affordable homes**
- 3. SAHA clients feel safe**
- 4. SAHA clients complete educational / vocational goals and are recognized / rewarded accordingly**

NEXT STEPS

1. Identify priority 5-year outcomes for SAHA staff
2. Develop 5-year and 1-year implementation plans for each 5-year outcome, to include metrics, targets, and strategies
3. Timeline goal: finalize implementation plans by December in order to be incorporated into budget cycle

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

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

ATTACHMENTS:

None.



STRATEGIC PLAN UPDATE

Operations and Choice Neighborhood
Committee Meeting

October 17, 2019

Today

2

1. Update
2. Next Steps

work so far

3

- | | |
|-----------|--|
| Jan 23 | Q2 Work Session: <i>SWOT exercise</i> |
| Feb 27 | Steering Committee: <i>Adopted Theory of Change (TOC) structure</i> |
| Apr 5 | Board Retreat: <i>Discussed Navigation vs Operation; Goals vs Performance</i> |
| Apr 25 | Q3 Work Session: <i>Drafted Impact Statement, Outcomes, and long-term opportunities and threats</i> |
| June-July | Sr. Team Workshops: <i>Refined TOC structure; rationales, assumptions, barriers, and preconditions</i> |
| July 24 | Q4 Work Session: <i>Prioritized 5-year outcomes for SAHA clients</i> |

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Strategic Plan Elements

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Diagnosis

- ✓ Lessons learned; Analysis of previous plan
- ✓ SWOT
 - ✓ Long view: critical trends

Theory of Change

- Theory of change
 - ✓ Impact statement / Guiding policy
 - ✓ Key outcomes
 - ✓ Preconditions, Rationale, Assumptions

Cornerstones (Operation)

- ✓ Values
- Key processes and operating parameters

5-year Outcomes (Navigation)

- 5-year outcomes (impacting clients)
 - 5-year Targets
 - 5-year Strategies
 - 1-year Implementation plans

Strategic Plan

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Impact Statement

5

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San Antonio Area has a high quality of life where all are thriving.

- SAHA's impact is not limited to certain neighborhoods, but extends throughout the San Antonio area due to the regional nature of housing markets and household mobility
- SAHA's work has a broad impact on the quality of life of all San Antonians, as a result of the agency's concerted attention on the housing needs of low-income San Antonians
- Ultimate desired impact is "thriving" -- building on and going beyond stability and growth

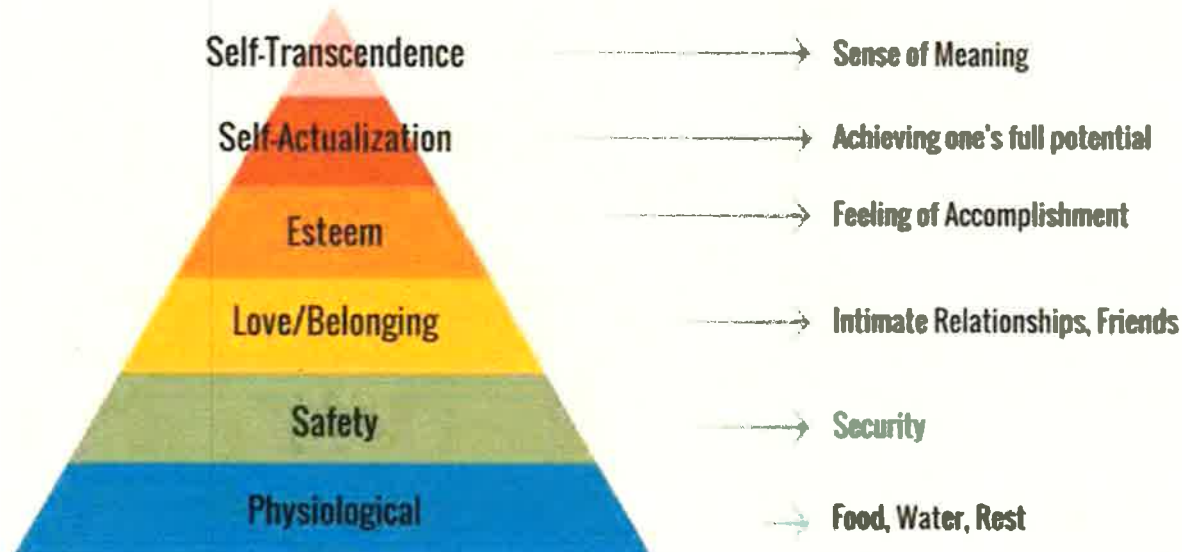
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How do we think about quality of life?

