



# SAHA REGULAR BOARD MEETING

**MAY 2  
2019**



**SAHA** | SAN ANTONIO  
HOUSING AUTHORITY  
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**BOARD OF COMMISSIONERS**

Morris A. Stribling, DPM Chairman	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Gabriel L. Lopez Commissioner	Sofia A. Lopez Commissioner	Marie R. McClure Commissioner	Jessica Weaver Commissioner
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**PRESIDENT & CEO**

David Nisivoccia

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**SAN ANTONIO HOUSING AUTHORITY**  
**\*REGULAR BOARD MEETING**  
**818 S. Flores St., San Antonio, TX 78204**  
**1:00 p.m., Thursday, May 2, 2019**

**MEETING CALLED TO ORDER**

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

**MINUTES**

3. Minutes
  - Approval of the April 4, 2019, Regular Board Meeting minutes
  - Approval of the April 5, 2019, Special Board Meeting minutes (Strategic Planning)
  - Approval of the April 18, 2019, Special Board Meeting minutes (Resident Services Committee)
  - Approval of the April 18, 2019, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**COMMITTEE MEETING UPDATES**

4. Update and discussion regarding the April 18, 2019, Resident Services Committee Meeting (Charles Clack, Chair, Resident Services Committee)
5. Update and discussion regarding the April 18, 2019, Operations and Choice Neighborhood Committee Meeting (Morris A. Stribling, DPM, Chair, Board of Commissioners)

**PRESENTATION**

6. Wells Fargo Monetary Donation of \$25,000.00 to SAHA (Adrian Lopez, Director of Community Development Initiatives)

**CONSENT ITEMS**

7. Consideration and approval regarding Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms (Steven Morando, Director of Procurement and General Services)

8. Consideration and approval regarding Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC, through the Texas Department of Information Resources (DIR), for an annual cumulative amount not to exceed \$300,000.00; for a period of one year (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)
9. Consideration and approval regarding Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00 (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
10. Consideration and approval regarding Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 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; Kristi Baird, Director of Beacon Communities)
11. Consideration and approval regarding Resolution 5926, authorizing Franklin Development LLC, as developer of Our Lady of Charity transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as the sole member of the general partnership and as prime contractor; (III) to enter into an agreement of limited partnership for Our Lady of Charity; (IV) obtaining Texas Department of Housing and Community Affairs tax credits, as well as, historic tax credits and all other funding required for the project; (V) and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
12. Consideration and approval regarding Resolution 5927, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) for the Springview scattered site properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San Antonio, Bexar County, Texas; authorization of the sale of such properties; and the execution of documents necessary to consummate such actions (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

13. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
14. President's Report
  - Texas NAHRO Awards
  - Mother's Day Event
  - SAHA Spring Event Activities
  - 10th Annual "Take Our Daughters and Sons to Work Day"

15. \*Closed Session:

**Consultation with Attorney**

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (1)(B)(settlement offer).

- Discussion of Cause No. 2015-CI-10653; Rebecca Desrochers vs. San Antonio Housing Authority d/b/a Springview Apartments; In the 45th Judicial District Court of Bexar County, Texas

**Consultation with Attorney**

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

- Discussion regarding allegations of landlord fraud

**Personnel/Consultation with Attorney**

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

- CVR Report Regarding Development Services and Neighborhood Revitalization Department
- President and CEO Performance Evaluation Process

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

17. Adjournment

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

"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.



**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
**REGULAR BOARD MEETING**  
**April 4, 2019**

**SCHEDULED: 1:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles Clack, Commissioner  
Jo-Anne Kaplan, Commissioner  
Gabriel L. Lopez, Commissioner  
Sofia A. Lopez, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

None

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

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Jo Ana Alvarado, Director of Innovative  
Technology  
Kristi Baird, Director of Beacon Communities  
Domingo Ibarra, Director of Security  
Aiyana Longoria, Director of Internal Audit  
Adrian Lopez, Director of Community  
Development Initiatives  
Thomas Roth, Director of Asset Management  
Janie Rodriguez, Director of Human Resources

Hector Martinez, Director of Construction Services and  
Sustainability  
Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing  
Programs  
Michael Reyes, Director of Communications and Public  
Affairs  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization

**Item 1: Meeting called to order**

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

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

Recitation of pledge and moment of silence

**MINUTES**

**Item 3: Minutes**

- Approval of the March 7, 2019, Regular Board Meeting minutes
- Approval of the March 21, 2019, Special Board Meeting minutes (Resident Services Committee)
- Approval of the March 21, 2019, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**Motion:** Commissioner Gabriel L. Lopez moved to approve all sets of meeting minutes as listed above. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

## PRESENTATION

### Item 4: Fiesta Medal Contest Awards

- The 2019 Fiesta Medal Poster Contestants were recognized:
  - Mariah Kelley Rebollosa - Elementary School
  - Allessandra Rodriguez - Middle School
  - Louis Rodriguez - Adult Category
  - Angelica C. Rodriguez - High School and Overall Design Winner

## COMMITTEE MEETING UPDATES

**Item 5: Update and discussion regarding the March 21, 2019, Resident Services Committee Meeting**  
Commissioner Charles Clack, Chair of Resident Services Committee, provided an update regarding the March 21, 2019, meeting, which included the following items of discussion:

### Minutes

The February 21, 2019, Resident Services Committee Meeting minutes were approved.

### Update and discussion regarding Community Development Initiatives Events

Mr. Adrian Lopez, Director of Community Development Initiatives, reported that there were 735 events hosted in the first and second quarter of this fiscal year with over 11,000 residents participating. Mr. Lopez also provided a snapshot of activities and events that his department will be hosting through June 2019.

### Update and discussion regarding the Resident Council Presidents Presentation of the 2018 Resident Council Activities

The Resident Council Presidents from Alazan-Apache, H.B. Gonzalez and Villa Hermosa provided a presentation to the Board of Commissioners and shared some of the successes in their communities and some of the ideas they have moving forward.

### Update and discussion regarding the 2019 White Cane Event

SAHA will host the 2019 White Cane Event in the Central Office park on October 15, 2019, from 11:00 a.m. to 2:00 p.m. Mr. Lopez then introduced Ms. Althea Malone, a SAHA resident, who has been participating in the White Cane Event since its inception. Ms. Malone provide an emotional testimony of the challenges that blind people face and of her mission towards independence and equality.

### **Update and discussion regarding the Attendance Initiative**

Recognizing that chronic absenteeism is a powerful indicator of families in crisis, SAHA has joined the SAHA-SAISD Task-Force, as an opportunity to strengthen relationships between schools, community agencies, students and their families. The Task-Force is comprised of SAHA, SAISD, Communities-In-Schools, City Year, Bexar County Truancy Court, and others. Ms. Adriana Rios, Case Manager, stationed at Sarah King Elementary, was introduced to the Board of Commissioners.

### **Update and discussion regarding the Quarterly Client Services Report**

Ms. Brandee Perez, Director of Federal Housing Programs, and Ms. Laura Longoria, Client Services Manager, provided the Quarterly Client Services Report covering the months of July 2018 through September 2018, and October 2018 through December 2018.

### **Item 6: Update and discussion regarding the March 21, 2019, Operations and Choice Neighborhood Committee Meeting**

Chair Stribling, DPM, provided very brief highlights of the meeting as listed below:

#### **Minutes**

The November 15, 2018, Operations and Choice Neighborhood Committee Meeting minutes were approved.

#### **Presentations**

- Bond Process Review presented by Mr. James P. Plummer, Partner at Bracewell LLP
- Presentation by Local Initiatives Support Corporation (LISC)

### **Update and discussion regarding Wheatley Choice Neighborhood activities**

An update for the Wheatley Choice Neighborhood was provided by Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, Ms. Arrie Porter, Assistant Director of Choice Neighborhood and Mr. Adrian Lopez, Director of Community Development Initiatives.

The following resolution was approved to move forward to the Board meeting:

**Hold a Public Hearing and consideration and appropriate action regarding Resolution 5923, authorizing the proposed 2019-2020 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan** was presented by Mr. Richard Milk, Director of Policy and Planning.

The following resolutions were tabled and will be presented for approval during the April 4, 2019, Regular Board meeting:

**Consideration and appropriate action regarding Resolution 5924, authorizing the President and CEO to negotiate and enter into settlements on behalf of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities in certain limited circumstances and within certain parameters as described herein to eliminate unnecessary delay and complications in resolving small, non-employment matters asserted against the San Antonio Housing Authority and/or its related non-profit affiliates and instrumentalities**



**Consideration and appropriate action regarding Resolution 5925, authorizing the President and CEO to enter into a partnership on behalf of the San Antonio Housing Authority to provide air conditioning units for Public Housing residents**

**Consideration and appropriate action regarding Resolution 5922, authorizing the President and CEO of the San Antonio Housing Authority to execute an Interagency Agreement (IAG) with the Housing Authority of the City and County of Denver to pursue a self-managed Energy Performance Contract (EPC) to include up to 2,311 Public Housing units at a total cost not to exceed \$741,960.00, and execution of any and all documents necessary to consummate such transaction**

**Consideration and appropriate action regarding Resolution 5919, authorizing the award of a contract for Fair Avenue Apartments Fire Protection Improvements to Stoddard Construction Management, Inc. for an amount not to exceed \$4,197,500.00**

**Consideration and appropriate action regarding Resolution 5920, authorizing the award of a contract for swimming pool maintenance and repair for various Beacon Communities to Labrum Investments, LLC dba Fiesta Pool Services (WBE); not to exceed an annual cumulative amount of \$15,000.00 for year one, \$20,000.00 for year two and year three, and \$25,000.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms**

**Consideration and appropriate action regarding Resolution 5921, authorizing the award of a contract for Remodel of Vacant Units for ConnectHome Computer Lab and Offices at Lincoln Heights Courts to Straight Line Management (AABE, DBE, ESBE, MBE, SBE, WBE, Section 3 Business) for an amount not to exceed \$170,887.86**

The following items were tabled due to time constraints and will be presented during April 4, 2019, Regular Board meeting:

**Update and discussion regarding Federal Housing Programs Quarterly Report**

**Update and discussion regarding Legislative Requests**

**\*Closed Session:**

**Consultation with Attorney**

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (1)(B)(settlement offer).

- Discussion of proposed settlement of Fair Housing Complaint, HUD #06-18-1648-8, Linda Wallace vs. San Antonio Housing Facility Corporation et al

**Personnel/Consultation with Attorney**

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

- President and CEO Performance Evaluation Process

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## INDIVIDUAL ITEMS FOR CONSIDERATION

### Item 7: **Election of Vice-Chair for the Board of Commissioners**

Board Counsel, Doug Poneck, led the process for the selection of officers and nominations were asked from the floor for a Board of Commissioner to serve as the Vice-Chair. Chair Stribling, DPM, nominated Commissioner Jessica Weaver to serve as the Vice-Chair. Nominations were then closed followed by a vote for approval in favor of having Commissioner Weaver serve as the Vice-Chair for the SAHA Board. All of the Board of Commissioners voted in favor of Commissioner Weaver's selection as Vice-Chair. Mr. Poneck has previously informed the Board that a motion was not required for this action.

### Item 8: **Committee Appointments**

Committee Appointments were made as follows:

- Finance Committee - Jo-Anne Kaplan, Sofia A. Lopez, and Jessica Weaver
- Operations and Choice Neighborhood Committee - Morris A. Stribling, DPM, Gabriel L. Lopez, and Jo-Anne Kaplan
- Resident Services Committee - Charles Clack, Jo-Anne Kaplan and Marie R. McClure

Before discussion of Item 9, Mr. David Nisivoccia, President and CEO, informed the Board that a different format will be used for the preparation of the meeting packets. To obtain signatures from the Senior and ELT Team, the documents will now include electronic signatures through DocuSign. Each page of the packet will include the DocuSign Envelope ID.

### Item 9: **Consideration and approval regarding Resolution 5922, authorizing the President and CEO of the San Antonio Housing Authority to execute an Interagency Agreement (IAG) with the Housing Authority of the City and County of Denver to pursue a self-managed Energy Performance Contract (EPC) to include up to 2,311 Public Housing units at a total cost not to exceed \$741,960.00, and execution of any and all documents necessary to consummate such transaction**

Mr. Ed Hinojosa, Chief Financial Officer, reported that SAHA is working with the Housing Authority of Denver to begin working on an energy performance contract. SAHA has previously worked with Denver during Phase I. Mr. Hinojosa also reported that energy performance contracts allow SAHA to make an investment on SAHA properties to reduce the energy consumption and then take the savings to repay the debt of the investment and to invest in other necessary capital needs for the property. Thomas Roth, Director of Asset Management, introduced Mr. Chris Jedd with the Denver Housing Authority to provide the Board with a little more insight concerning energy performance contracting regarding Phase II.

Mr. Roth also reported that the project is estimated to take eighteen to twenty months to complete. During this time period, the Asset Management Department for SAHA will provide oversight of the project, with assistance from Assisted Housing Programs Property Management, Construction Services and Sustainability, and Communications and Public Affairs. Meetings will be held at all thirty-four sites to provide residents with an overview of the project and timeline. Minimal disruption is anticipated and no residents will be displaced during the project. Asset Management will provide periodic updates on the project and there will be additional Board resolutions required as the project progresses.

Mr. Roth also explained that the reason SAHA is in need of a consultant is because submission of documents for Energy Performance Contracts requires an analysis and submission of studies

and preparation of the documents requires a specific skill set that SAHA currently does not have.

The proposal will require an initial outlay of funds of \$741,960.00. One third will be payable upon execution of the agreement, and the remaining two thirds will payable upon receipt of HUD approval of the EPC and execution of all closing documents. The costs will be reimbursed from the loan proceeds, which will be secured upon HUD approval of the project. The projected excess energy cost savings over the fifteen year period is \$4,182,000.00. These savings can be invested in capital repairs/replacements that otherwise would have been funded through HUD's annual Capital Fund Program Grant (CFP).

**Motion:** Commissioner Sofia A. Lopez moved to approve Resolution 5922. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

At 2:00 p.m. and after the Board of Commissioners voted on Item 9, Chair Stribling, DPM, moved to agenda Item 18, Citizens to be Heard and then returned to Item 10 at the conclusion of Item 18.

**Item 10: Consideration and approval regarding Resolution 5919, authorizing the award of a contract for Fair Avenue Apartments Fire Protection Improvements to Stoddard Construction Management, Inc. for an amount not to exceed \$4,197,500.00**

Mr. Hector Martinez, Director of Construction Services and Sustainability, reported that Fair Avenue Apartments, built in 1971, is a Senior/Disabled, eleven-story high-rise community located on the South Side of San Antonio. This community is comprised of 216 units, to include 130 efficiencies, 85 one-bedroom units, and 1 three-bedroom unit. On November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that not later than twelve years (December 31, 2027), after the first effective date of this Ordinance (January 1, 2016), the building owner shall install an automatic sprinkler system in accordance with the adopted standards of the International Fire Code on all floors of the building. This Ordinance applies to high-rise buildings defined as a building with an occupied floor located more than 75 feet above the lowest level of the Fire Department Vehicle access. In order to meet the requirements of the City Ordinance, SAHA requires the services of a contractor to expand and provide a comprehensive fire sprinkler and fire alarm system, to include piping and detection devices, at Fair Avenue Apartments.

Mr. Steven Morando, Director of Procurement and General Services reported that on December 5, 2018, SAHA issued an Invitation For Bids (IFB) #1807-910-23-4821 for Fair Avenue Apartments Fire Protection Improvements that closed on February 18, 2019. A total of three bids were received in response to this solicitation and SAHA is recommending contract award to Stoddard Construction Management, Inc., they are the lowest responsive and responsible bidder.



Stoddard Construction Management, Inc. was established in 1972, and is headquartered in Bulverde, Texas. The current award recommendation for Fair Avenue Apartments Fire Protection Improvements is not expected to exceed an amount of \$4,197,500.00, to include a base bid of \$3,650,000.00, plus a 15% contingency of \$547,500.00 that will only be used, as necessary. This project will be funded with Capital Fund Program, MTW, and any available reserves.

**Motion:** Commissioner Kaplan moved to approve Resolution 5919. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 11: Consideration and approval regarding Resolution 5920, authorizing the award of a contract for swimming pool maintenance and repair for various Beacon Communities to Labrum Investments, LLC dba Fiesta Pool Services (WBE); not to exceed an annual cumulative amount of \$15,000.00 for year one, \$20,000.00 for year two and year three, and \$25,000.00 for year four and year five; for a period of one year with the option to renew up to four additional one-year terms**

Ms. Kristi Baird, Director of Beacon Communities, reported that SAHA requires the services of a vendor to provide swimming pool maintenance and repair services for various developments within Beacon Communities. Services will include, but are not limited to, inspection, preventative maintenance, repairs, testing, and modernization/upgrades required to meet City/Health Department codes. Beacon currently has eight properties within its portfolio that have swimming pools. There will be additional properties with swimming pools that will be transitioning from contract management and/or the partnership portfolio to Beacon Communities over the next several years.

Mr. Morando reported that on February 11, 2019, SAHA issued an Invitation For Bids (IFB) #1812-931-65-4866 for Swimming Pool Maintenance and Repair for Various Beacon Communities that closed on March 1, 2019. A total of two bids were received in response to this solicitation: Interpool, Inc. (SBE) and Labrum Investments, LLC dba Fiesta Pool Service (WBE). Labrum Investments, LLC dba Fiesta Pool Services is being recommended for contract award. They were the lowest responsive and responsible bidder.