6

MASLOW'S NEW HIERARCHY OF NEEDS

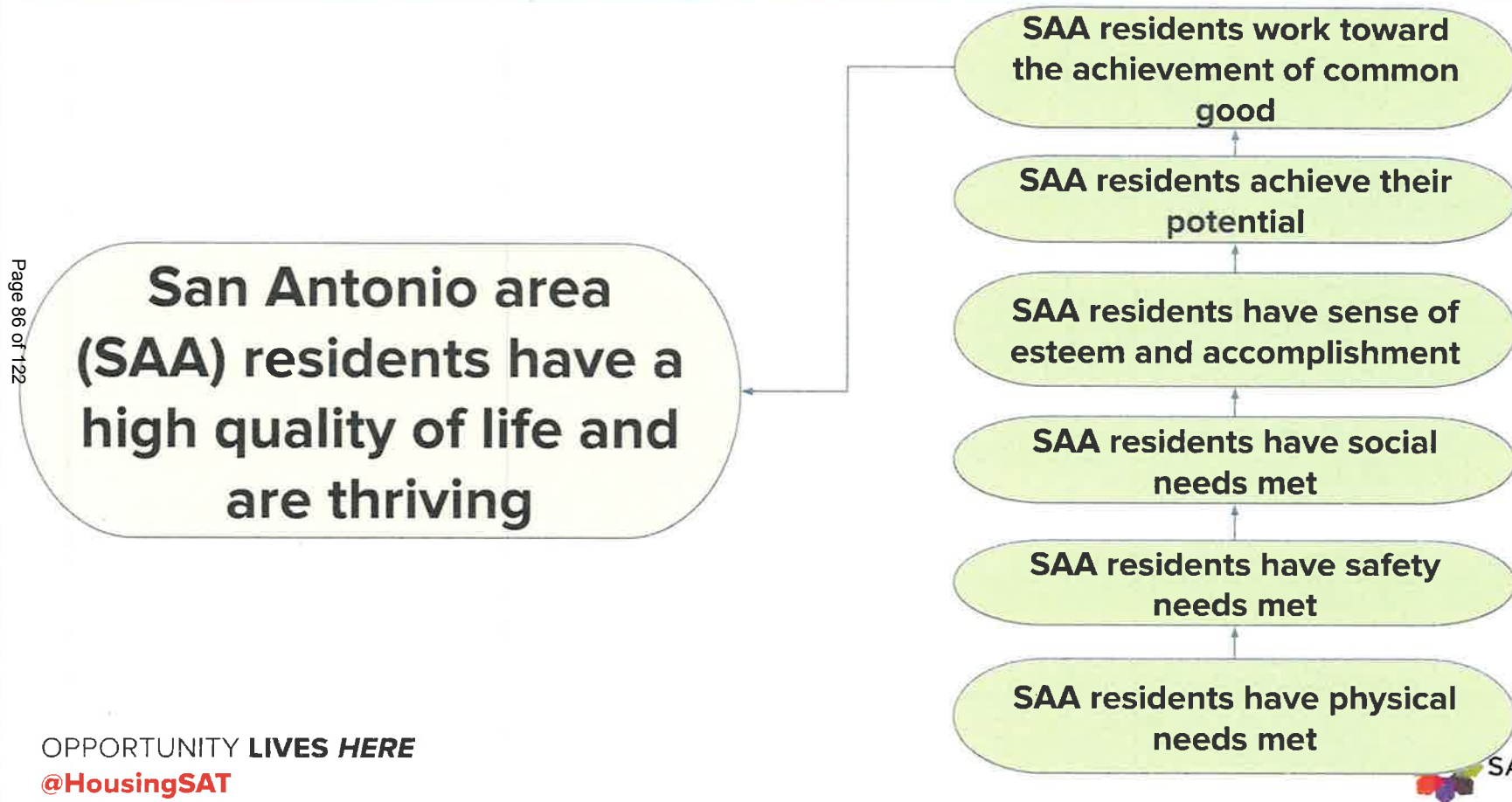


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Maslow Hierarchy = initial theory of change

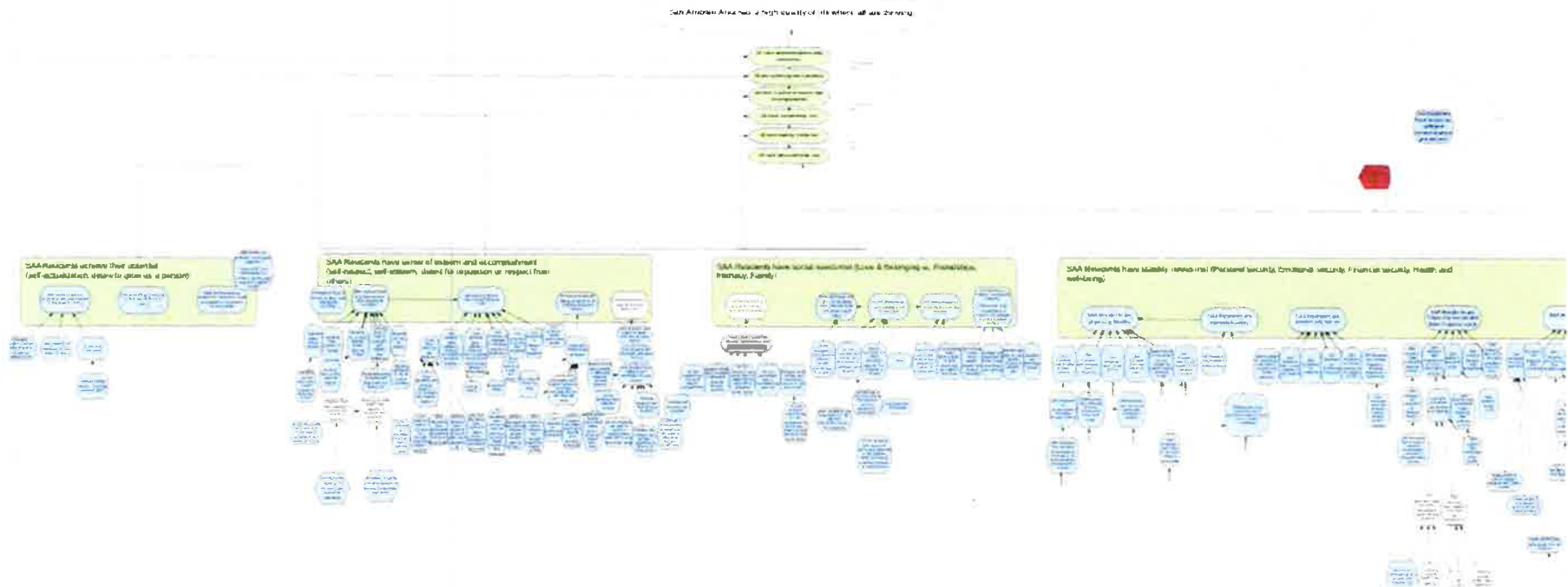
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Theory of Change, v2: Detailing each hierarchy level

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Theory of Change, vs.
connecting across hierarchy

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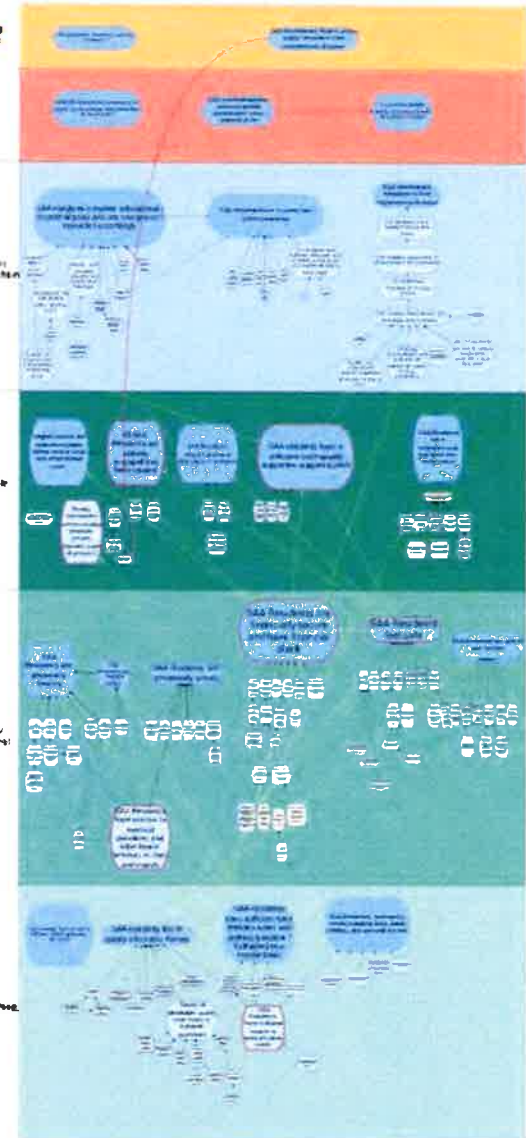
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15. The following table shows the number of people who have been convicted of a crime in the last 10 years. The number of people who have been convicted of a crime in the last 10 years is 1000. The number of people who have been convicted of a crime in the last 10 years is 1000.

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Small Business and Higher Education Partnership (Partnership) created by
Executive Order 13549, 7/20/06, 68 FR 40100, 40101, 40102, 40103, 40104, 40105, 40106, 40107, 40108, 40109, 40110, 40111, 40112, 40113, 40114, 40115, 40116, 40117, 40118, 40119, 40120, 40121, 40122, 40123, 40124, 40125, 40126, 40127, 40128, 40129, 40130, 40131, 40132, 40133, 40134, 40135, 40136, 40137, 40138, 40139, 40140, 40141, 40142, 40143, 40144, 40145, 40146, 40147, 40148, 40149, 40150, 40151, 40152, 40153, 40154, 40155, 40156, 40157, 40158, 40159, 40160, 40161, 40162, 40163, 40164, 40165, 40166, 40167, 40168, 40169, 40170, 40171, 40172, 40173, 40174, 40175, 40176, 40177, 40178, 40179, 40180, 40181, 40182, 40183, 40184, 40185, 40186, 40187, 40188, 40189, 40190, 40191, 40192, 40193, 40194, 40195, 40196, 40197, 40198, 40199, 40200, 40201, 40202, 40203, 40204, 40205, 40206, 40207, 40208, 40209, 40210, 40211, 40212, 40213, 40214, 40215, 40216, 40217, 40218, 40219, 40220, 40221, 40222, 40223, 40224, 40225, 40226, 40227, 40228, 40229, 40230, 40231, 40232, 40233, 40234, 40235, 40236, 40237, 40238, 40239, 40240, 40241, 40242, 40243, 40244, 40245, 40246, 40247, 40248, 40249, 40250, 40251, 40252, 40253, 40254, 40255, 40256, 40257, 40258, 40259, 40260, 40261, 40262, 40263, 40264, 40265, 40266, 40267, 40268, 40269, 40270, 40271, 40272, 40273, 40274, 40275, 40276, 40277, 40278, 40279, 40280, 40281, 40282, 40283, 40284, 40285, 40286, 40287, 40288, 40289, 40290, 40291, 40292, 40293, 40294, 40295, 40296, 40297, 40298, 40299, 40300, 40301, 40302, 40303, 40304, 40305, 40306, 40307, 40308, 40309, 40310, 40311, 40312, 40313, 40314, 40315, 40316, 40317, 40318, 40319, 40320, 40321, 40322, 40323, 40324, 40325, 40326, 40327, 40328, 40329, 40330, 40331, 40332, 40333, 40334, 40335, 40336, 40337, 40338, 40339, 40340, 40341, 40342, 40343, 40344, 40345, 40346, 40347, 40348, 40349, 40350, 40351, 40352, 40353, 40354, 40355, 40356, 40357, 40358, 40359, 40360, 40361, 40362, 40363, 40364, 40365, 40366, 40367, 40368, 40369, 40370, 40371, 40372, 40373, 40374, 40375, 40376, 40377, 40378, 40379, 40380, 40381, 40382, 40383, 40384, 40385, 40386, 40387, 40388, 40389, 40390, 40391, 40392, 40393, 40394, 40395, 40396, 40397, 40398, 40399, 40400, 40401, 40402, 40403, 40404, 40405, 40406, 40407, 40408, 40409, 40410, 40411, 40412, 40413, 40414, 40415, 40416, 40417, 40418, 40419, 40420, 40421, 40422, 40423, 40424, 40425, 40426, 40427, 40428, 40429, 40430, 40431, 40432, 40433, 40434, 40435, 40436, 40437, 40438, 40439, 40440, 40441, 40442, 40443, 40444, 40445, 40446, 40447, 40448, 40449, 40450, 40451, 40452, 40453, 40454, 40455, 40456, 40457, 40458, 40459, 40460, 40461, 40462, 40463, 40464, 40465, 40466, 40467, 40468, 40469, 40470, 40471, 40472, 40473, 40474, 40475, 40476, 40477, 40478, 40479, 40480, 40481, 40482, 40483, 40484, 40485, 40486, 40487, 40488, 40489, 40490, 40491, 40492, 40493, 40494, 40495, 40496, 40497, 40498, 40499, 40500, 40501, 40502, 40503, 40504, 40505, 40506, 40507, 40508, 40509, 40510, 40511, 40512, 40513, 40514, 40515, 40516, 40517, 40518, 40519, 40520, 40521, 40522, 40523, 40524, 40525, 40526, 40527, 40528, 40529, 40530, 40531, 40532, 40533, 40534, 40535, 40536, 40537, 40538, 40539, 40540, 40541, 40542, 40543, 40544, 40545, 40546, 40547, 40548, 40549, 40550, 40551, 40552, 40553, 40554, 40555, 40556, 40557, 40558, 40559, 40560, 40561, 40562, 40563, 40564, 40565, 40566, 40567, 40568, 40569, 40570, 40571, 40572, 40573, 40574, 40575, 40576, 40577, 40578, 40579, 40580, 40581, 40582, 40583, 40584, 40585, 40586, 40587, 40588, 40589, 40590, 40591, 40592, 40593, 40594, 40595, 40596, 40597, 40598, 40599, 40600, 40601, 40602, 40603, 40604, 40605, 40606, 40607, 40608, 40609, 40610, 40611, 40612, 40613, 40614, 40615, 40616, 40617, 40618, 40619, 40620, 40621, 40622, 40623, 40624, 40625, 40626, 40627, 40628, 40629, 40630, 40631, 40632, 40633, 40634, 40635, 40636, 40637, 40638, 40639, 40640, 40641, 40642, 40643, 40644, 40645, 40646, 40647, 40648, 40649, 40650, 40651, 40652, 40653, 40654, 40655, 40656, 40657, 40658, 40659, 40660, 40661, 40662, 40663, 40664, 40665, 40666, 40667, 40668, 40669, 40670, 40671, 40672, 40673, 40674, 40675, 40676, 40677, 40678, 406