Labrum Investments, LLC dba Fiesta Pool Services was established in 2013, and is headquartered in San Antonio, Texas. The current award recommendation for swimming pool maintenance and repair services for various Beacon Communities is not expected to exceed an annual cumulative amount of \$15,000.00 for year one, \$20,000.00 for year two and year three, and \$25,000.00 for year four and year five and will be funded by the approved operating budgets and/or available reserves.

**Motion:** Commissioner McClure moved to approve Resolution 5920. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 12: Consideration and approval regarding Resolution 5921, authorizing the award of a contract for Remodel of Vacant Units for ConnectHome Computer Lab and Offices at Lincoln Heights Courts to Straight Line Management (AABE, DBE, ESBE, MBE, SBE, WBE, Section 3 Business) for an amount not to exceed \$170,887.86**

Ms. Brandee Perez, Director of Federal Housing Programs, reported that in July of 2015, a ConnectHome pilot program was launched with communities, the private sector, and the federal government that seeks to accelerate the adoption and utilization of broadband technology by children and families living in assisted housing. SAHA requires the services of a contractor to convert two vacant units at Lincoln Heights Courts, a family development that was built in 1940, and is located on the West Side of San Antonio, into a ConnectHome Technology Training Center. The Center will consist of four offices and a computer lab. The offices will be utilized by staff to meet with residents in order to better support them in their educational and career goals, and provide an opportunity for partner organizations to host meetings and to provide other community services. The computer lab will be utilized year round to conduct digital literacy and related computer training for children, youth, adults and seniors. Ms. Perez then introduced Ms. Muniri Jester, ConnectHome Coordinator, to explain additional details and questions regarding the new training center. Ms. Muniri was also recognized for her current achievements and awards.

Mr. Morando further reported that on December 14, 2018, SAHA issued an Invitation For Bids (IFB) #1811-910-65-4861 for Remodel of Vacant Units for Connect Home Computer Lab and Offices that closed on January 17, 2019. A total of eight bids were received in response to this solicitation. Straight Line Management, LLC is being recommended for contract award, because they are the lowest responsive and responsible bidder. Straight Line Management, LLC was established in 2008, and is located in San Antonio, Texas. The current award recommendation for the ConnectHome Computer Lab and Offices is not expected to exceed an amount of \$170,887.86, to include a base bid of \$155,352.60, plus a 10% contingency of \$15,535.26 that will only be used, as necessary. This project will be funded with Public Housing reserves.

**Motion:** Commissioner Gabriel L. Lopez moved to approve Resolution 5921. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			

Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 13: Hold a Public Hearing and consideration and approval regarding Resolution 5923, authorizing the proposed 2019-2020 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan**

Richard Milk, Director of Policy and Planning, discussed questions raised from the Board and from the public during the comment period, since he was able to cover the 2019-2020 Moving to Work Agency Plan on March 21, 2019. Mr. Milk provided a summary regarding public comments received and reflected on the Admissions and Continued Occupancy Policy and Administration Plan, the Small Area Fair Market Rents and the Small Area Fair Market Rents Payment Standards.

Ms. Brandee Perez, also reported on the terms regarding the process of rental vouchers and the issues and concerns regarding the changes of the Small Area Fair Market Rents Payment Standards.

At the conclusion of Mr. Milk's overview of the 2019-2020 MTW Plan and the preliminary analysis of the SAFMR Phase I, Commissioner Stribling, DPM, opened the floor for the Public Hearing. A total of three citizens representing different organizations (My City is My Home, Rio Grande Legal Aid and Texas Housers-Texas Low Income Housing Information Service) voiced their concerns regarding the proposed 2019-2020 MTW Plan. After the Public Hearing was conducted and all issues and questions were addressed regarding the MTW Plan, the Board of Commissioners voted to approve Resolution 5923.

**Motion:** Commissioner Sofia A. Lopez moved to approve Resolution 5923. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner		X		
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 14: Consideration and approval regarding Resolution 5924, authorizing the President and CEO to negotiate and enter into settlements on behalf of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities in certain limited circumstances and within certain parameters as described herein to eliminate unnecessary delay and complications in resolving small, non-employment matters asserted against the San Antonio Housing Authority and/or its related non-profit affiliates and instrumentalities (Timothy E. Alcott, Real Estate and Legal Services Officer)**



In Mr. Alcott's absence, Ms. Muriel Rhoder, Chief Administrative Officer, reported that this request would authorize the President and CEO to negotiate and enter into settlements on behalf of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities involving non-employment matters, where third parties assert claims or pursue litigation of any kind that the President and CEO can resolve for no more than \$10,000.00 per matter, regardless of the number of claims, lawsuits, etc. involved in the matter and regardless of the number of third parties bringing such claims, lawsuits, etc. The President and CEO will ensure that the Board of Commissioners is informed at least monthly of all settlements the President and CEO has concluded for that time period. These settlements will also be included in the Litigation Update presented to the Board of Commissioners on a quarterly basis.

**Motion:** Commissioner Gabriel L. Lopez moved to approve Resolution 5924. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

After the Board voted on Resolution 5924, Chair Stribling, DPM, recessed for the San Antonio Housing Facility Corporation at 3:58 p.m. The meeting was reconvened at 4:03 p.m.

**Item 15: Consideration and approval regarding Resolution 5925, authorizing the President and CEO to enter into a partnership on behalf of the San Antonio Housing Authority to provide air conditioning units for Public Housing residents (Timothy E. Alcott, Real Estate and Legal Services Officer)**

In Mr. Alcott's absence, Mr. Nisivoccia, Mr. Hector Martinez and Ms. Brandee Lopez provided insight regarding the purchase and installation of window air conditioning units for Public Housing residents. The request would authorize the President and CEO to enter into a partnership on behalf of the San Antonio Housing Authority with the City of San Antonio and other entities to provide air conditioning units at up to 22 Public Housing communities that currently do not have air conditioning units. The total number of air conditioning units to be purchased and installed is approximately 2,400. The cost to the San Antonio Housing Authority is not expected to exceed \$500,000.00 and will be paid with non federal and/or federal funds.

Mr. Nisivoccia also provided an update and status of the federal bill that was proposed by Representative Diego Bernal, in which House Bill 266 would mandate that all public housing units in the State of Texas be equipped with air conditioning. Mr. Nisivoccia also expressed concerns regarding residents not being able to afford to pay extra utility bills as a result of running an air conditioning unit and hopes that SAHA can partner with other organizations to provide assistance to residents.

**Motion:** Commissioner Clack moved to approve Resolution 5925. Commissioner Gabriel L. Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 16: Update and discussion regarding Federal Housing Programs Quarterly Report**

Ms. Perez reported that SAHA's Federal Housing Programs (FHP) Department measures various performance measures of its two programs, the Housing Choice Voucher (HCV) Program and the Public Housing (PH) Program. Ms. Perez provided a summary of the FHP Quarterly Report for the October 2018 to December 2018 quarter, consisting of the following data: demographics, waitlist totals, termination totals, voucher utilization rates and Public Housing occupancy rates.

**Item 17: Update and discussion regarding Legislative Requests**

Mr. Nisiovocchia reported that Public Housing Authorities (PHAs) from across the country will convene in Washington, DC, in April 2019, as part of legislative outreach organized by the National Association of Housing and Redevelopment Officials (NAHRO). The legislative outreach involves PHAs officials meeting with elected officials and legislative staff on Capitol Hill to discuss important Public Housing issues facing agencies in their respective regions and cities. Accordingly, SAHA will join the delegation to discuss affordable housing issues San Antonio is facing and U.S. Department of Housing and Urban Development (HUD) related programs and services that benefit San Antonians.

**Item 18: Update and discussion regarding the Procurement Activity Report**

Mr. Morando reported that there are currently four Invitation For Bids (IFB), and one Request for Qualifications being advertised. The Invitation For Bids include: Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments, Automatic Gate Maintenance, Repair and Replacement Agency Wide, Villa Tranchese Fire Protection Improvements, and Castle Point Exterior Renovations and Site Improvements. The Request For Qualifications is for Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase II B.

After reporting on the Closed/Pending Solicitations and the Solicitations in Developing, Mr. Morando introduced Ms. Candace Morin, who will be monitoring Section 3 and the Minority Outreach Program.

**Item 19: President's Report**

- Annual Rib Cook-Off
- Youth Career Camp
- St. John's Square Apartments Clear Hurdle
- Our Lady of Charity Redevelopment Plan
- Fair Avenue Goes Digital
- Youth Financial Literacy Fair

**Item 20: \*Closed Session:**  
**Consultation with Attorney**

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (1)(B)(settlement offer).

- Discussion of proposed settlement of Fair Housing Complaint, HUD #06-18-1648-8, Linda Wallace vs. San Antonio Housing Facility Corporation et al

**Motion:** Commissioner Clack moved to approve the proposed settlement of Fair Housing Complaint, HUD #06-18-1648-8, Linda Wallace vs. San Antonio Housing Facility Corporation et al. Commissioner Gabriel L. Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Morris Stribling, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

#### **Personnel/Consultation with Attorney**

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

- President and CEO Performance Evaluation Process

Chair Stribling, DPM, did not recess for Closed Session, due to Board Counsel, Doug Poneck, informing the Board that the only item pending was acceptance of the proposed settlement of Fair Housing Complaint, HUD #06-18-1648-8, Linda Wallace vs. San Antonio Housing Facility Corporation et al and did not require a closed session. Mr. Poneck also informed that Board that the representative from the consulting firm for the President and CEO performance evaluation process was not available.

#### **Item 18: Citizens to be Heard**

There were four Citizens to be Heard.

#### **Item 19: Adjournment**

With no objections, Chair Stribling, DPM, adjourned the meeting at 4:20 p.m.

#### **ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
 Chair

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

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

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



**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
SPECIAL BOARD MEETING  
April 5, 2019**

**SCHEDULED: 11:00 a.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles Clack, Commissioner  
Sofia A. Lopez, Commissioner  
Jo-Anne Kaplan, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONER ABSENT:**

Gabriel L. Lopez, Commissioner

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

**TRANSLATOR:** N/A

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative  
Officer  
Ed Hinojosa, Chief Financial Officer

Timothy E. Alcott, Real Estate and Legal Services Officer  
Richard Milk, Director of Policy and Planning

**Item 1: Meeting called to order**

Chair Morris A. Stribling, DPM, called the meeting to order at 11:00 a.m.

**OPERATIONS**

**Item 2: Discussion of SAHA 2012-2020 Strategic Plan and Update Process**

Mr. Richard Milk, Director of Policy and Planning discussed and reviewed the following items regarding the Strategic Plan and Update Process:

- 2012-2020 Plan Overview
- 2020-2025 Plan Overview
- Library of Resources
- SWOT Analysis

**Item 3: Adjournment**

The meeting was adjourned at 2:00 p.m.

**ATTEST:**

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

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**Date**

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

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**Date**

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
RESIDENT SERVICES COMMITTEE OR  
SPECIAL BOARD MEETING  
April 18, 2019**

**SCHEDULED: 12:30 p.m. at 818 S. Flores, San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jo-Anne Kaplan, Commissioner  
Gabriel L. Lopez, Commissioner  
Sofia A. Lopez, Commissioner

**COMMISSIONERS ABSENT:**

Morris A. Stribling, DPM, Chair  
Jessica Weaver, Commissioner

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

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Timothy E. Alcott, Real Estate and Legal Services  
Officer  
Jo Ana Alvarado, Director of Innovative Technology  
Domingo Ibarra, Director of Security  
Diana Kollodziej Fiedler, Director of Finance and  
Accounting  
Aiyana Longoria, Director of Internal Audit

Adrian Lopez, Director of Community Development  
Initiatives  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing  
Programs  
Michael Reyes, Director of Communications and  
Public Affairs  
Thomas Roth, Director of Asset Management

**Item 1: Meeting called to order**

Committee Chair Clack called the meeting to order at 12:31 p.m.

**PUBLIC COMMENT**

**Item 2: Public Comment**

The meeting was attended by one resident.

**UPDATES AND DISCUSSIONS**

**Item 3: Update and discussion regarding Community Development Initiatives Report**

Mr. Adrian Lopez, Director of Community Development Initiatives, reported that there were 1,583 events hosted through the third quarter of this fiscal year with over 34,857 residents participating. In addition to events being hosted, Mr. Lopez also reported highlights and accomplishments of some of the activities that his department has provided to improve the quality of life for residents, provide access to resources, improve resident capacity, facilitate self-sufficiency and to improve agency performance.

**Item 4: Update and discussion regarding Mother's Day and Father's Day Events**

Mr. Lopez informed the Board that the Community Development Initiatives Department is hosting the 5th annual Mother's Day Celebration this year at the San Antonio Housing Authority's Central Office on May 10, 2019, from 9:00 a.m. until noon. The event is held for all SAHA Mothers and aims to celebrate and empower these women by linking them to community services and treating them to a day of "pampering". The three hour event includes a "balloon send off" that is dedicated to "Moms who are no longer with us," and a keynote speaker chosen as a role model from among our many success stories. A clothing boutique, where all can choose from clothing items, shoes, purses, and costume jewelry and pampering stations will highlight this year's activities. In addition, we will host our Annual Fashion Show, showcasing local SAHA residents. The event will also include a resource fair with over thirty partners.

Mr. Lopez also reported that in addition to celebrating resident Mothers, SAHA will also be celebrating resident Fathers. The 19th Annual Father's Day Fiesta is scheduled for Saturday, June 15, 2019, at the SAHA Park located at 818 S. Flores from 10:00 a.m. to 1:00 p.m. This will mark the 9th year that the San Antonio Housing Authority Community Development Initiative's Department and the Fatherhood Campaign have collaborated. Live music entertainment will be provided by Puro Constante band, performances by a youth dance troupe, and other performers. In addition, the festivities will include a large resource fair with over thirty local agencies, businesses, and programs that will provide information on education, employment, job training, and community resources that will benefit families. Each year SAHA and the Fatherhood Campaign request nominations for The Hombre Noble Award. This year four age groups (Youth, Teen, Young Adult, and Elder) will be recognized, as one can be a "Noble Man" at any age. This year's events will include lunch for all Dads and all attendees, interactive activities and games for families to enjoy.

**Item 5: Update and discussion regarding ConnectHome Initiatives**

Mr. Lopez, reported that as of March 2019, ConnectHome has provided basic computer training to 1,946 residents; 866 received a free computer for successfully completing the sixteen hours of training; 1,069 residents now have free access at home through SAHA free WI-FI, free hotspot distribution, or through low cost internet. Mr. Lopez also provided other ConnectHome highlights, which included grant awards from Google Fiber, Wells Fargo, Boeing (for SASemic) and accomplishments from residents and staff. Mr. Lopez reported that the Digital Ambassador, Mr. Marvin Lampkin, was nominated and awarded the Resident of the Year by Texas State NAHRO and that Ms. Munirih Jester, ConnectHome program lead, was nominated by twelve national organizations to receive the Charles Benton Foundation 2019 Digital Equity Emerging Leader award.

**Item 6: Update and discussion regarding Survey of the Elderly and Disabled Services Properties**

Mr. Lopez reported that to be in alignment with CDI's other grant funded programs: FSS, ROSS, and Jobs Plus; staff have been working with the EDS supervisor to meet the needs of the residents that address some of the following issues: health, wellness, and aging in place. Today EDS services are focused on the following activities: accessing and case managing residents to determine and maintain independence, food distribution to ensure food stability, on site social and health services/events, leadership development through resident councils, health activities (such as walking groups), digital literacy, computer classes, transportation (limited), and health screenings. In an effort to ensure that the Elderly and Disabled Services (EDS) program is providing services that meet the comprehensive needs of residents, four surveys will be completed. The first survey was administered to EDS staff and included questions concerning

resident services that are currently provided, staff training and equipment, and emergency responses. The second survey will be administered to property management staff and will be designed to identify opportunities for collaboration, gaps in services, and best practices. The third survey will be administered to residents with the goal of evaluating current practices and identifying opportunities to enhance the type and delivery of services. This would also assist in identifying the needs of the elderly and not elderly disabled population. Lastly, staff will be developing a survey for all “partners/providers” that are currently hosting activities, events, and/or services on properties. The surveys are scheduled to be completed by July of 2019.

**Item 7: Update and discussion regarding the Quarterly Client Services Report**

Mr. Joel Tabar, Assistant Director of Federal Housing Program, provided the Quarterly Client Services Report, which contained a breakdown of inquiries submitted by Federal Housing Programs (FHP) clients including Public Housing (PH) residents, Assisted Housing Programs (AHP) clients, and applicants during the months of January 2019 through March 2019.

Ms. Laura Longoria, Client Services Manager, provided a brief overview of the new Assistant Client Services Manager of Public Housing position, and the measurement of success for the transition from the Ombudsman position. The Assistant Client Services Manager has been tasked with collecting data gathered from daily interactions with clients, and analyzing the data to detect patterns of concern and to identify training needs for staff and residents. Once training needs are identified, the Client Services team collaborates with property management, support staff, and other departments to determine cost-effective and impactful ways to provide training and education to proactively build positive relationships and strong lines of communication to better serve the residents. A program that has been implemented is the “Good Neighbor” program and has proven to be a successful tool for residents to begin to foster mutual respect among neighbors. The next training that is scheduled to be implemented is “Good Housekeeping.”

**Item 8: Update and discussion by the Tenant’s Union**

Members of the Tenant’s Union were given an opportunity to speak with the Board of Commissioners during this time; however, there were no members in attendance.