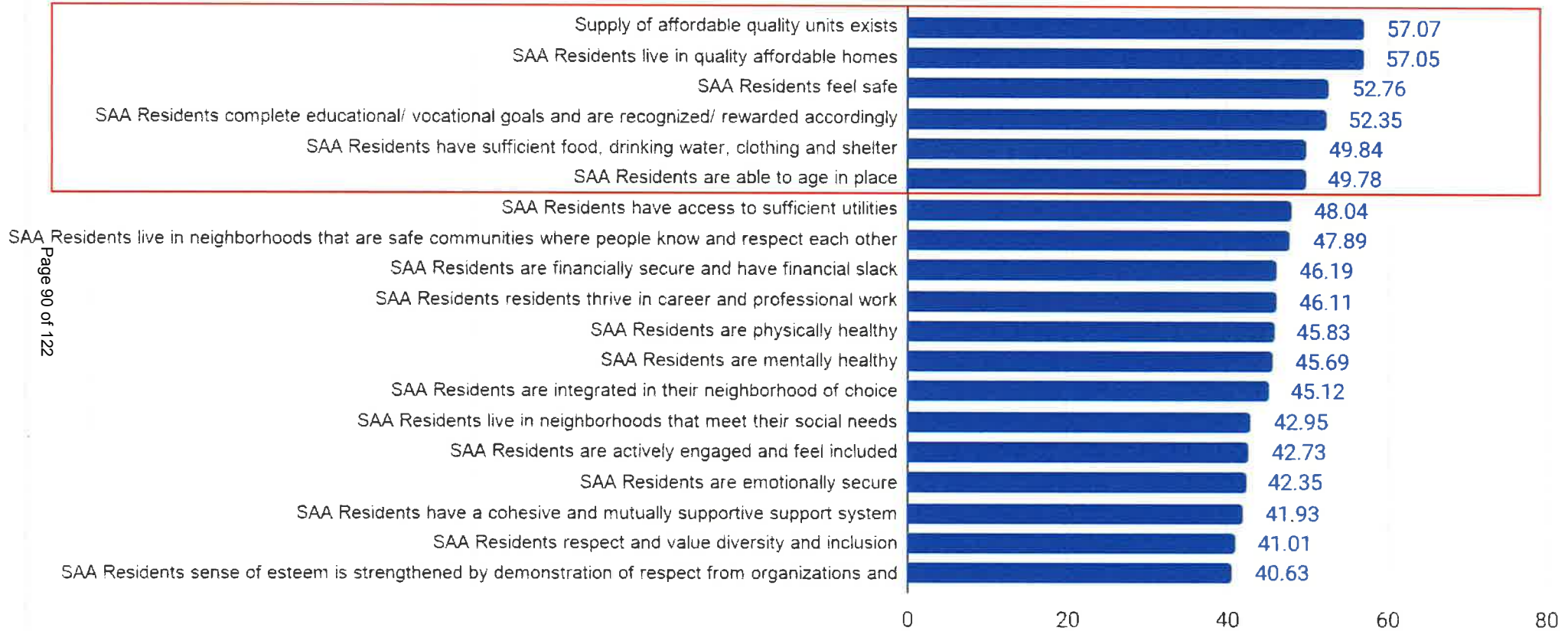
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Outcome Scores



July 24 Quarterly Meeting

Priorities Developed

12

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San Antonio Area Residents are interdependent with community (giving oneself to something beyond oneself, self-transcendence)

San Antonio Area Residents achieve (Buda potential (self-actualization, desire to grow as a person))

San Antonio Area Residents have sense of esteem and accomplishment (self-respect, self-esteem, desire for reputation or respect from others)

San Antonio Area Residents have social needs met (Love & Belonging: Friendships, Intimacy, Family)

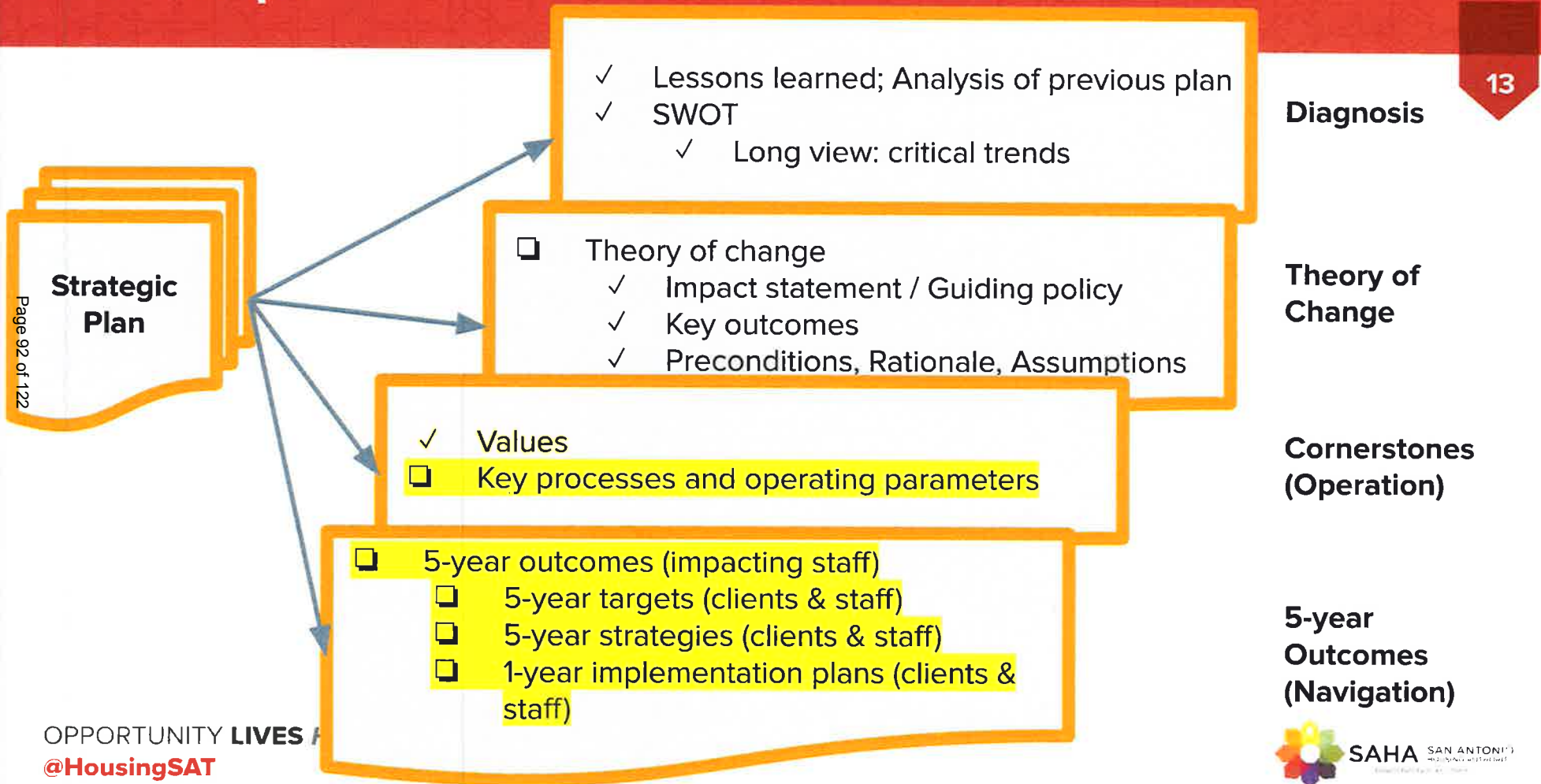
San Antonio Area Residents have stability needs met (Personal security, Emotional security, Financial security, Health and well-being)

San Antonio Area residents have physical needs met (food, water, shelter)



1. Supply of affordable quality units exist in sufficient quantities
2. SAHA clients live in quality, affordable homes
3. SAHA clients feel safe
4. SAHA clients complete educational / vocational goals and are recognized / rewarded accordingly

Next Steps



QUESTIONS?