**Item 9: Adjournment**

With no objections, Committee Chair Clack adjourned the meeting at 1:42 p.m.

**ATTEST:**

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

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

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

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

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE OR  
SPECIAL BOARD MEETING  
April 18, 2019**

**SCHEDULED: 2:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles Clack, Commissioner  
Jo-Anne Kaplan, Commissioner  
Sofia A. Lopez, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONER ABSENT:**

Gabriel L. Lopez

**COUNSEL:** Darin Darby, Escamilla &  
Poneck, LLP

**TRANSLATOR:** None

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Timothy E. Alcott, Real Estate and Legal  
Services Officer  
Jo Ana Alvarado, Director of Innovative  
Technology  
Domingo Ibarra, Director of Security  
Diana Kollodziej Fiedler, Director of Finance  
and Accounting  
Aiyana Longoria, Director of Internal  
Audit

Adrian Lopez, Director of Community Development  
Initiatives  
Hector Martinez, Director of Construction Services and  
Sustainability  
Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing Programs  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization  
Thomas Roth, Director of Asset Management

**Item 1: Meeting called to order**

Chair Morris A. Stribling, DPM, called the meeting to order at 2:04 p.m.

**OPERATIONS**

**Item 2: Consideration and approval regarding Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms**

Mr. Steven Morando, Director of Procurement and General Services, reported that SAHA generates records either made or received pursuant to law or in connection with the transaction of official business. As a public entity, the retention periods for these records is based upon federal and state mandates. Currently, such records are either stored at

the Brazos warehouse or are being stored in the departments awaiting transfer to the warehouse for monitored storage and eventual destruction. Due to the recent sale of the Brazos warehouse, SAHA requires the services of a third party record storage company to provide for safe storage and retrieval of these documents. 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. On August 18, 2017, the Statewide Procurement Division under the Texas Comptroller of Public Accounts, issued a Request For Proposals #304T-17-962M4, for Records Storage Services that closed on September 15, 2017. A contract was awarded to Safesite, Inc. for records storage services with an initial term of November 1, 2017, through January 31, 2020. Safesite was founded in 1981, and is headquartered in Austin, Texas, with branch offices in Houston, Dallas-Fort Worth, and Schertz, Texas. SAHA records will be stored in the company's Schertz, Texas, warehouse.

Mr. Morando further reported that the current award recommendation for records storage services is not expected to exceed an annual cumulative amount of \$40,000.00 and will be funded through the approved annual operating budget and available reserves. The monthly recurring cost for climate controlled storage for 1-5,000 boxes is \$0.50 per box. Additional services that may be utilized by SAHA and have associated charges are rush pickup and delivery (normal business hours \$25.00, after hours, weekends or holidays \$50.00), replacement storage boxes (\$2.50) and certified disposition of boxes (regular box \$2.00, large box \$4.00). There are no fees for intake processing and data entry of records, adding records to the existing account, regular pick-up and delivery, and retrieval or refilling of storage boxes.

Mr. David Nisivoccia, President and CEO, also answered questions and concerns regarding purchasing a building vs. paying for records storage services.

**Motion:** Commissioner Kaplan moved to approve Resolution 5928. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 3:** Consideration and appropriate action regarding Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC, through the Texas Department of Information Resources (DIR), for an annual cumulative amount not to exceed \$300,000.00; for a period of one year

Ms. Brandee Perez, Director of Federal Housing Programs, reported that the contract is comprehensive in its scope of services and products related to video surveillance; access control, both stand alone and integrated systems; intrusion detection; fire detection and



alarm monitoring. The Agency currently has a great need and desire to secure its facilities. The contract will allow each SAHA end user department and the Security Department to identify requirements to address their security needs and to work with Knight Security Systems to implement appropriate security solutions on a more timely basis.

Mr. Morando also reported that this request is also utilizing a vendor through the cooperatives award contracts and that 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. A contract was awarded to Knight Security Systems, LLC on April 29, 2016, for a period of one year with the option to extend the Contract for up to three optional one-year terms. Additionally, the parties by mutual agreement, may extend the term for up to ninety additional calendar days. The following Amendments have been issued to this Agreement extending the term of the Agreement as follows: Amendment Number 1 exercised the first year renewal option extending the term for one year through April 29, 2018, and Amendment Number 2 exercised the second year renewal option extending the term through April 29, 2019. SAHA will participate in the contract beginning May 2, 2019, through the remainder of the third year renewal option. Knight Security Systems was established in 1983, and is headquartered in Austin, Texas, with field office locations in Dallas, Houston, Corpus Christi, Lubbock, and San Antonio, Texas.

The current award recommendation for products and related services for surveillance, security and monitoring agency-wide is not expected to exceed an annual cumulative amount of \$300,000.00 and will be funded through the approved operating budgets. The company offers discounts off of Commercial Manufacturer's Suggested Retail Price (MSRP) for products of 10% to 45%; 10% off Commercial MSRP for Services and has various levels of service level agreements that are project specific, based on our specific needs.

**Motion:** Commissioner Sofia A. Lopez moved to approve Resolution 5929. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 4: Consideration and appropriate action regarding Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00**

Kristi Baird, Director of Beacon Communities, was not available to present Resolution 5930; therefore, Mr. David Nisivoccia reported that Villa de Valencia Apartments is within the Beacon Communities portfolio and located on the Northeast side of San Antonio near the S.T.A.R. Soccer Complex. The community was built in 1983, and is comprised of 104 one and two bedroom units. They are under a Project Based Assistance (PBA) program, which requires residents and applicants to qualify within the income limits of the program

and 74 households must have an income at or below 80% of the area median income (AMI) and be receiving subsidy. The roofs at Villa de Valencia Apartments are approximately 36 years old and SAHA requires the services of a contractor to remove, repair and replace the shingle roofs at this community.

Mr. Morando reported the procurement aspect of the presentation and stated that on March 8, 2019, SAHA issued an Invitation For Bids (IFB) #1902-910-66-4886 for Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments that closed on March 26, 2019. A total of thirteen bids were received in response to this solicitation. SAHA is recommending contract award to JMI Contractors because it was the lowest responsive and responsible bidder. The current award recommendation for the removal, repair and replacement of shingle roofs at Villa de Valencia Apartments is not expected to exceed an amount of \$185,596.00, to include a base bid of \$154,663.19, plus a 20% contingency of \$30,933.00 that will only be used, as necessary. This project will be funded by available Beacon operating reserves.

**Motion:** Commissioner Clack moved to approve Resolution 5930. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 5: Consideration and approval regarding Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms**

Mr. Nisivoccia reported that Beacon Communities currently has eight properties within their portfolio that have swimming pools. There will be additional properties with swimming pools that will be transitioning from contract management and/or the partnership portfolio to Beacon Communities over the next several years. SAHA requires the services of a vendor to furnish and install an integrated electronic system to continually monitor and control the pH level and chlorine concentration of the swimming pool water and to ensure the water quality of the pools is in compliance with the Texas Department of State Health Services Health and Safety Codes.

Mr. Morando then reported that on February 21, 2019, SAHA issued an Invitation For Bids (IFB) #1902-931-65-4883 for Swimming Pool Water Quality Maintenance Equipment for Beacon Communities that closed on March 19, 2019. A total of four bids were received in response to this solicitation. Commercial Chemical Products, Inc., dba Poolsure, is being recommended for contract award, as they are the lowest responsive and responsible bidder. The current award recommendation for the swimming pool water quality maintenance equipment for various Beacon Communities is not expected to exceed an annual cumulative amount of \$40,000.00 for year one, \$52,000.00 for year two and year

three, \$70,000.00 for year four, and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms and will be funded by the approved operating budgets and/or available reserves.

**Motion:** Commissioner Clack moved to approve Resolution 5931. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 6: Consideration and approval regarding Resolution 5926, authorizing Franklin Development LLC, as developer of Our Lady of Charity transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as the sole member of the general partnership and as prime contractor; (III) to enter into an agreement of limited partnership for Our Lady of Charity; (IV) obtaining Texas Department of Housing and Community Affairs tax credits, as well as, historic tax credits and all other funding required for the project; (V) and other matters in connection herewith**

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported that Franklin Development LLC, a San Antonio-based company, specializes in the development, construction and management of high quality multi-family and senior residential properties. The developer was procured by SAHA to assist in the transformation of The Convent, also known as Our Lady of Charity. A request for proposals #1901-909-57-4877 (Development Partner for 210 S. Grimes and 7.83 acres on the NE Quadrant of Hedges and Grimes Street) dated January 14, 2019, was issued, and the selected development partner for Our Lady of Charity was Franklin Development LLC.

Our Lady of Charity, an approximately \$15 million project, proposes a 72 unit affordable multi-family housing development located at 210 S. Grimes in San Antonio, Texas, utilizing 9% and historic tax credits. The development will consist of seven buildings, four of which are deemed historic, and will provide studios, 1BR, 2BR, 3BR, and 4BR units for families earning 30%, 50% and 60% of area median income. The reconstruction of the historic buildings will include appropriate design considerations and amenities. Ms. Robles also stated that the transaction does not currently propose any financial investment from the San Antonio Housing Authority (SAHA), if awarded 9% low income housing tax credits, as well as, historic tax credits. However, once financing has been determined, staff will bring the final transaction back for Board approval.

**Motion:** Commissioner Clack moved to approve Resolution 5926. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Chair Stribling, DPM, then recessed for the San Antonio Housing Facility Corporation at 3:17 p.m. and then reconvened the meeting at 3:20 p.m.

**Item 7: Consideration and approval regarding Resolution 5927, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) for the Springview scattered site properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San Antonio, Bexar County, Texas; authorization of the sale of such properties; and the execution of documents necessary to consummate such actions**

Ms. Robles reported that the houses listed on Resolution 5917, were previously under the Section 32 program, which requires that these houses meet code before they are sold to qualifying families. However, due to the extensive rehabilitation needed to bring them to code and the cost, SAHA has been unable to sell them. SAHA desires to sell the properties in an “AS IS” condition. On September 6, 2018, SAHA staff obtained Board approval of its plan to request that HUD remove these seven houses from the Section 32 program. On February 4, 2019, HUD provided an approval letter rescinding the Section 32 program and stating the seven units may be conveyed to the inventory. Staff is currently working on submission of a disposition application for all seven units. Once HUD approval is received, the units will be offered up for sale to the general public. The properties will be sold and conveyed “AS IS” with a Land Use Restriction Agreement, which will maintain the affordability of the houses within the community. Market appraisals have been obtained for all seven houses located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming. These houses have been vacant for ten to twenty years, initially due to the decline in the housing market, and then due to extensive vandalism and deterioration.

Ms. Robles further reported that based on late 2018 appraisals, the houses appraised from as low as \$52,000, to the high end at \$118,000. The total estimated revenue for all seven houses is approximately \$500,000, based on the appraisals performed in late 2018. The homes were a part of the original Springview HOPE VI project; therefore, any revenue generated from the sale of these houses will be utilized for Public Housing.

**Motion:** Commissioner Clack moved to approve Resolution 5927. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris Stribling, DPM, Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

## CHOICE NEIGHBORHOOD

### Item 8: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided a brief update regarding the Housing component of the Choice Neighborhood report. Ms. Arrie Porter, Consultant, provided updates regarding Infill, Owner Occupied Rehab, Business Facade Improvements and the Garcia Street Urban Farm. Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report.

## INDIVIDUAL ITEMS FOR CONSIDERATION

### Item 9: Update and discussion regarding Beacon Communities Quarterly Operations

Mr. Nisivoccia provided a brief report regarding Beacon Communities Department measures of various key performance indicators to ensure the department is operating effectively and to provide guidance in operational support. The Board of Commissioners had previously received a full report containing the quarterly update that included the cumulative fiscal year 2019 data regarding occupancy and net operating income for the Beacon Community properties.

### Item 10: Update and discussion regarding Public Housing Scattered Site Disposition

Mr. Thomas Roth, Director of Asset Management, reported that on April 14, 2016, the SAHA Board of Commissioners approved Resolution 5605. authorizing staff to submit an application with HUD requesting approval to dispose of 94 single family homes in the Public Housing Portfolio. The disposition process included the following activities: conducting meetings with impacted residents, obtaining environmental evaluations and appraisals for each property and submitting financial and other supporting data to HUD. A completed application was submitted to HUD on August 27, 2016. However, due to changes in the standards required to justify disposition requests, a final decision to approve the request was not received until October 30, 2018.

Mr. Roth further reported that SAHA has conducted numerous meetings with the impacted families to explain the process, provide relocation assistance, and helped families find replacement housing via transfers to other Public Housing properties, or the issuance of a Section 8 Housing Voucher. Additionally, a dedicated staff member has been assigned to address inquiries from impacted clients. Many of the families have school age children. Staff did not want to disrupt households while school was in session, and has given families until June 30, 2019, to vacate and move to replacement housing. Additionally, to respect the privacy of the families, properties are not being listed for sale until they are vacated. Homes are being listed with one of two brokers that were secured through the RFP solicitation process managed by SAHA's Procurement Department. To date, ten homes have been vacated and seven have sold and three are under contract. All sales to date have purchase prices at or above the current appraised value. We expect more units to be vacated as the school year ends.

Based on appraised values and projected transaction related costs, net sale proceeds are estimated at \$6,800,000. Net sale proceeds will be held in a restricted account per the terms of HUD's disposition approval. Proceeds must be reinvested into Public Housing

assets, the use of these proceeds is subject to HUD's prior approval. It is SAHA's intent to invest funds into capital projects that will preserve and extend the useful life of existing public housing assets.

**Item 11: Update and discussion regarding the Quarterly Public Housing Capital Projects**

Mr. Roth and Mr. Hector Martinez, Director of Construction and Sustainability, provided quarterly status updates on capital projects contemplated under the Public Housing Five Year Capital Plan. The completed projects included the following properties: Charles Andrews, Francis Furey, Le Chalet, O.P. Schnabel and Tarry Towne. The projects in process include Blanco Apartments, TL Shaley, Villa Tranchese and Victoria Plaza. The projects in the planning phase include Cassiano Homes, College Park, Fair Avenue, Parkview, San Pedro Arms and Villa Tranchese. Mr. Roth informed the Board that the capital projects are being funded by a combination of Capital Fund Program, Moving to Work Funds, insurance loss proceeds, and available reserves.

**Item 12: \*Closed Session:**

**Personnel/Consultation with Attorney**

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

- President and CEO Performance Evaluation Process

Chair Stribling, DPM, recessed the meeting for Closed Session at 4:28 p.m.

**Item 13: Adjournment**

The Board of Commissioners did not return from Closed Session.

**ATTEST:**

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

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**Date**

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

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**Date**





**To:** Board of Commissioners

**Date:** May 2, 2019

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

**Subject:** Update and discussion regarding the April 18, 2019, Resident Services Committee Meeting

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A Resident Services Committee meeting was held on Thursday, April 18, 2019, at SAHA Central Offices. Attendees included Commissioner Charles Clack, Commissioner Jo-Anne Kaplan, Commissioner Sofia A. Lopez, Commissioner Gabriel L. Lopez, Commissioner Marie R. McClure, SAHA President and CEO David Nisivoccia and SAHA staff. The meeting was attended by one resident. The following items were discussed:

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

Mr. Adrian Lopez, Director of Community Development Initiatives, reported that there were 1,583 events hosted through the third quarter of this fiscal year with over 34,857 residents participating. In addition to events being hosted, Mr. Lopez also reported highlights and accomplishments of some of the activities that his department has provided to improve the quality of life for residents, provide access to resources, improve resident capacity, facilitate self-sufficiency and to improve agency performance.

**Update and discussion regarding Mother's Day and Father's Day Events**

Mr. Lopez informed the Board that the Community Development Initiatives Department is hosting the 5th annual Mother's Day Celebration this year at the San Antonio Housing Authority's Central Office on May 10, 2019, from 9:00 a.m. until noon. Mr. Lopez also reported the 19th Annual Father's Day Fiesta is scheduled for Saturday, June 15, 2019, at the SAHA Park located at 818 S. Flores from 10:00 a.m. to 1:00 p.m.

**Update and discussion regarding ConnectHome Initiatives**

Mr. Lopez reported that as of March 2019, ConnectHome has provided basic computer training to 1,946 residents; 866 received a free computer for successfully completing the sixteen hours of training; 1,069 residents now have free access at home through SAHA free WI-FI, free hotspot distribution, or through low cost internet. Mr. Lopez also provided other ConnectHome highlights, which included grant awards and accomplishments from residents and staff.

**Update and discussion regarding Survey of the Elderly and Disabled Services Properties**

In an effort to ensure that the EDS program is providing services that meet the comprehensive needs of residents, four surveys will be completed. The surveys are scheduled to be completed by July of 2019.

**Update and discussion regarding the Quarterly Client Services Report**

Mr. Joel Tabar, Assistant Director of Federal Housing Programs, provided the Quarterly Client Services Report and Ms. Laura Longoria, Client Services Manager, provided a brief overview of the new Assistant Client Services Manager of Public Housing position and its successes.

**Update and discussion by the Tenant's Union**

There were no members in attendance for discussion.



**To:** Board of Commissioners

**Date:** May 2, 2019

**From:** Morris A. Stribling, DPM, Chair, San Antonio Housing Authority Board of Commissioners

**Subject:** Update and discussion regarding the April 18, 2019, Operations and Choice Neighborhood Committee Meeting

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An Operations and Choice Neighborhood Committee meeting was held on Thursday, April 18, 2019, at the Central Offices of SAHA. Attendees included Board Chair Morris A. Stribling, Commissioner Charles Clack, Commissioner Jo-Anne Kaplan, Commissioner Sofia A. Lopez, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following resolutions were approved to move forward to the Board meeting:

**Consideration and approval regarding Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms** was presented by Mr. Steven Morando, Director of Procurement and General Services.