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San Antonio Housing Authority**October 17, 2019****MEMORANDUM**

To: Operations & Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

Presented by: Richard Milk, Director of Policy and Planning

RE: Update and discussion regarding the FY2019 MTW Report

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) requires Moving to Work (MTW) Public Housing Authorities (PHAs) to annually submit an MTW Report detailing progress on MTW Activities and other items. SAHA submitted the latest MTW Report on September 30, 2019, to cover fiscal year 2019. This memo summarizes the key points.

Compliance Analysis

HUD uses the MTW Report, in addition to data in other HUD systems, to determine SAHA's statutory compliance with MTW requirements. The MTW Report indicates that SAHA is in compliance with those requirements:

- Maintain Number of Households Served
 - 18,198 Served (102% of 17,867 baseline)
- Serve at least 75% Low Income Households
 - 97% of households served are below 50% AMI
- Maintain proportions of Households Served by Household Size
 - Change within 2%, for all household sizes

Outcomes by Statutory Objective

SAHA has implemented many activities under the three MTW Statutory Objectives. The following summary lists how many MTW activities are underway under each objective, and also highlights cumulative outcomes across all MTW households and portfolios.

- Cost Efficiency: Five ongoing activities
 - From 2013-2019, SAHA estimates a total savings of \$3.5 million, due to MTW Activities.
- Housing Choice: Six ongoing activities
 - From 2014-2019, 755 new units at four properties have been made possible, due to MTW Activities. Of those units, 86% are Affordable to Low Income Households. Additionally, 10,131 households have been certified through the Early Engagement Program in that same time period.
 - In 2019, 32% of new admissions and existing voucher holders moved to a higher cost SAFMR Tier. This is an increase of 7% from the baseline established in FY2017.
- Education, Employment and Self-Sufficiency: Three ongoing activities and several MTW-funded initiatives
 - From 2014-2019, 361 households have transitioned to self-sufficiency throughout the agency. This figure is not directly linked to an MTW Activity, but reflects

San Antonio Housing Authority**October 17, 2019**

cumulative agency efforts. MTW Self-Sufficiency Activities are new pilots working with small populations. Additionally, more than 1,800 Jobs Plus/FSS Participants have been served annually, due to MTW funding support, during the same time period.

MTW Activities

MTW Activities are efforts that require a regulatory waiver from HUD, secured through the MTW Plan process. SAHA is managing fifteen ongoing MTW Activities, fourteen of which are covered in the scope of this MTW Report. Of those, a significant majority, seven, are on track. The following breaks down each activity by status:

- Seven activities are “On Track” and meeting or exceeding most benchmarks
- Three activities are “Behind Plan” and not meeting some benchmarks and are considered low concern
 - 11-9 Set asides: not meeting housing stability benchmarks
 - 13-2 Simplified Earned Income Disregard (SEID): not meeting employment benchmarks
 - 15-2 Elderly Preference at Public Housing Sites: slightly behind desired ratio of 80%/20%
- Three activities are “Off Track/Action Plan”. These activities are not meeting benchmarks and the Agency has committed to developing action plans in the first six months of FY2020 to address challenges.
 - 2 Pilot programs (17-1/-2): Action plans to address low enrollment
 - Early Engagement Program (EEP): Action plan to develop additional curriculum to address specific program negative exits
- One activity is not active
 - 14-3: Payment Standard Implementation timing

MTW Initiatives: Overview

MTW Initiatives are efforts that use only the MTW single fund flexibility (no waiver required). The following table lists SAHA's use of MTW fund flexibility in FY2019:

Projects	Uses as of 6/30/2019
Housing Assistance Payments for Local Housing Program	\$ 454
Community Development Initiatives	1,312,870
Capital Planning	364,147
Choice Neighborhood Initiative - Wheatley	6,223
Public Housing Rehabilitation	2,428,304
Total	\$ 4,111,998

Uses identified in this schedule are outside of the operating cost of the Section 8, Public Housing, and CFP programs, which comprise our MTW block grant.

MTW Initiatives: Community Development Initiatives (CDI)

The Agency uses MTW funds to support the Community Development Initiatives Department for MTW program administration and implementation. These funds allow the Agency to provide higher quality supportive services to residents than would otherwise be permitted by grant

San Antonio Housing Authority

October 17, 2019

funding alone. In addition, the Agency is able to more effectively engage with partners and leverage resources for the benefit of the residents.

PROPOSED ACTION:

None.

FINANCIAL IMPACT:

None at this time.

STRATEGIC GOAL:

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

ATTACHMENTS:

MTW Report Update Presentation
2019 MTW Report



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HOUSING AUTHORITY
Opportunity Lives Here

MTW Report FY2018-2019

Operations & Choice Neighborhood Committee
October 17, 2019

MTW Report

FY2018-2019

2

Today

- Report Elements
- MTW Compliance
- Statutory Objectives
- MTW Activities and MTW Initiatives

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MTW Report Elements

FORM 50900

3

- Short-term and Long-term MTW goals and objectives
- General Operating Information
 - Housing Stock
 - Leasing
 - Waiting List
- Approved MTW Activities
- Sources and Uses of MTW Funds
 - MTW Initiatives

Definitions



MTW Activity: identifies MTW efforts that require a regulatory waiver

MTW Initiative: identifies MTW efforts that use only the MTW single fund flexibility

MTW Compliance

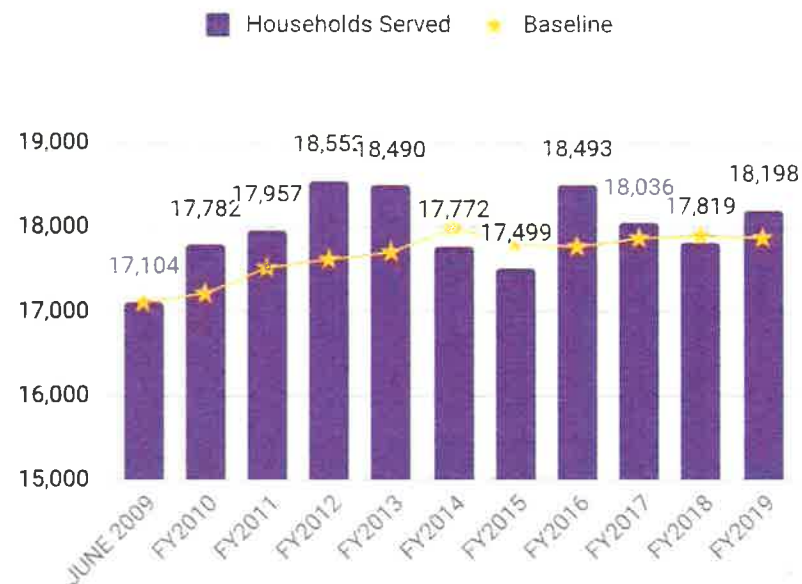
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SAHA continues to meet MTW requirements

1. 18,198 Served

- 102% of baseline
- Additional 331 households served

MTW Baseline Tracking



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MTW Compliance

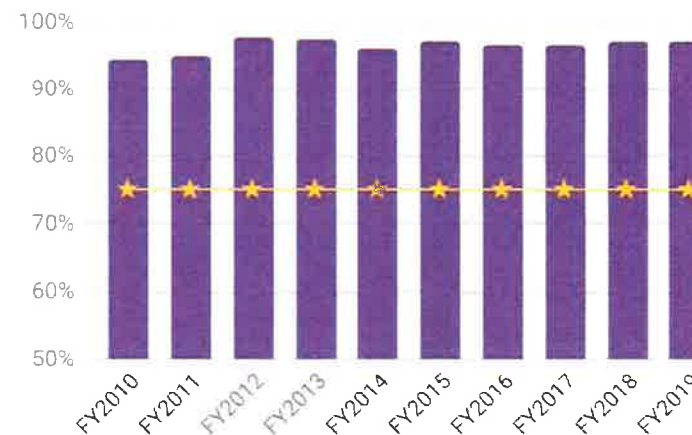
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SAHA continues to meet MTW requirements

2. 97% of Households are below 50% AMI
 - Goal is at least 75%

Households by Area Median Income

■ Low Income Served (%) ★ Statutory Requirement (at least 75%)



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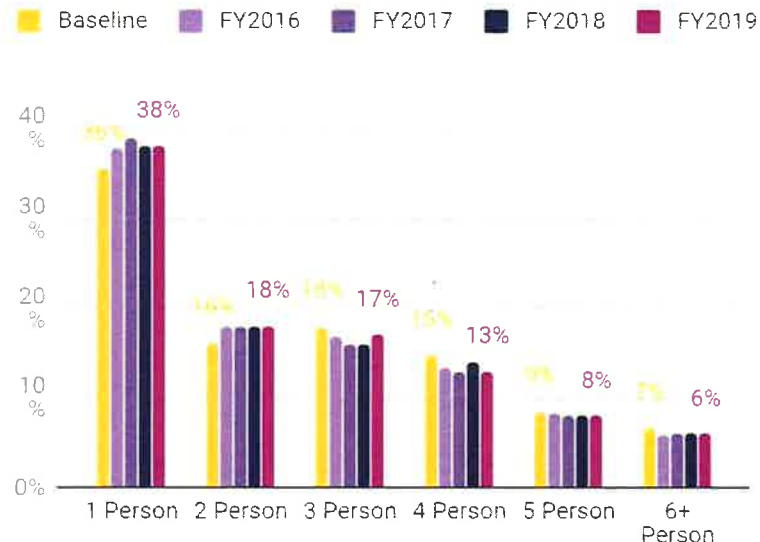
MTW Compliance

6

SAHA continues to meet MTW requirements

3. Comparable household size mix
 - Goal is within 5% of baseline for all household sizes
 - Allowable deviations for demographic changes

Households by Size



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MTW Statutory Objectives

7



Cost Efficiency/Effectiveness

Reduce cost and achieve greater cost effectiveness in Federal expenditures



Housing Choice

Increase housing choices for low income families



Self-Sufficiency

Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient

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Cost Efficiency/Effectiveness

MTW Statutory Objective

8

General

13-4- Housing Quality Standards Inspection of SAHA-owned non-profits by SAHA inspectors

14-3- Faster Implementation of Payment Standard Decreases (HCV)

Alternative re-examination schedules

19-1- Alternative Recertification Process (HCV & PH)

HCV rent reform

14-6- Rent Simplification / 15-4- Simplified Utility Allowance Schedule

15-1- MDRC (research firm partnered with HUD) / HUD Rent Study

\$3.5 million
saved since
FY2013



FY19 Update

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Housing Choice

MTW Statutory Objective

9

Unit/Place-based

- 11-1e- Preservation and Expansion of Affordable Housing
- 15-3- Modified Project Based Vouchers

Supportive Housing

- 11-9- Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services

Resident Engagement & Quality of Life

- 14-2- Early Engagement Program (EEP)
- 15-2- Elderly Admissions Preference at Select Public Housing Sites

Mobility Initiative

- 19-1- Local Small Area Fair Market Rent (SAFMR) Implementation

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Since 2014,
755 new units at 4
properties-- **86%**
affordable

10,131 certified
through EEP

+7% moving to
higher cost SAFMR
Tier (2) than FY2017



FY19 Update



SAHA SAN ANTONIO
HOUSING AUTHORITY

Self-Sufficiency

MTW Statutory Objective

10

Program Enhancement

13-2- Simplified Earned Income Disregard (S-EID) (Public Housing)