**Consideration and appropriate action regarding Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC, through the Texas Department of Information Resources (DIR), for an annual cumulative amount not to exceed \$300,000.00; for a period of one year** was presented by Mr. Steven Morando, Director of Procurement and General Services, and Ms. Brandee Perez, Director of Federal Housing Programs.

**Consideration and appropriate action regarding Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00** was presented by Mr. David Nisivoccia, President and CEO, and Mr. Steven Morando, Director of Procurement and General Services.

**Consideration and appropriate action regarding Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms** was



presented by Mr. David Nisivoccia, President and CEO, and Mr. Steven Morando, Director of Procurement and General Services.

**Consideration and appropriate action regarding Resolution 5926, authorizing Franklin Development LLC, as developer of Our Lady of Charity transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as the sole member of the general partnership and as prime contractor; (III) to enter into an agreement of limited partnership for Our Lady of Charity; (IV) obtaining Texas Department of Housing and Community Affairs tax credits, as well as, historic tax credits and all other funding required for the project; (V) and other matters in connection herewith** was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization.

**Consideration and appropriate action regarding Resolution 5927, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) for the Springview scattered site properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San Antonio, Bexar County, Texas; authorization of the sale of such properties; and the execution of documents necessary to consummate such actions** was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization.

## **CHOICE NEIGHBORHOOD**

### **Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood**

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided a brief update regarding the Housing component of the Choice Neighborhood report. Ms. Arrie Porter, Consultant, provided updates regarding Infill, Owner Occupied Rehab, Business Facade Improvements and the Garcia Street Urban Farm. Mr. Adrian Lopez, Director of Community Development Initiatives, provided updates regarding the People component of the report.

## **INDIVIDUAL ITEMS FOR CONSIDERATION**

### **Update and discussion regarding Beacon Communities Quarterly Operations**

Mr. Nisivoccia provided a brief report regarding Beacon Communities Department measures of various key performance indicators to ensure the department is operating effectively and to provide guidance in operational support. The Board of Commissioners had previously received a full report containing the quarterly update that included the cumulative fiscal year 2019, data regarding occupancy and net operating income for the Beacon Community properties.

### **Update and discussion regarding Public Housing Scattered Site Disposition**

Mr. Thomas Roth, Director of Asset Management, reported that on April 14, 2016, the SAHA Board of Commissioners approved Resolution 5605, authorizing staff to submit an application



with HUD requesting approval to dispose of 94 single family homes in the Public Housing Portfolio. A completed application was submitted to HUD on August 27, 2016. Final decision to approve the request was received October 30, 2018.

Mr. Roth further reported that SAHA has conducted numerous meetings with the impacted families to explain the process, provide relocation assistance, and helped families find replacement housing via transfers to other Public Housing properties, or the issuance of a Section 8 Housing Choice Voucher. To date, ten homes have been vacated and seven have sold and three are under contract. All sales to date have purchase prices at or above the current appraised value. Based on appraised values and projected transaction related costs, net sale proceeds are estimated at \$6,800,000. Net sale proceeds will be held in a restricted account per the terms of HUD's disposition approval. Proceeds must be reinvested into Public Housing assets, the use of these proceeds is subject to HUD's prior approval. It is SAHA's intent to invest funds into capital projects that will preserve and extend the useful life of existing Public Housing assets.

#### **Update and discussion regarding the Quarterly Public Housing Capital Projects**

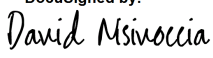
Mr. Roth and Mr. Hector Martinez, Director of Construction Services and Sustainability, provided quarterly status updates on capital projects contemplated under the Public Housing Five Year Capital Plan. The completed projects included the following properties: Charles Andrews, Francis Furey, Le Chalet, O.P. Schnabel and Tarry Towne. The projects in process include Blanco Apartments, TL Shaley, Villa Tranchese and Victoria Plaza. The projects in the planning phase include Cassiano Homes, College Park, Fair Avenue, Parkview, San Pedro Arms and Villa Tranchese. Mr. Roth informed the Board that the capital projects are being funded by a combination of Capital Fund Program, Moving to Work Funds, insurance loss proceeds, and available reserves.

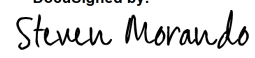
## SAN ANTONIO HOUSING AUTHORITY

May 2, 2019

## BOARD OF COMMISSIONERS

**RESOLUTION 5928, AUTHORIZING THE AWARD OF A CONTRACT FOR RECORDS STORAGE SERVICES TO SAFESITE, INC., THROUGH THE STATE OF TEXAS COOPERATIVE PURCHASING PROGRAM, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$40,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS**

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**David Nisivoccia**  
President and CEO

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

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for records storage services is not expected to exceed an annual cumulative amount of \$40,000.00 and will be funded through the approved annual operating budget and available reserves. The monthly recurring cost for climate controlled storage for 1-5,000 boxes is \$0.50 per box. Additional services that may be utilized by SAHA and have associated charges are rush pickup and delivery (normal business hours \$25.00, after hours, weekends or holidays \$50.00), replacement storage boxes (\$2.50) and certified disposition of boxes (regular box \$2.00, large box \$4.00). There are no fees for intake processing and data entry of records, adding records to the existing account, regular pick-up and delivery, and retrieval or refiling of storage boxes.

**SUMMARY:**

SAHA generates records either made or received pursuant to law or in connection with the transaction of official business. As a public entity, the retention periods for these records is based upon federal and state mandates. These records either have a minimum retention period or they may be designated as permanent retention and must not be destroyed. Currently, such records are either stored at the Brazos warehouse or are being stored in the departments awaiting transfer to the warehouse for monitored storage and eventual destruction. Due to the recent sale of the Brazos warehouse, SAHA requires the services of a third party record storage company to provide for safe storage and retrieval of these documents.

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

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019**

SAHA procurement policies. SAHA is currently a member of the Texas Cooperative Purchasing Program. They develop, competitively award, and manage hundreds of statewide contracts for state and local use. As a cooperative member, SAHA may utilize any contract awarded by this Agency.

On August 18, 2017, the Statewide Procurement Division under the Texas Comptroller of Public Accounts, issued a Request For Proposals #304T-17-962M4, for Records Storage Services that closed on September 15, 2017.

A contract was awarded to Safesite, Inc. for records storage services with an initial term of November 1, 2017, through January 31, 2020. This contract allows for optional renewal terms of February 1, 2020, through January 31, 2021, and February 1, 2021, through January 31, 2022. SAHA will participate in this contract beginning May 2, 2019, through the end of the optional renewal terms.

Safesite was founded in 1981, and is headquartered in Austin, Texas, with branch offices in Houston, Dallas-Fort Worth, and Schertz, Texas. Our records will be stored in the company's Schertz, Texas, warehouse. They are a full service off-site records management company providing services to a wide range of clients, from small businesses to large corporations and government entities. Their services include records storage, tape rotation, web-based document management tools and reports, pick up and delivery services, 24-hour access, certified document shredding and recycling of paper, and magnetic media. Their offices, record centers and vault facilities are climate controlled and are monitored by professional security companies, as well as, local fire and police departments. They also operate a fleet of radio-equipped vehicles for prompt pick up and delivery of documents and data.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Steven Morando, Director of Procurement and General Services, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

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

**ATTACHMENT:**

Resolution 5928



**San Antonio Housing Authority  
Resolution 5928**

**RESOLUTION 5928, AUTHORIZING THE AWARD OF A CONTRACT FOR RECORDS STORAGE SERVICES TO SAFESITE, INC., THROUGH THE STATE OF TEXAS COOPERATIVE PURCHASING PROGRAM, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$40,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO 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; and

**WHEREAS**, SAHA is currently a member of the Texas Cooperative Purchasing Program; 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; and

**WHEREAS**, a contract was awarded to Safesite, Inc. for records storage services with an initial term of November 1, 2017, through January 31, 2020. This contract allows for optional renewal terms of February 1, 2020, through January 31, 2021, and February 1, 2021, through January 31, 2022. SAHA will participate in this contract beginning May 2, 2019, through the end of the optional renewal terms. This was a competitively procured award; and

**WHEREAS**, Safesite, Inc. is recommended for contract award; and

**WHEREAS**, the current award recommendation for records storage services is not expected to exceed an annual cumulative amount of \$40,000.00 and will be funded through the approved annual operating budget and available reserves. The monthly recurring cost for climate controlled storage for 1-5,000 boxes is \$0.50 per box. Additional services that may be utilized by SAHA and have associated charges are rush pickup and delivery (normal business hours \$25.00, after hours, weekends or holidays \$50.00), replacement storage boxes (\$2.50) and certified disposition of boxes (regular box \$2.00, large box \$4.00). There are no fees for intake processing and data entry of records, adding records to the existing account, regular pick-up and delivery, and retrieval or refiling of storage boxes; 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 5928, authorizing the award of a contract for records storage services to Safesite, Inc., through the State of Texas Cooperative Purchasing Program, for an annual cumulative amount not to exceed \$40,000.00; for a period of one year with the option to renew up to two additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of May 2019.**

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

**Attested and approved as to form:**

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

## SAN ANTONIO HOUSING AUTHORITY

May 2, 2019

## BOARD OF COMMISSIONERS

**RESOLUTION 5929, AUTHORIZING THE AWARD OF AN AGENCY-WIDE CONTRACT FOR PRODUCTS AND RELATED SERVICES FOR SURVEILLANCE, SECURITY AND MONITORING TO KNIGHT SECURITY SYSTEMS, LLC, THROUGH THE TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR), FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$300,000.00; FOR A PERIOD OF ONE YEAR**

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

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

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*Brandee R. Perez*  
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**Brandee Perez, Director of**  
**Federal Housing Programs**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC, through the Texas Department of Information Resources (DIR), for an annual cumulative amount not to exceed \$300,000.00; for a period of one year.

**FINANCIAL IMPACT:**

The current award recommendation for products and related services for surveillance, security and monitoring agency-wide is not expected to exceed an annual cumulative amount of \$300,000.00 and will be funded through the approved operating budgets. The company offers discounts off of Commercial Manufacturer's Suggested Retail Price (MSRP) for products of 10% to 45%; 10% off Commercial MSRP for Services and has various levels of service level agreements that are project specific, based on our specific needs.

**SUMMARY:**

This contract is comprehensive in its scope of services and products related to video surveillance; access control, both stand alone and integrated systems; intrusion detection; fire detection and alarm monitoring. The Agency currently has a great need and desire to secure its facilities. The contract will allow each SAHA end user department and the Security Department to identify requirements to address their security needs and to work with Knight Security Systems to implement appropriate security solutions on a more timely basis.

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 Department of Information Resources (DIR).

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019**

On October 6, 2015, the Department of Information Resources (DIR), issued a Request For Offers (RFO) DIR-TSO-TMP-229, for Products and Related Services for Surveillance, Security and Monitoring that closed on November 10, 2015. A contract was awarded to Knight Security Systems, LLC on April 29, 2016, for a period of one year with the option to extend the Contract for up to three optional one-year terms. Additionally, the parties by mutual agreement, may extend the term for up to ninety additional calendar days. The following Amendments have been issued to this Agreement extending the term of the Agreement as follows: Amendment Number 1 exercised the first year renewal option extending the term for one year through April 29, 2018, and Amendment Number 2 exercised the second year renewal option extending the term through April 29, 2019. SAHA will participate in the contract beginning May 2, 2019, through the remainder of the third year renewal option.

Knight Security Systems was established in 1983, and is headquartered in Austin, Texas, with field office locations in Dallas, Houston, Corpus Christi, Lubbock, and San Antonio, Texas. Their San Antonio location was opened in 2018, in order to meet the needs of their South Central Texas customer base. Knight's security solutions includes access control (both stand alone and integrated systems), alarm monitoring, video surveillance, intrusion detection, and fire detection systems. The company has been a DIR contract holder since 2007. They service industries to include: finance, corporate, manufacturing (commercial and industrial), government, education, health care, oil, gas and energy, retail and food service. They have installed more than 5,000 systems since its inception. SAHA has utilized this company for specific troubleshooting assignments and individual security related projects that have been needed at various SAHA properties.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Brandee Perez, Director of Federal Housing Programs, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENT:**

Resolution 5929

**San Antonio Housing Authority  
Resolution 5929**

**RESOLUTION 5929, AUTHORIZING THE AWARD OF AN AGENCY-WIDE CONTRACT FOR PRODUCTS AND RELATED SERVICES FOR SURVEILLANCE, SECURITY AND MONITORING TO KNIGHT SECURITY SYSTEMS, LLC, THROUGH THE TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR), FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$300,000.00; FOR A PERIOD OF ONE YEAR**

**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; and

**WHEREAS**, SAHA is currently a member of the State of Texas Cooperative Purchasing Program; 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; and

**WHEREAS**, a contract was awarded to Knight Security Systems, LLC on April 29, 2016, for a period of one year with the option to extend the Contract for up to three optional one-year terms. SAHA will participate in the contract beginning May 2, 2019, through the remainder of the third year renewal option. This was a competitively procured award; and

**WHEREAS**, Knight Security Systems, LLC is recommended for contract award; and

**WHEREAS**, the current award recommendation for products and related services for surveillance, security and monitoring agency-wide is not expected to exceed an annual cumulative amount of \$300,000.00 and will be funded through the approved operating budgets. The company offers discounts off of Commercial Manufacturer's Suggested Retail Price (MSRP) for products of 10% to 45%; 10% off Commercial MSRP for Services and has various levels of service level agreements that are project specific, based on our specific needs; 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 5929, authorizing the award of an agency-wide contract for products and related services for surveillance, security and monitoring to Knight Security Systems, LLC through the Texas Department of Information Resources (DIR) for an annual cumulative amount not to exceed \$300,000.00; for a period of one year.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of May 2019.**

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

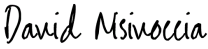
**Attested and approved as to form:**


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



**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5930, AUTHORIZING THE AWARD OF A CONTRACT FOR REMOVAL, REPAIR AND REPLACEMENT OF SHINGLE ROOFS AT VILLA DE VALENCIA APARTMENTS TO JMI CONTRACTORS FOR AN AMOUNT NOT TO EXCEED \$185,596.00**

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

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

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**Kristi Baird**  
**Director of Beacon  
 Communities**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00.

**FINANCIAL IMPACT:**

The current award recommendation for the removal, repair and replacement of shingle roofs at Villa de Valencia Apartments is not expected to exceed an amount of \$185,596.00, to include a base bid of \$154,663.19, plus a 20% contingency of \$30,933.00 that will only be used, as necessary. This project will be funded by available Beacon operating reserves.

**SUMMARY:**

Villa de Valencia Apartments is within the Beacon Communities portfolio and located on the Northeast side of San Antonio near the S.T.A.R. Soccer Complex. The community was built in 1983, and is comprised of 104 one and two bedroom units. They are under a Project Based Assistance (PBA) program, which requires residents and applicants to qualify within the income limits of the program and 74 households must have an income at or below 80% of the area median income (AMI) and be receiving subsidy. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 90.52% and trending to 93%.

The roofs at Villa de Valencia Apartments are approximately 36 years old and SAHA requires the services of a contractor to remove, repair and replace the shingle roofs at this community.

On March 8, 2019, SAHA issued an Invitation For Bids (IFB) #1902-910-66-4886 for Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments that closed on March 26, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 152 contractors. A total of thirteen bids were received in response to this solicitation: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE), Carielo Facility Services (ESBE, HABE, MBE, SBE, VBE), Cleanology Construction Services (ABE, ESBE, MBE, SBE), Bougambillas Construction (HABE), Geofill Material Technologies (SBE, Section 3 Business), Hytek General Contracting, Inc., JMI Contractors, L.D. Tebben, MJTR Contractors, Quick Roofing, R & J Muniz Remodeling (ESBE, HABE, MBE, SBE, WBE, Section 3 Business), Remedy Contractors, and Straight Line Management (AABE, DBE, ESBE, MBE, SBE, WBE).

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019**

All proposals were evaluated on the following criteria: purchase price, reputation of the bidders and their goods or services, the quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Three of the bids were deemed non responsive. Based on the above, we are recommending contract award to JMI Contractors. They are the lowest responsive and responsible bidder.

JMI Contractors was founded in 1979, and is headquartered in San Antonio, Texas. They are a full service contractor specializing in tenant occupied projects to include multi-family roofing, renovation, fire and water restoration, and commercial landscape services. JMI Contractors also offers professional catastrophe management, capital improvements, routine maintenance, repositioning and rehabilitation projects. This contractor has received no prior awards from SAHA. Their client list includes Deer Creek, Greystar Property, Lincoln Properties, Roscoe Properties, Silver Oaks Apartments, Songbird Apartments, and West Avenue Apartments.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5930

Map

Picture

Bid Tabulation

**San Antonio Housing Authority  
Resolution 5930**

**RESOLUTION 5930, AUTHORIZING THE AWARD OF A CONTRACT FOR REMOVAL, REPAIR AND REPLACEMENT OF SHINGLE ROOFS AT VILLA DE VALENCIA APARTMENTS TO JMI CONTRACTORS FOR AN AMOUNT NOT TO EXCEED \$185,596.00**

**WHEREAS**, on March 8, 2019, SAHA issued an Invitation For Bids (IFB) #1902-910-66-4886 for Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments that closed on March 26, 2019; and

**WHEREAS**, a total of 13 bids were received in response to the IFB. Three bids were deemed non responsive; and

**WHEREAS**, JMI Contractors is being recommended for contract award as they are the lowest responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for the removal, repair and replacement of shingle roofs at Villa de Valencia Apartments is not expected to exceed an amount of \$185,596.00 to include a base bid of \$154,663.19 plus a 20% contingency of \$30,933.00 that will only be used, as necessary. This project will be funded by available Beacon operating 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 5930, authorizing the award of a contract for removal, repair and replacement of shingle roofs at Villa de Valencia Apartments to JMI Contractors for an amount not to exceed \$185,596.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of May 2019.**

---

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

**Attested and approved as to form:**

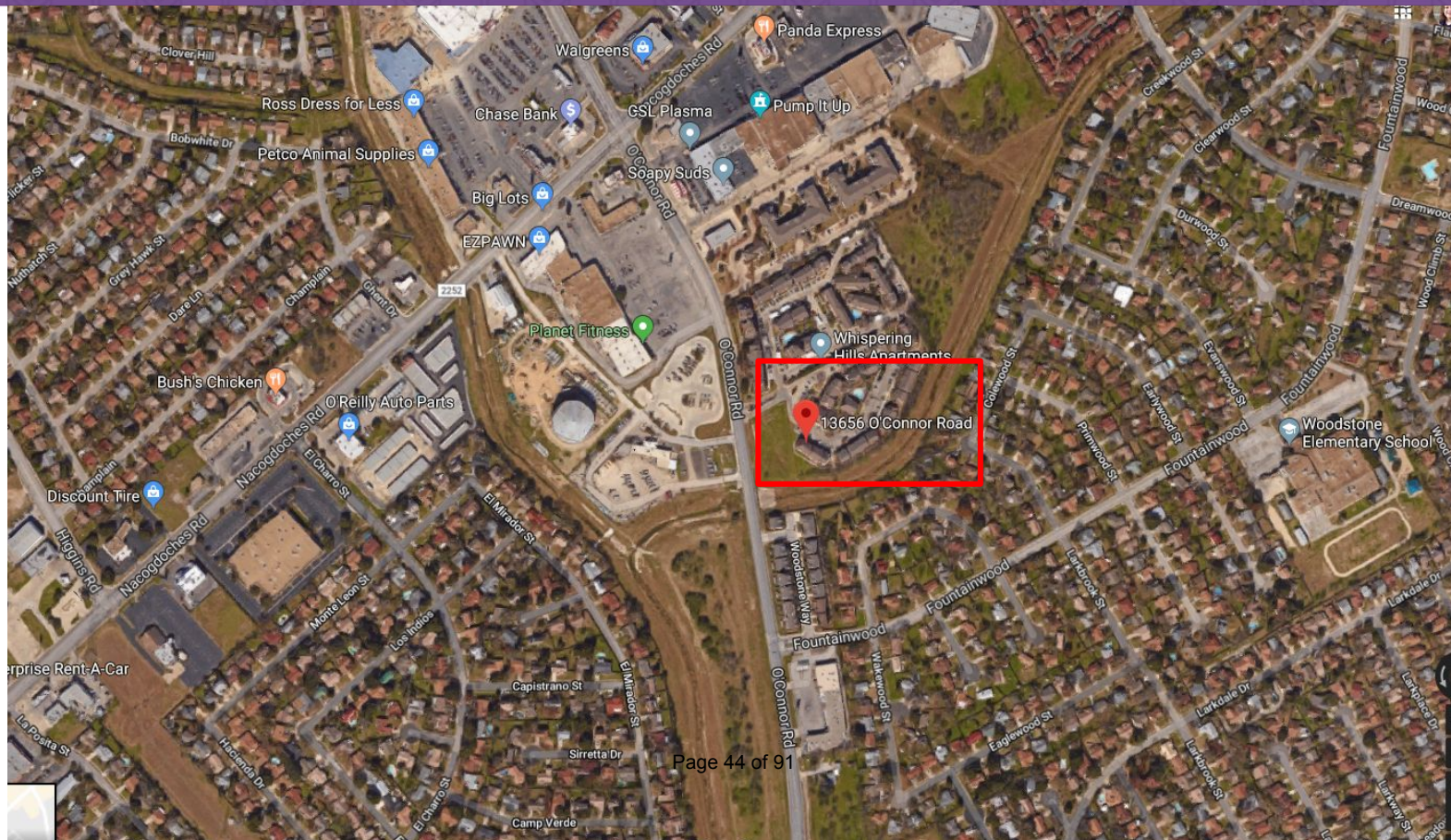
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**David Nisivoccia**  
**President and CEO**



# AERIAL MAP - VILLA DE VALENCIA APARTMENTS

1





# VILLA DE VALENCIA APARTMENTS

2



BID TABULATION Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments 1902-910-66-4886											
Bidder → Item 1 Base Bid Section 3 Preference Amount (1) Base with Section 3 Applied	Unit	Qty	JMI Contractors LLC \$154,663.19 \$0.00 \$154,663.19	J National Contractors No Bid Bond Non-Responsive	Carrie Facility Service LLC \$207,500.00 \$0.00 \$207,500.00	HYTEK General Contracting Inc. \$234,500.00 \$0.00 \$234,500.00	Quick Roofing \$219,979.36 \$0.00 \$219,979.36	All Pro General Construction, Inc. \$269,800.00 \$13,919.69 \$264,700.00	Cleanology Construction Services, Company \$264,700.00 \$0.00 \$264,700.00		
0.75 in. x 1.65 in. Fiber Cement Trim	Lt	100	\$2.15		\$7.80	\$4.80	\$2.49	\$9.00	\$1.86	\$188.00	
0.75 X 3.5 in Fiber Cement Trim	Lt	100	\$4.12		\$8.90	\$5.70	\$3.41	\$11.00	\$2.31	\$231.00	
0.75 X 5.5 in Fiber Cement Trim	Lt	100	\$5.25		\$11.10	\$6.95	\$5.36	\$15.00	\$3.13	\$313.00	
Fiber Cement Vented Soffit	Lt	125	\$6.50		\$9.54	\$9.60	\$6.02	\$22.00	\$3.75	\$469.00	
5/16 X B 25 Fiber Cement Siding	Lt	125	\$4.40		\$11.34	\$5.40	\$10.05	\$24.00	\$1.75	\$219.00	
2X4 SYP or SPF structural Lumber	Lt	150	\$4.49		\$6.50	\$3.00	\$3.14	\$9.00	\$1.25	\$188.00	
2 X 6 SYP or SPF structural Lumber	Lt	150	\$5.07		\$7.47	\$3.40	\$5.08	\$11.00	\$1.50	\$225.00	
2 X 8 SYP or SPF structural Lumber	Lt	125	\$7.06		\$11.28	\$4.00	\$6.18	\$12.00	\$2.30	\$288.00	
1/2" Plywood Exterior Plywood/OSB decking	Sqft	150	\$2.34		\$2.53	\$2.77	\$2.07	\$6.00	\$1.95	\$293.00	
5/8" Plywood Exterior Plywood/OSB decking	Sqft	150	\$2.97		\$2.80	\$3.40	\$3.15	\$8.00	\$2.37	\$356.00	
1 x 4 Dimensional trim Lumber	Lt	150	\$3.19		\$6.00	\$2.80	\$3.07	\$28.00	\$1.09	\$163.00	
1 X 6 Dimensional trim Lumber	Lt	150	\$4.05		\$7.93	\$3.67	\$3.78	\$32.00	\$1.72	\$258.00	
Aluminum Gutter to match existing	Lt	75	\$4.53		\$8.25	\$7.00	\$1,050.00	\$16.00	\$7.51	\$563.00	
Aluminum Down spout to match existing	Lt	100	\$4.00		\$8.25	\$6.75	\$14.00	\$15.00	\$7.50	\$750.00	
Leaf Guard Amerimax Hoover Dam Gutter cover or equal	Lt	125	\$3.60		\$9.84	\$3.60	\$1.86	\$8.00	\$3.20	\$400.00	
Ridge Vent, Owens Corning or approved equal	Lt	250	\$6.25		\$7.80	\$9.60	\$7.38	\$59.00	\$3.75	\$698.00	
1-1/4" X 1-1/2" X 10 ft drip edge	Lt	225	\$6.51		\$2.00	\$2.89	\$1.99	\$447.75	\$0.42	\$94.00	
3" X 5" X 10 ft 1" flashing	Lt	275	\$6.50		\$1.91	\$2.66	\$8.00	\$9.00	\$1.19	\$326.00	
2-11/16 in. x 2-1/2 in. x 10 ft. Fave Drip Flash	Lt	175	\$18.86		\$2.23	\$390.00	\$4.50	\$7.81.50	\$1.14	\$200.00	
10" Valley Flashing	Lt	100	\$13.26		\$2.50	\$6.25	\$1.56	\$9.50	\$1.15	\$115.00	
4" X 4" X 8" Step Flashing	Lt	100	\$17.80		\$2.90	\$290.00	\$11.00	\$1,100.00	\$128.20	\$800.00	
notes: (1) Section 3 Preference is lesser of 9% or \$16,000 of lowest responsive bid											
Bidder → Item 1 Base Bid Section 3 Preference Amount (1) Base with Section 3 Applied	Unit	Qty	Bouganillas Construction LLC \$367,945.00 \$0.00 \$367,945.00	L.D. Tebben Company, Inc \$336,862.00 \$0.00 \$336,862.00	Straight Line Management LLC \$283,969.05 \$0.00 \$283,969.05	Remedy Roofing Inc \$193,632.00 \$0.00 \$193,632.00	R & J Muniz Remodeling No Bid Bond Non-Responsive	Geofill Construction \$289,073.20 \$13,919.69 \$275,153.51	Unit Pricing adjusted to show a per unit cost.		
0.75 in. x 1.65 in. Fiber Cement Trim	Lt	100	\$8.00	\$1.12	no bid	\$2.75	\$274.64	\$9.00	\$900.00		
0.75 X 3.5 in Fiber Cement Trim	Lt	100	\$16.00	\$1.26	no bid	\$1.88	\$188.33	\$10.00	\$1,000.00		
0.75 X 5.5 in Fiber Cement Trim	Lt	100	\$18.00	\$1.54	no bid	\$1.88	\$188.33	\$13.00	\$1,300.00		
Fiber Cement Vented Soffit	Lt	125	\$16.00	\$2,000.00	no bid	\$3.24	\$404.46	\$19.00	\$2,375.00		
5/16 X 8 25 Fiber Cement Siding	Lt	125	\$16.50	\$2,062.50	no bid	\$1.00	\$125.29	\$12.00	\$1,500.00		
2X4 SYP or SPF structural Lumber	Lt	150	\$8.00	\$1,200.00	no bid	\$0.39	\$58.42	\$19.00	\$2,850.00		
2 X 6 SYP or SPF structural Lumber	Lt	150	\$12.00	\$1,800.00	no bid	\$1.14	\$171.32	\$20.00	\$3,000.00		
2 X 8 SYP or SPF structural Lumber	Lt	125	\$14.00	\$1,750.00	no bid	\$1.02	\$127.41	\$21.00	\$2,625.00		
1/2" Plywood Exterior Plywood/OSB decking	Sqft	150	\$4.00	\$600.00	no bid	\$0.13	\$19.31	\$2.50	\$375.00		
5/8" Plywood Exterior Plywood/OSB decking	Sqft	150	\$6.00	\$900.00	no bid	\$0.13	\$19.31	\$3.00	\$450.00		
1 x 4 Dimensional trim Lumber	Lt	150	\$8.00	\$1,200.00	no bid	\$0.99	\$148.66	\$20.00	\$3,000.00		
1 X 6 Dimensional trim Lumber	Lt	150	\$10.00	\$1,500.00	no bid	\$2.04	\$305.71	\$20.00	\$3,000.00		
Aluminum Gutter to match existing	Lt	75	\$30.00	\$2,250.00	no bid	\$5.00	\$375.00	\$20.00	\$1,500.00		
Aluminum Down spout to match existing	Lt	100	\$20.00	\$2,000.00	no bid	\$5.00	\$500.00	\$15.00	\$1,500.00		
Leaf Guard Amerimax Hoover Dam Gutter cover or equal	Lt	125	\$6.00	\$1,000.00	no bid	\$1.43	\$178.57	\$25.00	\$3,125.00		
Ridge Vent, Owens Corning or approved equal	Lt	250	\$6.00	\$1,500.00	no bid	\$3.21	\$803.57	\$10.00	\$2,500.00		
1-1/4" X 1-1/2" X 10 ft drip edge	Lt	225	\$6.67	\$1,500.00	no bid	\$3.21	\$723.21	\$5.00	\$1,125.00		
3" X 5" X 10 ft 1" flashing	Lt	275	\$6.00	\$1,375.00	no bid	\$1.14	\$314.28	\$10.00	\$2,750.00		
2-11/16 in. x 2-1/2 in. x 10 ft. Fave Drip Flash	Lt	175	\$9.43	\$1,650.00	no bid	\$0.51	\$90.00	\$15.00	\$2,625.00		
10" Valley Flashing	Lt	100	\$10.00	\$1,000.00	no bid	\$0.10	\$9.86	\$18.00	\$1,800.00		
4" X 4" X 8" Step Flashing	Lt	100	\$16.00	\$1,800.00	no bid	\$1.11	\$11.42	\$20.00	\$2,000.00		
notes: (1) Section 3 Preference is lesser of 9% or \$16,000 of lowest responsive bid											
			Unit Pricing adjusted to show a per unit cost.	Unit Pricing adjusted to show a per unit cost.	No CHQ form, incomplete no unit pricing	Unit Pricing adjusted to show a per unit cost.	No Bid Bond as required. Section 3 Business	Claiming Section 3 Preference Unit Pricing adjusted to show an extended cost.			

**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 2/7/2019</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
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**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
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 ESD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>ADDITIONAL VENDORS</b>			
Air Stream General Constrcn	BARBARA ROBINSON	brobinson@air-streamservices.com	
Alamo Roofing & Metal Co	Tomas Villarreal Jr.	tvillarreal@alamoroofingandmetal.com	
All Pro General Construction	Raul Scott	rs@apgc.biz	
J. L. Bass Enterprise, LLC	Jeff Bass	jlbass47@jlbassconstruction.com	



**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
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	
Straight Line Management	Sherrika Arch Jeanetta Tinsley	sherrika@straightlinem.com jeanetta@straightlinem.com	
M&M Weatherization	Laura Ramirez	laura@mmwtx.com	
B&D Remodeling	Bertha Estrada	berthae1960@gmail.com	
Diamond Painting & Remodeling	Sofia Carrizales	diamondpaint.remodeling@gmail.com	
Commercor, LLC	Robert B.	commercorconstruction@gmail.com	
JC's Construction & Remodeling, LLC	Basidalia Alvarez	jcsandrsatx@gmail.com	
3G Roofing		roofing3g@gmail.com	
Bougambillas Construction		bugconst@gmail.com	
Can2 Roofing	Sam Cantu	can2roofing@gmail.com	
Digital Roofing Innovations	Matthew Smith	matthew@digitalroofingcompany.com	
Empire Roofing Co		mike@empireroofing.com	
Holden Roofing	Chris Taylor	ctaylor@holdenroofing.com	
Jaco Roofing & Construction		info@jacoroofing.com	
JHPS	Jesse Lang	jhps.txllc@gmail.com	
Kidd Roofing	Ron Lamboy	Rlamboy@kiddroof.com	
Metal Roof & TPO Specialist	Abel Hernandez	abelardohdz28@gmail.com	
Roof Doctor	Randy Fern	schedule@roofdoctortx.com	
San Antonio Painting and Remodeling	Jesus	Jesus76rdz@gmail.com	
Coltcam Construction, LLC	Amelie Tinajero	amelietinajero@yahoo.com	
J National	Cesar Sanchez	CSanchez@jnational.com	
ECS SOUTHWEST, LLP	Joe Botte	JBotte@ecslimited.com	
Malarkey Roofing Products	Johnny Ayala	Jayala@malarkeyroofing.com	
All Materials Construction LLC	Lakeisha Brown	allmaterialsconstruction@gmail.com	
Quick Roofing, LLC	Delane Bruce	delane.bruce@quickroofing.com	Rejected
Monument Roofs	Jason Perez	jason@monumentroofs.com	
NIR Roof Care	Robert Blume	robertblume@nir.com	
Wolf Roofing	Lorin Carter	wolfroofingtx@gmail.com	
Starling Roofing and Construction	Megan Badgett	Starling.roofing@yahoo.com	
Weather Safe Exteriors	Dennis Duderstadt	dennis@weathersafeexteriorsllc.com	Not Found
THD Roofing		saoffice@thd-partners.com	
Powell Interprizes Unlimited	Darwin Powell	powellinterprizesunlimited@gmail.com	
Visionary Architecture Constr	Art Muniz	visionaryart2503@yahoo.com	
	Billy Oestrich	hay4you@gmail.com	