Pilot Programs

17-1- Time Limited Working Referral Program

17-2- Restorative Housing Pilot Program

MTW Initiatives: CDI Program administration & implementation

Holistic Case Management

Education Partnerships

Resident Ambassador Empower Program

Summer Youth Program

Health and Wellness

Since 2014, **361**
households have
transitioned to
self-sufficiency

More than **1,800**
Jobs Plus/FSS
Participants Served



FY18 Update

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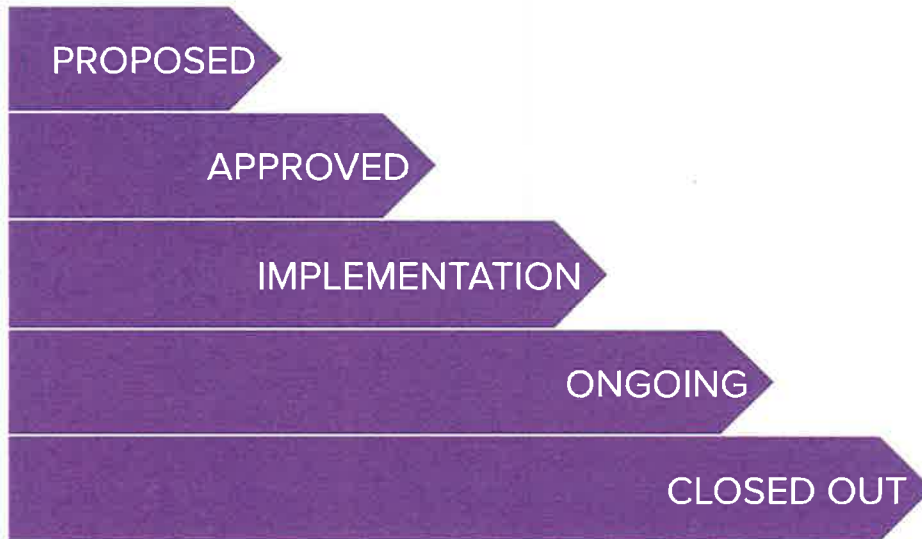


MTW Activities

Life Cycle

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MTW Activities Approved
by Fiscal Year Approved and Current Status



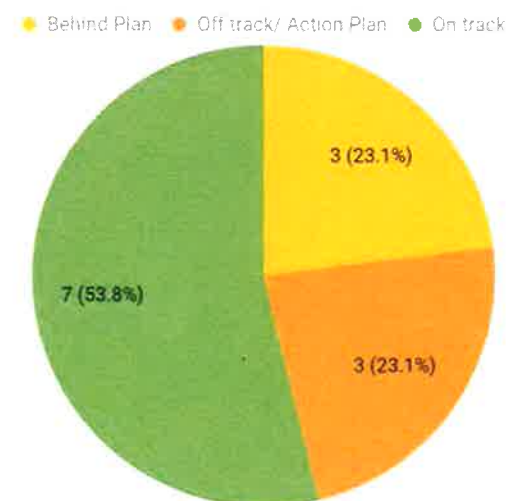
MTW Activities Ongoing

Progress Update

12

- On Track: meeting or exceeding most benchmarks (7)
- Behind Plan: not meeting some benchmarks, low concern (3)
 - 11-9 Set asides: not meeting housing stability benchmarks
 - 13-2 SEID: not meeting employment benchmarks
 - 15-2 80/20 Mix at PH sites: slightly behind desired ratio
- Off track/Action Plan: not meeting benchmarks and action plans to be developed in FY2020 (3)
 - 2 Pilot programs (17-1/-2): Action plans to address low enrollment
 - 14-2 EEP: Action plan to develop additional curriculum to address specific program negative exits
- Waiver not used (1)
 - 14-3: Payment Standard Implementation timing

Ongoing MTW Activities Status Update



MTW Funds

Uses of MTW Funds in the Plan Year

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Projects	Uses as of 6/30/2019
Housing Assistance Payments for Local Housing Program	\$454
Community Development Initiatives	1,312,870
Capital Planning	364,147
Choice Neighborhood Initiative - Wheatley	6,223
Public Housing Rehabilitation	2,428,304
Total	\$ 4,111,998

Uses identified in this schedule are outside of the operating cost of the Section 8, Public Housing, and CFP programs which comprise our MTW block grant.

QUESTIONS?

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San Antonio Housing Authority

October 17, 2019

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Thomas Roth, Director of Asset Management

RE: Quarterly Update of Public Housing Capital Projects

SUMMARY:

At the Asset Management meeting held on January 18, 2018, the Board of Commissioners requested quarterly status updates on capital projects contemplated under the Public Housing 5 Year Capital Plan. Below is a quarterly status update of projects completed, in process, and under development, as of September 30, 2019:

Completed Projects:

Blanco Apartments (100 units)

906 W. Huisache

The Blanco Apartment basement structural repairs and waterproofing project was completed on June 27, 2019, at a cost of \$419,491.00.

T. L. Shaley (66 units)

4827 Pettus

The T.L. Shaley project of rebuilding a two-unit duplex that was destroyed by fire is substantially complete with a completion cost of \$247,346.00.

Villa Tranchese (201 units)

307 Marshal

The Villa Tranchese central air conditioning chiller replacement was completed on April 10, 2019, at a cost of \$545,298.00.

Projects In Process:

Fair Avenue (216 units)

1215 Fair Avenue

The Fair Avenue project for the installation of a fire sprinkler system and alarm system upgrade is scheduled for completion on August 4, 2020, at a projected cost of \$3,650,000.00.

Victoria Plaza (185 units)

411 Barrera Street

The comprehensive modernization is underway at Victoria Plaza. This project consists of the following work: mechanical, electrical, plumbing systems, elevator overhaul, installation of fire sprinkler/alarm system, window replacement, installation of individual unit HVAC system, unit interior upgrades, upgrades to office space, common areas, and will also include the addition of a flex room for preventive wellness services. The project should be completed by February 2020,

San Antonio Housing Authority**October 17, 2019**

at an estimated cost of up to \$19,547,318.00.

Villa Tranchese (201 units)**307 Marshal**

The Villa Tranchese installation of a fire sprinkler system and an alarm system upgrade is scheduled to be completed on August 24, 2020, at a projected cost of \$2,659,000.00.

Projects in Planning:**Cassiano Homes (499 units)****2919 S. Laredo**

Cassiano Homes is scheduled for restoration of seven offline units. The Request for Proposal was released April 2019. The estimated start date is November 2019, at a projected cost of \$1,100,000.00 funded by both Capital Fund Program funds and insurance proceeds.

In addition, foundation repairs for the 2424 Chihuahua building are planned. The estimated cost is \$200,000.00. The Release of Request for Proposal and estimated start date are to be determined.

College Park (78 units)**2011 N. Flores**

College Park passenger elevator #2 is scheduled for cylinder replacement/repairs. Release of a Request for Proposal will not be needed. The estimated start date is to be determined. The estimated cost is \$74,800.00.

Highview (68 units)**1351 Rigsby**

Storm drainage repairs is planned for Highview. Release of Request for Proposal and estimated start date are to be determined. The estimated cost is \$161,200.00.

Madonna (60 units)**7710 Madonna**

Boiler replacement and repairs are planned for Madonna. Release of Request for Proposal and estimated start date are to be determined. The estimated cost is \$100,000.00.

Parkview (153 units)**114 Hickman**

Roof replacement and repairs to exterior panels are planned for the Parkview Apartments. The Request for Proposal was released in July 2019. Projected submission to the Operations Committee is November 2019 with an estimated start date in December of 2019. The project cost is estimated at \$1,300,000.00.