**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
ProTractor Roofing	Giovanni Garcia	giogarcia.protractor@gmail.com	
Universal Contracting	Sean Gallagher	sg@ucmsteam.com	
Apex Construction	Richard Haglund	richardhaglund@netscape.net	
US Roofing, LLC	Brian Alderman	balderman22@gmail.com	
TMJ Architectural, LLC	Alan Mercer	alan@tmjarchitectural.com	
MARLOWE ROOFING, INC.	Mark Marlowe	mkmconstruction@att.net	
GPS Roof Leak Repair	Trey King	trey@gpsrlr.com	
Total Lender Service LLC	John Lawrence	john@resvcs.com	
Total Maintenance	Justin Witherspoon	spoon4589@aol.com	
1st Choice Roofing & Cnstrctn	Martin Morales	projects@1stchoiceroofs.com	
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	
Advanced Roofing Services,	Cruz Mendez	sammie@advancedroofingservices.com	
Affordable Quality Roofing,	Jayne Pride	jayne@aqrhouston.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Ally Roofing Services Llc	Tina Chapman	tina@allyroofingservices.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Ameritex Waterproofing Inc.	Kimberly Mcilvain	kim@ameritexwaterproofing.com	
Arc-Trt, Llc	Jeff Folsom	jeff@alpineroofing.com	
Argio Roofing & Construction,	Rogelio Escobedo	rescobedo@argiouroofing.com	
B&B Construction	Jeff Binagia	jeff@bnbconstruction.org	
Brazos Urethane, Inc	Shelby Scoggins	s.scoggins@brazosurethane.com	
Byrdson Services, Llc	Jim Griffin	jgriffin@byrdsonservices.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
Classical Concepts Cnstrctn,	Mario Villacres	CCCLLCTX@GMAIL.COM	
Cobos Design & Construction,	Calixto Cobos	cobosdc2cal@yahoo.com	
Concord Commercial Services	Alan Greenwood	agreenwood@ccsinctx.com	
CP Roofing & Exteriors, L.L.C.	Debbie Perry	debbie@cproofingexteriors.com	
Cram Roofing Company, Inc.	Kevin Blische	kevinb@cramroofing.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Curtis-Mckinley Roofing	Sherry Vickery	sherryvickery@curtismckinley.com	
Delfin Roofing & Construction	Cecilia reyes	cecilia@delfinllc.com	
DMR Solutions Inc	David Rocci	info@dmr-solutions-inc.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Dragon Construction, Llc	Damon Howard	dhoward@dragon-llc.com	
Eagle Valley Solutions Corp	Jamie Austin	jamiegaustin99@gmail.com	
Elicerio Construction	Fernando Elicerio	felicierio@hotmail.com	
ERC Envrnmntl & Cnstrctn	Shelly	shoran@erc-tx.com	
Final Solution Roofing, Llc	Paula Marsh	paula@finalsolutionroofing.com	
First Aid Remodeling & Repair	David Edward Gomes	davidsonedwards@yahoo.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
GG's Construction, Llc	Rolando Oserio	ROLANDOO@MXCONSTRUCTION.NET	Not Found
Golden Builders Group, Llc	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	manuel perez	mpgvb@aol.com	
Growing Solutions	Marietta Hill	zlato@sbcglobal.net	

**Advertisement List**  
**Solicitation # 1902-910-66-4886**  
**Remove and Replace Shingle Roofs at Villa de Valencia Apartments**

Associations /Vendors	Contact Name	Email	Notes
HCG Management Llc	B. Gregory Williams	gregwilliams@honestyconstructiongro up.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	
Integriward, Llc	Diana Davis	ddavis@integriward.com	
JAJ Property Services Llc	Summer Jordan	summerj.jajconstructiontx@gmail.com	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
JBFW, Llc	Lesley Jones	lesley.jones333@yahoo.com	
JRJ 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	
Kentex Roofing Systems, Llc	Kenny Woods	kwoods@kentexroofing.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lydick-Hooks Roofing	Blake Morrison	blake@lydickwf.com	
Madero Engineers, Architects & Construction	Frank Madero	frank@madero.net	
Maranatha Roofing, Inc.	Howard E. Watson, Iii	hwatsoniii@aol.com	
Marsh Waterproofing, Inc.	Tim Marsh	MWATERPROOFING@AOL.COM	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
Mascon Inc	Sharon McCall	masconroofing@aol.com	
Mckenzie Jackson Constructn	Cori Fields	cori@mckenziejackson.net	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Peachy P. Llc	Aubrey Moore	peachyp.services@gmail.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Port Enterprises Ltd	Joni Vought	jvought@portroofing.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
Premier Coats Painting, Llc	William Alvarado	premiercoats@gmail.com	
Pride General Contractors Llc	Ramon T. Salgado	info@pridegc.com	
Proficient Roofing, Llc	Juan Francisco Tapia	jtapia@proficientroofing.com	
QA Construction Services, Inc.	LILY GUTIERREZ	lily@qacsi.com	
R G Renovations & Constrctn	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Renew Renovation	Chris Hyde	renewrenovation@att.net	
Restoration Alliance Group,	Karen Peterson	karen@servprolakeconroe.com	
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
Rio Roofing, Inc.	Molly Hichens	molly@rioroofinginc.com	
Roof Maintenance Systems,	Daniel Jones	dan@rms-tx.com	
Ross Enterprises & Invstmnts,	Sanya Richards-Ross	ross@suresteptx.com	
Perfect Weather	Sergio D Macedo	smmetal@gmail.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Service Maintenance Llc	Tina Tucker	admin@serv-maint.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	

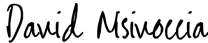
**Advertisement List**  
**Solicitation # 1902-910-66-4886**


## Remove and Replace Shingle Roofs at Villa de Valencia Apartments

[illegible]

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019****BOARD OF COMMISSIONERS**

**RESOLUTION 5931, AUTHORIZING THE AWARD OF A CONTRACT FOR SWIMMING POOL WATER QUALITY MAINTENANCE EQUIPMENT FOR BEACON COMMUNITIES TO COMMERCIAL CHEMICAL PRODUCTS, INC., DBA POOLSURE, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$40,000.00 FOR YEAR ONE, \$52,000.00 FOR YEAR TWO AND YEAR THREE, \$70,000.00 FOR YEAR FOUR AND \$90,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
 5609927B75274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
 5AC93CF03F5A42Z...  
**Steven Morando**  
**Director of Procurement**  
**and General Services**

DocuSigned by:  
  
 5ABDA0373371411...  
**Kristi Baird**  
**Director of Beacon**  
**Communities**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 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 the swimming pool water quality maintenance equipment for various Beacon Communities is not expected to exceed an annual cumulative amount of \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four, and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms and will be funded by the approved operating budgets and/ or available reserves.

**SUMMARY:**

Beacon Communities currently has eight properties within their portfolio that have swimming pools. There will be additional properties with swimming pools that will be transitioning from contract management and/or the partnership portfolio to Beacon Communities over the next several years. SAHA requires the services of a vendor to furnish and install an integrated electronic system to continually monitor and control the pH level and chlorine concentration of the swimming pool water and to ensure the water quality of the pools is in compliance with the Texas Department of State Health Services Health and Safety Codes.

On February 21, 2019, SAHA issued an Invitation For Bids (IFB) #1902-931-65-4883 for Swimming Pool Water Quality Maintenance Equipment for Beacon Communities that closed on March 19, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 17 vendors. A total of four bids were received in response to this solicitation: BG Interpool, Inc., Commercial Chemical Products, Inc., dba Poolsure, Ecolab, Inc. and Labrum Investments, LLC, dba Fiesta Pool Services. All bids were evaluated on the following criteria: purchase price, reputation of the bidder and

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019**

their goods or services, the quality of the goods or services, the extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, Commercial Chemical Products, Inc., dba Poolsure, is being recommended for contract award. They are the lowest responsive and responsible bidder.

Commercial Chemical Products, Inc., dba Poolsure, was established in 2005, and is headquartered in Houston, Texas, with field office locations in Alvin, Corpus Christi, Dallas, New Braunfels, and Taylor, Texas. This company provides chemical treatment products and related services for commercial aquatic facilities of all sizes from waterparks to multi-family apartment homes and currently serves the Texas, Florida, Louisiana, and Mississippi markets. Poolsure specializes in Sodium Hypochlorite and Sodium Bisulfite solutions. Their products and services include Water Management Programs for commercial pools, remote wireless pool monitoring, bulk and mini-bulk chemical deliveries with custom FRP trucks, pneumatically offloaded for product purity, Certified Pool and Spa Operator (CPO) Training and Certification, 24/7 assurance reducing risks and costs associated with commercial pools, and Online remote pool logs. This company has received prior awards from SAHA. The client list includes, but is not limited to, City of Austin Parks and Recreation, City of Houston, City of League City, City of San Antonio, City of Texas City, Deer Park ISD, and University of Texas at San Antonio.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5931

Bid Tabulation

**San Antonio Housing Authority  
Resolution 5931**

**RESOLUTION 5931, AUTHORIZING THE AWARD OF A CONTRACT FOR SWIMMING POOL WATER QUALITY MAINTENANCE EQUIPMENT FOR BEACON COMMUNITIES TO COMMERCIAL CHEMICAL PRODUCTS, INC., DBA POOLSURE, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$40,000.00 FOR YEAR ONE, \$52,000.00 FOR YEAR TWO AND YEAR THREE, \$70,000.00 FOR YEAR FOUR AND \$90,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on February 21, 2019, SAHA issued an Invitation For Bids (IFB) #1902-931-65-4883 for Swimming Pool Water Quality Maintenance Equipment for Beacon Communities that closed on March 19, 2019; and

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

**WHEREAS**, Commercial Chemical Products, Inc., dba Poolsure, is being recommended for contract award. They are the lowest responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for the swimming pool water quality maintenance equipment for various Beacon Communities is not expected to exceed an annual cumulative amount of \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four, and \$90,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms and will be funded by the approved operating budgets 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 5931, authorizing the award of a contract for swimming pool water quality maintenance equipment for Beacon Communities to Commercial Chemical Products, Inc., dba Poolsure, for an annual cumulative amount not to exceed \$40,000.00 for year one, \$52,000.00 for year two and year three, \$70,000.00 for year four and \$90,000.00 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 2nd day of May 2019.**

---

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

**Attested and approved as to form:**

---

**David Nisivoccia**  
President and CEO

Swimming Pool Water Quality Maintenance Equipment for Beacon Communities  
1902-931-65-4883

			Commercial Chemical Products, Inc. dba Poolsure		*Ecolab, Inc.		Interpool, Inc.		Labrum Investments, LLC dba Fiesta Pool Services	
Item No.	Location	Size of Pool	April - October Monthly Fee (7 months)	November - March Monthly Fee (5 months)	April - October Monthly Fee (7 months)	November - March Monthly Fee (5 months)	April - October Monthly Fee (7 months)	November - March Monthly Fee (5 months)	April - October Monthly Fee (7 months)	November - March Monthly Fee (5 months)
1	Bella Claire, 1 Pool 2816 Nacogdoches San Antonio, TX 78217	(35'x25'x6')	\$281.25	\$168.75	\$619.00	\$619.00	\$666.00	\$666.00	\$1,950.00	\$1,750.00
		Seasonal Cost Total	\$1,968.75	\$843.75	\$4,333.00	\$3,095.00	\$4,662.00	\$3,330.00	\$13,650.00	\$8,750.00
		Yearly Total		\$2,812.50		\$7,428.00		\$7,992.00		\$22,400.00
2	Villa de Valencia, 1 Pool 13656 O'Connor Rd, San Antonio, TX 78233	(35'x20'x3-5')	\$247.50	\$148.50	\$415.00	\$415.00	\$666.00	\$666.00	\$1,875.00	\$1,675.00
		Seasonal Cost Total	\$1,732.50	\$742.50	\$2,905.00	\$2,075.00	\$4,662.00	\$3,330.00	\$13,125.00	\$8,375.00
		Yearly Total		\$2,475.00		\$4,980.00		\$7,992.00		\$21,500.00
3	Homestead Apts, 1 Pool 5800 Medina Base Rd San Antonio, TX 78242	(47' x 44' x 6')	\$473.75	\$284.25	\$1,220.00	\$1,220.00	\$666.00	\$666.00	\$2,500.00	\$2,300.00
		Seasonal Cost Total	\$3,316.25	\$1,421.25	\$8,540.00	\$6,100.00	\$4,662.00	\$3,330.00	\$17,500.00	\$11,500.00
		Yearly Total		\$4,737.50		\$14,640.00		\$7,992.00		\$29,000.00
4	La Providencia, 1 Pool 2525 Castroville Rd, San Antonio, TX 78208	(31' x 20.4 x 5')	\$281.25	\$168.75	\$415.00	\$415.00	\$666.00	\$666.00	\$1,875.00	\$1,575.00
		Seasonal Cost Total	\$1,968.75	\$843.75	\$2,905.00	\$2,075.00	\$4,662.00	\$3,330.00	\$13,125.00	\$7,875.00
		Yearly Total		\$2,812.50		\$4,980.00		\$7,992.00		\$21,000.00
5	Castle Point Apts, 1 Pool 5320 Blanco Rd., San Antonio, TX 78216	(31' x 20.4 x 5')	\$281.25	\$168.75	\$415.00	\$415.00	\$666.00	\$666.00	\$1,875.00	\$1,675.00
		Seasonal Cost Total	\$1,968.75	\$843.75	\$2,905.00	\$2,075.00	\$4,662.00	\$3,330.00	\$13,125.00	\$8,375.00
		Yearly Total		\$2,812.50		\$4,980.00		\$7,992.00		\$21,500.00
6	Converse Ranch, 1 Pool 8355 Crestway Or., San Antonio, TX	(48' x 24' x 5')	\$300.00	\$180.00	\$619.00	\$619.00	\$666.00	\$666.00	\$2,000.00	\$1,800.00
		Seasonal Cost Total	\$2,100.00	\$900.00	\$4,333.00	\$3,095.00	\$4,662.00	\$3,330.00	\$14,000.00	\$9,000.00
		Yearly Total		\$3,000.00		\$7,428.00		\$7,992.00		\$23,000.00
7	Crown Meadows, 1 Pool 7700 Ingram Rd., San Antonio, TX 78251	(38' x 33' x 5')	\$287.50	\$172.50	\$619.00	\$619.00	\$666.00	\$666.00	\$2,150.00	\$1,950.00
		Seasonal Cost Total	\$2,012.50	\$862.50	\$4,333.00	\$3,095.00	\$4,662.00	\$3,330.00	\$15,050.00	\$9,750.00
		Yearly Total		\$2,875.00		\$7,428.00		\$7,992.00		\$24,800.00
Seasonal Cost Total			\$15,067.50	\$6,457.50	\$30,254.00	\$21,610.00	\$32,634.00	\$23,310.00	\$99,575.00	\$63,625.00
Yearly Total				\$21,525.00		\$51,864.00		\$55,944.00		\$163,200.00

\* Ecolab, Inc has a \$125.00 fee for property installation.



## Advertisement List

Solicitation # 1902-931-65-4883 Date (02/08/2019)

## Swimming Pool Water Quality Maintenance Equipment for Beacon Communities

Entity	Contact Name	Email	Other
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@aiaasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
CDC News		plans@cdcnews.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries of San Antonio	Angélique De Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen, Exec. V. P.	dpetersen@sachamber.org	(210) 229-2100
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	

Rev. 9/18/2017

## Advertisement List

Solicitation # 1902-931-65-4883 Date (02/08/2019)

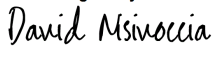
## Swimming Pool Water Quality Maintenance Equipment for Beacon Communities

San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr.	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business 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	
<b>THE CHLORINE CONNECTION</b>			
	Richard Ricardo	RICARDOAROD@YAHOO.COM	956-236-3675
<b>AECSI WATER Corporate</b>			
	Athir Al Mafrachi	AthirAlmafrachi@aecsi.us	210-803-6657
Dynamic Water Solutions	Tom Rivas	info@dynamicwatersolutions.com	210-454-3200
EverBlue Pools		service@everbluepools.com	210-452-0002
H3O Water Systems	Graham	graham@h3owatersystems.com	210-836-8181
Leslie's Pool Supplies	Glen Daly II	gdaly@lesl.com	210-387-4061
The Pool House		alamoheightspoolhouse@gmail.com	
Poolwerx	Michael Strobietto	mike@poolwerxsa.com	210-313-7831
Poolside Services	Danielle Brock	Officepools16110@gmail.com	
PoolSure	Lisa Simpson	sales@poolsure.com lsimpson@poolsure.com	800-858-7665
ECOLAB Institutional	Dean Glade	dean.glade@ecolab.com	800 352 5326
San Antonio Pool Management	Shawn Ruiz	shawn.ruiz@sanantonio-pmg.com	210-822-8100
Symbri Pool Cleaning	Timothy Ryan	tim@symbri.com	(512) 774-1575
Texas Pool Service	Cole Smith	info@texaspoolservice.com	210-331-7665
Blue Science Pools		service@bluescience.com	210-704-1400
Pro-Tech Pool Service		Protechpoolservicesa@gmail.com	2103854590
Americas Swimming Pool Co.	Adan Romero	sanantonio@asppoolco.com	(210) 762-4106

Rev. 9/18/2017

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019****BOARD OF COMMISSIONERS**

**RESOLUTION 5926, AUTHORIZING FRANKLIN DEVELOPMENT LLC, AS DEVELOPER OF OUR LADY OF CHARITY TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNERSHIP AND AS PRIME CONTRACTOR; (III) TO ENTER INTO AN AGREEMENT OF LIMITED PARTNERSHIP FOR OUR LADY OF CHARITY; (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS, AS WELL AS, HISTORIC TAX CREDITS AND ALL OTHER FUNDING REQUIRED FOR THE PROJECT; (V) AND OTHER MATTERS IN CONNECTION HERewith**

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 5609927B75274DC...  
**David Nisiovoccia**  
**President and CEO**

DocuSigned by:  
  
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**Timothy E. Alcott**  
**Real Estate and Legal Services Officer**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5926, authorizing Franklin Development LLC, as developer of Our Lady of Charity transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as the sole member of the general partnership and as prime contractor; (III) to enter into an agreement of limited partnership for Our Lady of Charity; (IV) obtaining Texas Department of Housing and Community Affairs tax credits, as well as, historic tax credits and all other funding required for the project; (V) and other matters in connection herewith.