San Pedro Arms (16 units)**2103 San Pedro**

San Pedro Arms passenger elevator is scheduled for modernization. Release of a Request for Proposal will not be needed. The estimated start date is still to be determined. The estimated cost is \$90,145.00.

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Villa Hermosa (66 units)

327 N. Flores

Villa Hermosa is scheduled for an HVAC replacement. Release of Request for Proposal and estimated start date are to be determined. The estimated cost is \$1,015,200.00.

Villa Veramendi (166 units)

615 Barclay

Roof repairs is planned for Villa Veramendi. Release of Request for Proposal and estimated start date are to be determined. The estimated cost is \$950,000.00.

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Capital projects are being funded by a combination of Capital Fund Program (CFP), Moving to Work (MTW) Funds, insurance loss proceeds, and available reserves.

STRATEGIC GOAL:

Preserve and improve existing affordable housing units.

ATTACHMENTS:

Summary Chart

Photos

PH Capital Project Status Update - Oct Ops 2019

Completed

Property	Description	Funding Source	Board Approved Amount	Final Contract Amount	Completion Date
Blanco	Basement Structural & Waterproofing Repairs	Capital Fund Program (CFP)	\$ 521,167.38	\$ 419,491.00	06-27-19
T.L. Shaley*	Fire Restoration	CFP, Insurance Proceeds	\$ 254,699.99	\$ 247,345.76	09-19-19
Villa Tranchese	Chiller Replacement	CFP	\$ 521,167.38	\$ 545,298.00	04-10-19
Total			\$ 1,297,034.75	\$ 1,212,134.76	

In Progress

Property	Project Description	Funding Source	Board Approved Amount	Obligated Amount	Estimated Completion Date
Fair Avenue	Fire Sprinkler & Alarm Upgrade/Installation	CFP	\$ 4,197,500.00	\$ 3,650,000.00	08-04-20
Victoria Plaza	Comprehensive Modernization	CFP, MTW, Scattered Sites Net Proceeds	\$ 19,547,318.00	\$ 18,820,460.04	02-18-20
Villa Tranchese	Fire Sprinkler & Alarm Upgrade/Installation	CFP	\$ 3,057,850.00	\$ 2,659,000.00	08-24-20
Total			\$ 26,802,668.00	\$ 25,129,460.04	

Planning

Property	Project Description	Funding Source	Estimated Contract Amount	Estimated Release of RFP	Estimated Submission Date to Ops	Estimated Start Date
Cassiano**	7 Offline Unit Restoration	CFP, Insurance Proceeds	\$ 1,100,000.00	April 2019	Sept 2019	Nov 2019
Cassiano	2424 Chihuahua - Foundation	CFP	\$ 200,000.00	TBD	TBD	TBD
College Park	Elevator #2 - Cylinder Replacement	CFP	\$ 74,800.00	N/A	N/A	N/A
Highview	Storm Drainage	CFP	\$ 161,200.00	TBD	TBD	TBD
Madonna	Boiler Replacement	CFP	\$ 100,000.00	TBD	TBD	TBD
Parkview	Roofing, Exterior Panels	CFP	\$ 1,300,000.00	July 2019	Nov 2019	Dec 2019
San Pedro Arms	Elevator Modernization	CFP	\$ 90,145.00	N/A	N/A	N/A
Villa Hermosa	HVAC	CFP	\$ 1,015,200.00	TBD	TBD	TBD
Villa Veramendi	Roofing	CFP	\$ 950,000.00	TBD	TBD	TBD
Total			\$ 4,991,345.00			

* Substantially complete

** CFP \$803,317; Insurance \$296,682

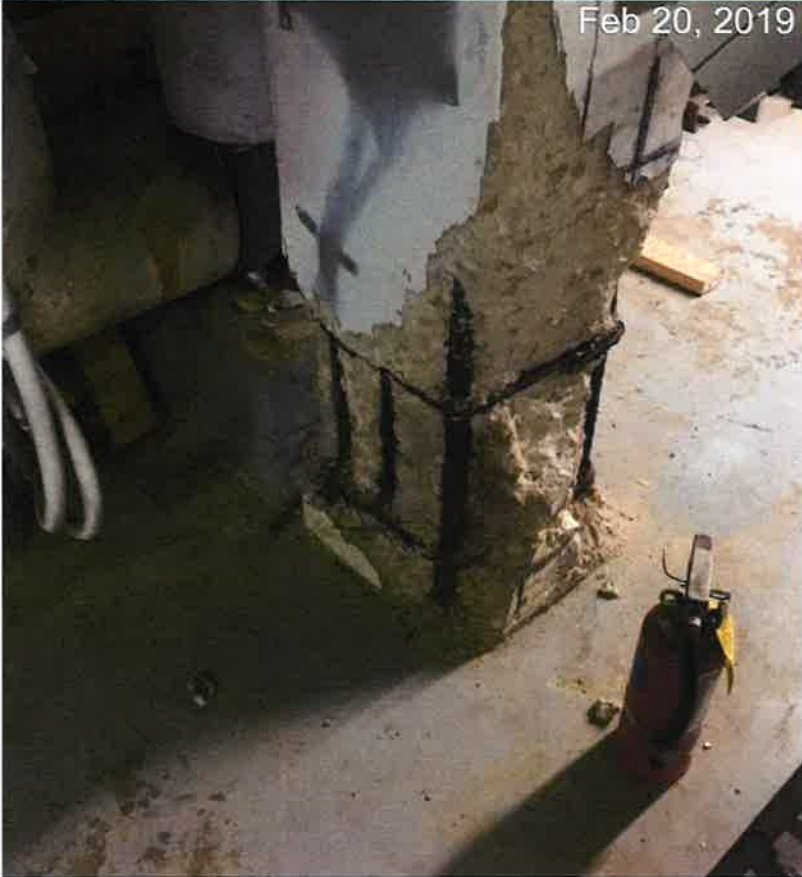


CAPITAL PROJECTS QUARTERLY REPORT

Progress Photos
October 17, 2019

BLANCO BASEMENT COLUMN REPAIR & CRAWL SPACE DRAINAGE IMPROVEMENTS

Feb 20, 2019



BLANCO BASEMENT STRUCTURAL & WATERPROOFING

3



THE SHALEY APARTMENTS FIRE REHABILITATION

4

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VILLA TRANCHESE

HVAC REPLACEMENT

5



VILLA TRANCHESE

HVAC REPLACEMENT

6



VILLA FRANCHISE

COMPOSITE FENCE ENCLOSURES

7



VILLA TRANCHESE

COMPOSITE FENCE ENCLOSURES

8