**FINANCIAL IMPACT:**

The transaction does not currently propose any financial investment from the San Antonio Housing Authority (SAHA), if awarded 9% low income housing tax credits, as well as, historic tax credits. However, once financing has been determined, staff will bring the final transaction back for Board approval.

**SUMMARY:**

Franklin Development LLC, a San Antonio-based company, specializes in the development, construction and management of high quality multi-family and senior residential properties. The developer was procured by SAHA to assist in the transformation of The Convent, also known as Our Lady of Charity. A request for proposals #1901-909-57-4877 (Development Partner for 210 S. Grimes and 7.83 acres on the NE Quadrant of Hedges and Grimes Street) dated January 14, 2019, was issued, and the selected development partner for Our Lady of Charity was Franklin Development LLC.

Our Lady of Charity, an approximately \$15 million project, proposes a 72 unit affordable multi-family housing development located at 210 S. Grimes in San Antonio, Texas, utilizing 9% and historic tax credits. The development will consist of seven buildings, four of which are

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019**

deemed historic, and will provide studios, 1BR, 2BR, 3BR, and 4BR units for families earning 30%, 50% and 60% of area median income. The reconstruction of the historic buildings will include appropriate design considerations and amenities. Our Lady of Charity will represent the very best housing in terms of quality and sustainability in the marketplace today.

Franklin Development LLC will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as, its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. All officers of the San Antonio Housing Authority may act on behalf of the San Antonio Housing Facility Corporation as Assistant Secretary/Treasurer with the exception of the President and CEO, who is the Secretary/Treasurer for the non-profit entity. Franklin Development LLC will provide ongoing guarantees and long term property management.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5926  
Site Plan Presentation

**San Antonio Housing Authority  
Resolution 5926**

**RESOLUTION 5926, AUTHORIZING FRANKLIN DEVELOPMENT LLC AS DEVELOPER OF OUR LADY OF CHARITY TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNERSHIP AND AS PRIME CONTRACTOR; (III) TO ENTER INTO AN AGREEMENT OF LIMITED PARTNERSHIP FOR OUR LADY OF CHARITY; (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS, AS WELL AS, HISTORIC TAX CREDITS AND ALL OTHER FUNDING REQUIRED FOR THE PROJECT; (V) AND OTHER MATTERS IN CONNECTION HERewith**

**WHEREAS**, Franklin Development LLC, has proposed a development for affordable, multi-family rental housing located at 210 S. Grimes St. in the City of San Antonio; and

**WHEREAS**, at the request of Franklin Development LLC, the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as sole member of the General Partner of the Partnership, as well as, the general contractor, in connection with the financing; and

**WHEREAS**, Franklin Development LLC and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2019 Competitive 9 percent Housing Tax Credits for Our Lady of Charity; and

**WHEREAS**, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, the Board of Commissioners have reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of the San Antonio Housing Facility Corporation; and

**WHEREAS**, all officers of the San Antonio Housing Authority may act on behalf of the San Antonio Housing Facility Corporation as Assistant Secretary/Treasurer with the exception of the President and CEO, who is the Secretary/Treasurer for the non-profit entity.

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

- 1) Confirms that it supports the proposed Our Lady of Charity development located at 210 S. Grimes St. in San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.

2) Approves Resolution 5926.

3) Authorizes the President and CEO to execute all necessary documents and extensions.

**Passed and approved the 2nd day of May 2019.**

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

**Attested and approved as to form:**

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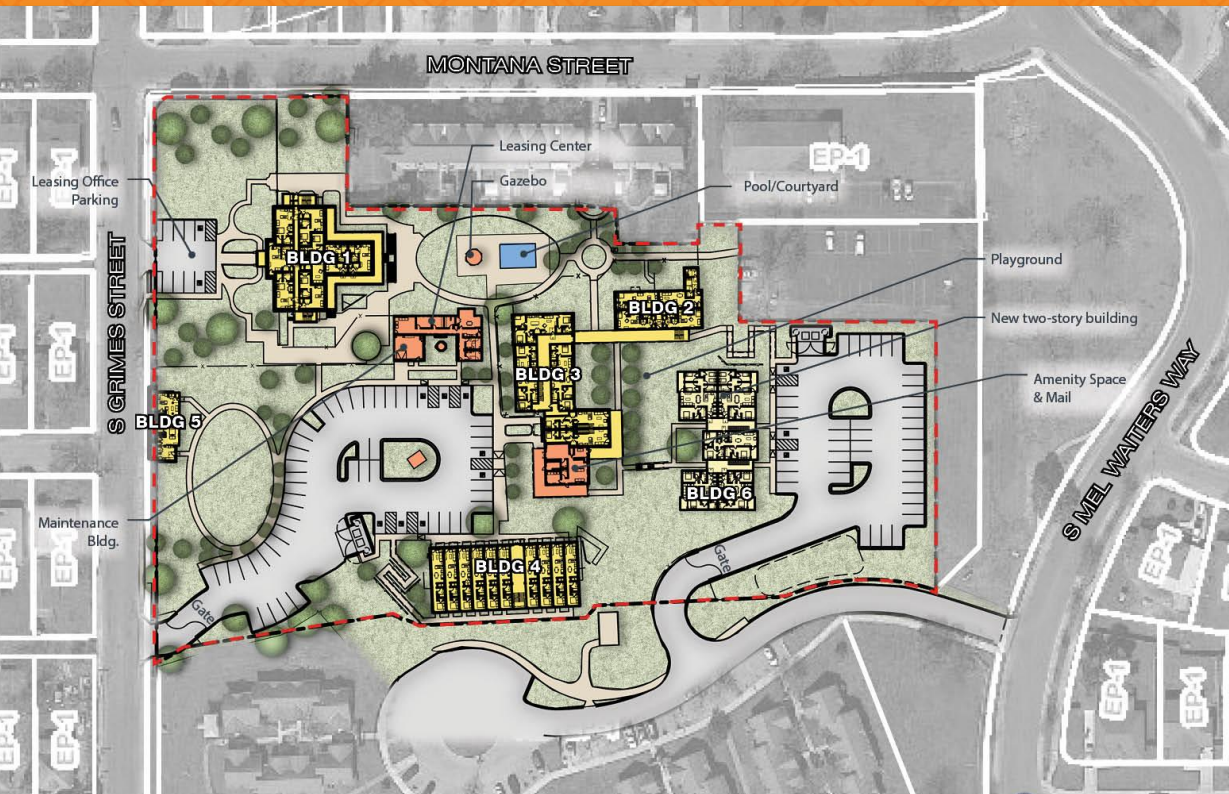
**David Nisivoccia**  
**President and CEO**



# OUR LADY OF CHARITY



# SITE PLAN



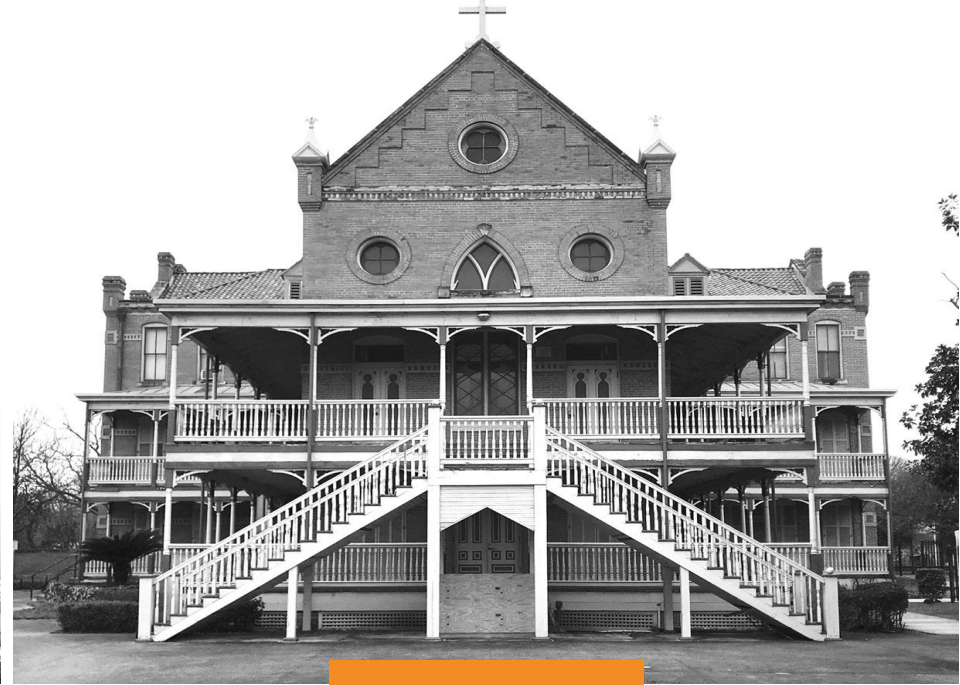


# HISTORIC BUILDING 1: CHAPEL

## WHAT WILL BE PRESERVED



CHAPEL WEST



CHAPEL EAST

# HISTORIC BUILDING 1: CHAPEL

## WHAT WILL BE PRESERVED



CHAPEL NORTH



CHAPEL SOUTH



# HISTORIC BUILDING 2

## WHAT WILL BE PRESERVED



**BUILDING 2 SOUTH**



**BUILDING 2 WEST**

# HISTORIC BUILDING 2

## WHAT WILL BE PRESERVED



**BUILDING 2 EAST**



**BUILDING 2 NORTH**



# BUILDING 3

## WHAT WILL BE PRESERVED



**BUILDING 3 SOUTH**



**BUILDING 3 EAST**

# BUILDING 3

## WHAT WILL BE PRESERVED





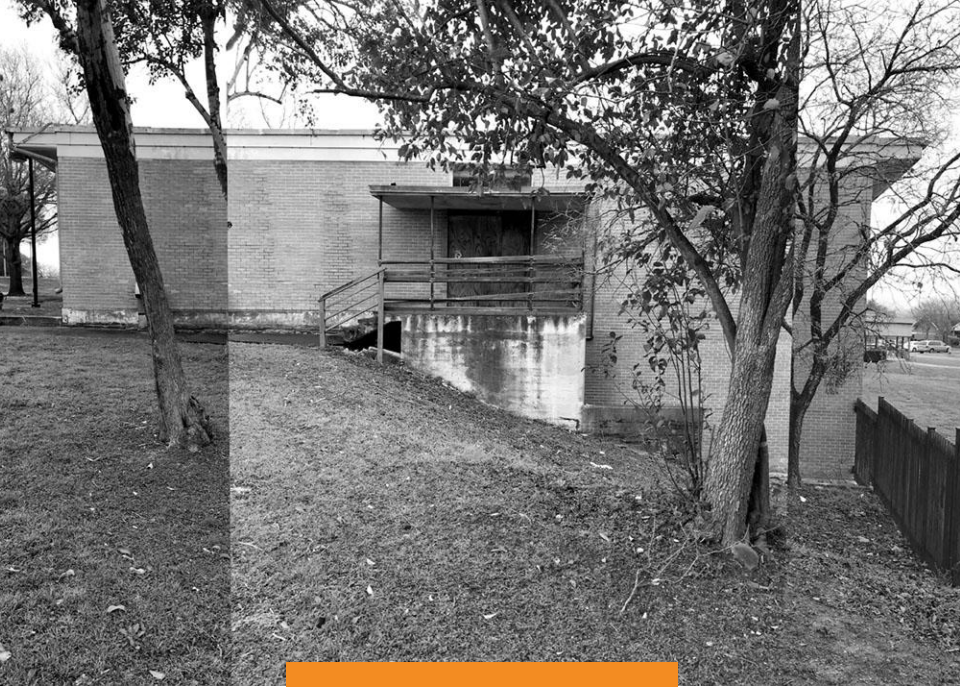
# HISTORIC BUILDING 4

## WHAT WILL BE PRESERVED



# HISTORIC BUILDING 4

## WHAT WILL BE PRESERVED



**BUILDING 4 WEST**



**BUILDING 4 EAST**

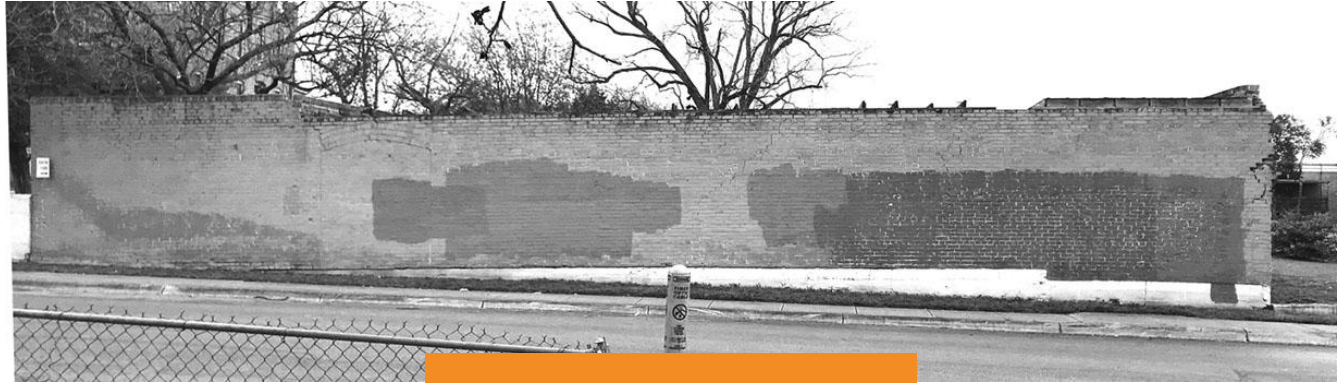


# HISTORIC BUILDING 5: CARRIAGE HOUSE

## WHAT WILL BE PRESERVED



**CARRIAGE HOUSE SOUTH**



**CARRIAGE HOUSE WEST**

# HISTORIC BUILDING 5: CARRIAGE HOUSE

## WHAT WILL BE PRESERVED



CARRIAGE HOUSE EAST



CARRIAGE HOUSE NORTH

# UNIT MIX BY BEDROOM AND AMI

- **72 Affordable Multi-family Units**
- **Units Size and Types**
  - **53** — Studios
  - **1** — One Bedroom
  - **4** — Two Bedrooms
  - **10** — Three Bedrooms
  - **4** — Four Bedrooms
- **Units by Average Median Income (AMI)**
  - **9** = 30% AMI
  - **29** = 50% AMI
  - **34** = 60% AMI
- **The total development will cost approximately \$15 Million**

# TIMELINE

**March 2019**

**TDHCA - 9 Percent Tax Credit  
Round Application**

**May 2019**

**Scoring of Competitive  
Applications**

**July 2019**

**Final Awards Announced**

**August 2019**

**Begin Final Development  
Process**

**January 2020**

**Construction Drawings Completed  
Begin Relocation *(If funding approved)***

**March 2020**

**Complete Relocation of All Residents**

**April 2020**

**Financial Closing**

**May 2020**

**Begin Construction**

**December 2021**

**Construction Completion**

**January 2022**

**Begin Leasing**



# RELOCATION PROCESS

## IF FUNDING IS OBTAINED

**January 2019**

**1<sup>st</sup> Resident Meeting**

**March 2019**

**2<sup>nd</sup> Resident Meeting**

**September 2019**

**3<sup>rd</sup> Resident Meeting — Funding Status**

**January 2020**

**Begin Relocation *(If funding approved)***  
**Issue 90-Day Notice**

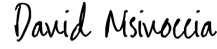
**March 2020**

**Complete Relocation of All Residents**

**May 2020**

**Begin Construction**

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019****BOARD OF COMMISSIONERS****RESOLUTION 5927, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE SPRINGVIEW SCATTERED SITE PROPERTIES LOCATED AT 238 CORLISS, 518 CORLISS, 2806 DEL RIO, 126 FERRIS, 526 J STREET, 614 J STREET, AND 2858 WYOMING IN SAN ANTONIO, BEXAR COUNTY, TEXAS; AUTHORIZATION OF THE SALE OF SUCH PROPERTIES; AND THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS**

DocuSigned by:  
  
 3609927B73274DC...  
**David Nisivoccia**  
**President and CEO**

DocuSigned by:  
  
 B73AC7309C8B466...  
**Timothy E. Alcott**  
**Real Estate and Legal Services Officer**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5927, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) for the Springview scattered site properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San Antonio, Bexar County, Texas; authorization of the sale of such properties; and the execution of documents necessary to consummate such actions.

**FINANCIAL IMPACT:**

Once HUD approves disposition and sale of these homes, SAHA will have them listed on the Multiple Listing Service (MLS) to be sold to the general public. Market appraisals were obtained and will be listed in accordance with their respective values. Based on late 2018 appraisals, the houses appraised from as low as \$52,000, to the high end at \$118,000. The majority of these houses are in need of rehabilitation in order to make them livable. The total estimated revenue for all seven houses is approximately \$500,000, based on the appraisals performed in late 2018. As these homes were a part of the original Springview HOPE VI project, any revenue generated from the sale of these houses will be utilized for Public Housing.

**SUMMARY:**

These houses were previously under the Section 32 program, which requires that these houses meet code before they are sold to qualifying families. However, due to the extensive rehabilitation needed to bring them to code and the cost, SAHA has been unable to sell them. SAHA desires to sell the properties in an "AS IS" condition once SAHA obtains HUD approval.

On September 6, 2018, SAHA staff obtained Board approval of its plan to request that HUD remove these seven houses from the Section 32 program. On February 4, 2019, HUD provided an approval letter rescinding the Section 32 program and stating the seven units may be conveyed to the inventory. Staff is currently working on submission of a disposition application for all seven units. Once HUD approval is received, the units will be offered up for sale to the general public.

The properties will be sold and conveyed "AS IS" with a Land Use Restriction Agreement, which will maintain the affordability of the houses within the community.

**SAN ANTONIO HOUSING AUTHORITY**

**May 2, 2019**

Market appraisals have been obtained for all seven houses located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming. These houses have been vacant for ten to twenty years, initially due to the decline in the housing market, and then due to extensive vandalism and deterioration. The houses continue to be monitored and kept secured to ensure the safety of the neighborhood.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5927

Map of Scattered Site Locations



**San Antonio Housing Authority  
Resolution 5927**

**RESOLUTION 5927, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SPRINGVIEW SCATTERED SITE PROPERTIES LOCATED AT 238 CORLISS, 518 CORLISS, 2806 DEL RIO, 126 FERRIS, 526 J STREET, 614 J STREET, AND 2858 WYOMING IN SAN ANTONIO, BEXAR COUNTY, TEXAS; AUTHORIZATION OF THE SALE OF SUCH PROPERTIES; AND THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS**

**WHEREAS**, the San Antonio Housing Authority (SAHA) was created under chapter 392 of the Texas Local Government Code (Act) to provide decent, safe, and sanitary housing; and

**WHEREAS**, SAHA created and approved a Preservation and Expansion Policy that guides the strategic decision making regarding real estate and other unimproved assets; and

**WHEREAS**, SAHA maintains a portfolio of assets that are under-utilized; and

**WHEREAS**, the assets in question have been assessed and the result of the evaluation is to dispose of them; and

**WHEREAS**, SAHA has obtained HUD authorization for the removal of the houses from the Section 32 program; and

**WHEREAS**, SAHA seeks Board approval to submit the seven houses located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming for disposition approval from HUD; and

**WHEREAS**, SAHA desires to sell the properties in an “AS IS” condition once SAHA obtains HUD approval, as required; and

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

**WHEREAS**, staff requests that the Board of Commissioners authorize the President and CEO to approve the strategic disposition of Real Estate Assets owned by SAHA and Affiliates, including vacant residential structures, to include the application for disposition of 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming properties to HUD, as required, and other matters in connection therewith.

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

- 1) Approves Resolution 5927, approving the disposition of seven, vacant residential properties located at 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming.
- 2) Authorizes the submission of a disposition application to the U.S. Department of Housing and Urban Development for the Springview scattered site properties for 238 Corliss, 518 Corliss, 2806 Del Rio, 126 Ferris, 526 J Street, 614 J Street, and 2858 Wyoming in San

Antonio, Bexar County, Texas; and the execution of documents necessary to consummate such actions.

- 3) Authorizes that once approved, the units will be offered up for sale to the general public. The total estimated revenue for all seven houses is approximately \$500,000, based on the appraisals performed in late 2018. These revenues will be utilized for Public Housing.
- 4) Authorizes the President and CEO to execute all necessary documents associated with this matter.

**Passed and approved this 2nd day of May 2019.**

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

**Attested and approved as to form:**

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

# Section 32 Homes

1

## SECTION 32 PROPERTIES



## SAN ANTONIO HOUSING AUTHORITY

May 2, 2019

## MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO

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

RE: Procurement Activity Report



**Current Solicitations:** There is currently one Invitation For Bids (IFB), and three Quick Quotes being advertised. The Invitation For Bids is for Generator Maintenance and Repair Services. The Quick Quotes are for Motorized Walk Behind Tractor with Attachments, Towing Services Agency Wide and Emergency 911 Phone Equipment and Services.

**Closed/Pending Solicitations:** There are four solicitations that have closed and are currently being evaluated. The four solicitations include the following: System Administrator Services, Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB (Step 1), Castle Point Exterior Renovations and Site Improvements and Villa Tranchese Fire Protection Improvements.

**Solicitations in Development:** Procurement is currently working on a number of solicitations for advertisement. These include the following: Rent Reasonableness Software, Work Order Request Center and Answering Services for Beacon Communities, Lift Station Maintenance and Repair for Bella Claire Apartments, Pecan Hill Tree Removal and Sanitary Sewer Retrofit, Public Relations Consulting Services, Printing and Publication Services, Natural Gas Systems Operator Qualified Training, Rehabilitation of Seven Offline Burn Units at Cassiano Homes, Roof Replacement at Alazan Community Office Building, Demolition of House and Driveway at 1714 Burnet Street, On Site Construction Security Cameras and Monitoring Services - Mirasol Neighborhoods, Consultant Services for Analysis of Uses for Rex Property, Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase II B (Step 2-RFP), Demolition Services for Infill Properties, Builder for Single Family Homes in the Villa de Fortunas Neighborhood, Development Partners for SAHA Projects - Pool, Executive Search Services for Chief Operating Officer, Retirement Plan Investment Advisory Services, Oracle America, Inc. (JD Edwards), Emphasys Software, Consultant for Technical Accounting, Consultant for Financial Analysis for MTW PHA, Tree Trimming Services Agency Wide, Biohazard Clean Up Services - Agency Wide, Property Management Inspection Software, Automated/Automatic Gate Maintenance, Repair, and Replacement - Agency Wide, Collection Services - Agency Wide, Vending Machine Concessions - Agency Wide, Third Party Fleet Maintenance Services, and Insurance Broker of Record for Property, Casualty and Workers Compensation.

## CHANGE ORDERS

Date	Contract	Contractor	Description
2/15/2019	Remodeling of SAHA's Main and Section 8 Lobbies	SpawGlass Contractor	Increase contract value \$18,633.91

**SAN ANTONIO HOUSING AUTHORITY****May 2, 2019**

			(\$8,640.94 exceeded Board approved award); additional services
3/15/2019	Insurance Broker of Record: Property, Casualty and Workers' Compensation	McGriff, Seibels & Williams of Texas, Inc.	Extend term of Agreement through September 1, 2019, and increase contract value \$6,000; additional services
3/21/2019	Prefabricated metal building for Garcia Street Urban Farm	Geofill Material Technologies	Increase contract value \$3,700.00; additional services
3/27/2019	Remodeling of SAHA's Main and Section 8 Lobbies	SpawGlass Contractor	Increase contract value \$8,171.50; additional services

**VEHICLE PURCHASES**

No vehicles were purchased during the first calendar quarter 2019.

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Amounts paid according to award provisions.

**STRATEGIC OBJECTIVE:**

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

**ATTACHMENT:**

Procurement Activity Report

## Procurement Activity Report April 23, 2019

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
DSNR	QQ	Motorized Walk Behind Tractor with Attachments	N/A	4/30/2019
Public Housing	QQ	Towing Services Agency Wide	N/A	5/6/2019
Beacon Communities	QQ	Emergency 911 Phone Equipment and Services	N/A	5/14/2019
Construction Services	IFB	Generator Maintenance and Repair Services	5/7/2019	5/17/2019
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
Beacon Communities	IFB	Swimming Pool Water Quality Maintenance Equipment for Beacon Communities	3/19/2019	Board Meeting 5/2/2019
Beacon Communities	IFB	Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments	3/26/2019	
Procurement/General Services	State of Texas Cooperative Purchasing Program	Records Storage Services	N/A	
Public Housing	Texas Department of Information Resources	Products and Related Services for Surveillance, Security and Monitoring	N/A	
Innovative Technology	QQ	System Administrator Services	3/11/2019	Negotiation Due Diligence Procurement Evaluation
Development Services	RFQ	Master Developer for Victoria Commons Sites including Artisan Park Townhomes Phase IIB (Step 1)	4/16/2019	
Construction Services	IFB	Castle Point Exterior Renovations and Site Improvements	4/22/2019	
Construction Services	IFB	Villa Tranchese Fire Protection Improvements	4/23/2019	
Future Solicitations				
Assisted Housing Programs		Rent Reasonableness Software	April 2019	
Beacon Communities		Work Order Request Center and Answering Services for Beacon Communities	April 2019	
		Lift Station Maintenance and Repair for Bella Claire Apartments	May 2019	
		Pecan Hill Tree Removal and Sanitary Sewer Retrofit	May 2019	
Communications and Public Affairs		Public Relations Consulting Services	May 2019	
		Printing and Publication Services	June 2019	
Construction Services and Sustainability		Natural Gas Systems Operator Qualified Training	April 2019	
		Rehabilitation of Seven Offline Burn Units at Cassiano Homes	May 2019	
		Roof Replacement at Alazan Community Office Building	May 2019	
DSNR		Demolition of House and Driveway at 1714 Burnet Street	April 2019	
		On Site Construction Security Cameras and Monitoring Services - Mirasol Neighborhoods	May 2019	
		Consultant Services for Analysis of Uses for Rex Property	May 2019	
		Master Developer for Victoria Commons Sites including Artisan Park Townhomes Phase IIB (Step 2 - RFP)	May 2019	
		Demolition Services for Infill Properties	May 2019	
		Builder for Single Family Homes in the Villas de Fortuna Neighborhood	June 2019	
		Development Partners for SAHA Projects - Pool	June 2019	
Executive		Executive Search Services for Chief Operating Officer	May 2019	
		Retirement Plan Investment Advisory Services	May 2019	

**Procurement Activity Report April 23, 2019**

Finance	Consultant for Technical Accounting	June 2019
	Consultant for Financial Analysis for MTW PHA	June 2019
Innovative Technology	Oracle America, Inc. (JD Edwards)	July 2019
	Emphasys Software	August 2019
Procurement and General Services	Third Party Fleet Maintenance Services	May 2019
Public Housing	Tree Trimming Services - Agency Wide	April 2019
	Biohazard Clean Up Services - Agency Wide	May 2019
	Property Management Inspection Software	May 2019
	Automated/Automatic Gate Maintenance, Repair, and Replacement Agency Wide	May 2019
	Collection Services - Agency Wide	May 2019
	Vending Machine Concessions - Agency Wide	June 2019
Risk Management	Insurance Broker of Record for Property, Casualty and Workers Compensation	June 2019



## Informal Awards Up to \$50,000

<b>SAHA Department</b>	<b>Solicitation Name</b>	<b>Vendor</b>	<b>Amount</b>	<b>Date</b>
Construction Services	Elevator Maintenance and Repair Services	Schindler Elevator Corporation	\$50,000.00	3/6/2019
Beacon Communities	Fence Repair at Dietrich Apartments	Trevino Contractor	\$2,795.00	3/25/2019
Public Housing	Return Air Registers at Charles Andrews Apartments	All Pro General Construction	\$4,056.05	3/25/2019
Beacon Communities	Appliance Rentals for Legacy at Crown Meadows	Appliance Warehouse	\$1,013.99	3/26/2019
DSNR	Demolition of 1535/1533 Hays Street	HaulBrooke	\$9,217.00	3/28/2019
Public Housing	Wall Repair at 1302 Hedges, Springview Apartments	EA Contractor	\$2,995.00	4/3/2019
Beacon Communities	Utility Vehicle	Golf Cars, Etc. (US Communities)	\$9,150.00	4/3/2019
Public Housing	Fire Panel Wiring Repair at Parkview Apartments	Johnson Controls Fire Protection, LP	\$3,520.37	4/5/2019
Public Housing	Steel Door Replacement at San Pedro Arms	R&J Muniz Remodeling	\$2,750.00	4/8/2019
DSNR	Choice Neighborhood Project Management and Consultant	Arrie Porter	\$50,000.00	4/9/2019
Human Resources	Employee Event 2019 - Audio System	Sound City Productions	\$2,975.00	4/11/2019
Human Resources	Employee Event 2019 - Catering	Big Burgers of Texas, LLC	\$4,550.00	4/11/2019
Assisted Housing Programs	Rent Reasonableness Software	The Nelrod Company	\$2,250.00	4/12/2019
Public Housing	Playground Safety Repairs at Alazan-Apache	Park Place Recreation Designs	\$2,600.00	4/12/2019
Human Resources	Employee Event 2019 - Event Rentals	Illusions Rentals and Designs	\$13,055.50	4/15/2019
Public Housing	Ceiling Drywall Repair at William Sinkin Apartments	A&S Landscaping	\$2,679.00	4/15/2019
Public Housing	Stucco Wall Repair at Villa Hermosa Apartments	A&S Landscaping	\$2,625.00	4/15/2019
Innovative Technology	Network Engineer Consulting Services	Martin Hernandez	\$50,000.00	4/15/2019
Human Resources	Employee Event 2019 - Caps for Employee Event	CINTAS	\$3,365.00	4/17/2019
Human Resources	Employee Event 2019 - Event Cleanup	A&S Landscaping	\$2,800.00	4/17/2019
Human Resources	Employee Event 2019 - Party Ice	Pure Party Ice	\$300.00	4/17/2019

## PRESIDENT'S REPORT

### Texas NAHRO Awards

At the 43rd Annual Texas National Association of Housing and Redevelopment Officials Conference, SAHA received seven Texas NAHRO awards for 2019. The awards included recognition of one resident, three staff members, along with media recognition, annual reporting and best newsletter. On April 17, 2019, staff received engraved plaques, during the Texas NAHRO Awards Ceremony in Grapevine.

Community Manager, Victoria Febus, received the award for Management Person of the Year for Very Large Agencies. This award is given to one outstanding manager in the state who has made significant contributions to the housing field. As Community Manager of Alazan-Apache Courts Apartments, Ms. Febus has touched countless lives in her years of service to SAHA and consistently goes above and beyond for her staff and the hundreds of residents she serves.



Maintenance Supervisor Hector Romero was awarded the Maintenance Person of the Year for Very Large Agencies. This award recognizes one professional for delivering high-quality maintenance services to a Public Housing authority in Texas. As Maintenance Supervisor at W.C. White Apartments, Mr. Romero has earned the respect of W.C. White residents and staff alike.



Ms. Michaelle Finch was awarded the Administrative Person of the Year for Very Large Agencies. Ms. Finch has been employed with SAHA since 2011 and currently works as the administrator for EIV/PIC for both Assisted Housing Programs and Public Housing. Ms. Finch always exudes a positive attitude, while working diligently to assist applicants, tenants and co-workers.



Mr. Marvin Lampkins was awarded the Resident of the Year for Very Large Agencies for his commitment to ConnectHome. Mr. Lampkins currently serves as a ConnectHome Digital Ambassador assisting residents by providing computer training and also serves as the President of Springview Resident Council.



Finally, SAHA was also recognized and acknowledged for the following awards: Media recognition for a Very Large Agency, the Best Annual Report and the Best Newsletter. All of SAHA's state-level award winners are under additional consideration for regional awards for the 2019 Southwest NAHRO Awards.



## Mother's Day Event

The Community Development Initiatives Department is hosting the 5th annual Mother's Day Celebration this year at the San Antonio Housing Authority's Central Office on May 10, 2019, from 9:00 a.m. until noon. The event is held for all SAHA Mothers and aims to celebrate and empower these women by linking them to community services and treating them to a day of "pampering".



## 5<sup>TH</sup> ANNUAL Mother's Day CELEBRATION

**FRIDAY, MAY 10 | 9 AM – 12 PM**  
**SAHA Central Office, 818 S. Flores St.**

Welcoming SAHA residents to a free event celebrating and empowering women.

Women can enjoy a manicure at the Pampering Station or attend the Resource Fair for giveaways and more.

*Contact your Family Self-Sufficiency Supervisor for a VIA Bus Day Pass.*

For more information, contact **Martha Badillo** at **210.477.6273** or [martha\\_badillo@saha.org](mailto:martha_badillo@saha.org).



**SAHA** | SAN ANTONIO  
HOUSING AUTHORITY  
Opportunity. Love. Home.

## SAHA Spring Event Activities

The Annual Employee Spring Event is scheduled for May 3, at the SAHA Park. Employees will "spring into action" with lots of planned activities. The Employee Spring Event will also include a recognition ceremony for staff celebrating 5, 10, 15, 20, 25, 30 and 35 years of service with the agency.



## SAHA SPRING EVENT MAY 3 | SAHA PARK

**SAHA encourages employees to spring into action. Planned activities include a bike ride, river walk tour, free throw, ring toss, tug-of-war, bingo, board games and more.**

The Employee Spring Event will include a recognition ceremony for staff celebrating **5, 10, 15, 20, 25, 30 and 35** years of service with the agency.

**Contact Elton Lott for more information or to volunteer.**

### 10th Annual "Take Our Daughters and Sons to Work Day"

On April 25, 2019, daughters and sons will be given a glimpse into their parent's workday at the annual Bring Our Daughters and Sons to Work Day, a national program to inspire children to see themselves in potential career fields.



# BE THE CHANGE

## TAKE OUR DAUGHTERS & SONS TO WORK DAY

### THURSDAY, APRIL 25

The 2019 theme **Workforce Development For All** will empower youth through inspired personal development careers.

Youth will learn how to show others that they can be relied upon, which will prompt impactful discussions on the importance of developing workplace skills.

If you would like to sign up a family member to participate in this event, fill out a registration form and submit it to HR by COB on April 18.

**Please see Elton Lott for volunteer opportunities.**



**CONTACT**  
elton\_lott@saha.org  
210.477.6327