



SAHA REGULAR BOARD MEETING

**APR. 4
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

SAN ANTONIO HOUSING AUTHORITY
***REGULAR BOARD MEETING**
818 S. Flores St., San Antonio, TX 78204
1:00 p.m., Thursday, April 4, 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 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)

PRESENTATION

4. Fiesta Medal Contest Awards (Adrian Lopez, Director of Community Development Initiatives)

COMMITTEE MEETING UPDATES

5. Update and discussion regarding the March 21, 2019, Resident Services Committee Meeting (Charles Clack, Chair, Resident Services Committee)
6. Update and discussion regarding the March 21, 2019, Operations and Choice Neighborhood Committee (Morris A. Stribling, DPM, Chair, Board of Commissioners)

INDIVIDUAL ITEMS FOR CONSIDERATION

7. Election of Vice-Chair for the Board of Commissioners
8. Committee Appointments (Morris A. Stribling, DPM, Chair, Board of Commissioners)
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 (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management)

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 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)
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 (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
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 (Steven Morando, Director of Procurement and General Services and Brandee Perez, Director of Federal Housing Programs)
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)
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)
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)
16. Update and discussion regarding Federal Housing Programs Quarterly Report (Brandee Perez, Director of Federal Housing Programs)
17. Update and discussion regarding Legislative Requests (David Nisivoccia, President and CEO; Michael Reyes, Director of Communications and Public Affairs)
18. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)

19. President's Report

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

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

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

21. **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.

22. 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
March 7, 2019

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

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Morris A. Stribling, DPM, Chair

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
Timothy E. Alcott, Real Estate and Legal Services Officer
Jo Ana Alvarado, Director of Innovative Technology
Kristi Baird, Director of Beacon Communities
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
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Thomas Roth, Director of Asset Management

Item 1: Meeting called to order

In Dr. Stribling's absence, Commissioner Weaver facilitated the meeting, and called the meeting to order at 1:00 p.m.

Item 2: Pledge of Allegiance/Moment of Silence

Recitation of pledge and moment of silence

MINUTES

Item 4: Minutes

- Approval of the February 7, 2019, Regular Board Meeting minutes
- Approval of the February 21, 2019, Special Board Meeting minutes

Motion: Commissioner Kaplan 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
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 3:** Commissioner Service Recognition:
- Vice-Chair Charles Munoz
 - Commissioner Thomas F. Adkisson

COMMITTEE MEETING UPDATES

Item 5: Update and discussion regarding the February 21, 2019, Resident Services Committee Meeting

Commissioner Charles Clack, Chair of Resident Services Committee, provided an update regarding the February 21, 2019, meeting, which included the following items of discussion:

Minutes

The October 18, 2018, Resident Services Committee Meeting minutes were approved.

Update and discussion regarding the Community Development Initiatives Quarterly Report

Ms. Susan Ramos-Sossaman, Assistant Director of Community Development Initiatives, provided a summary of the department's major accomplishments and activities through the first and second quarter of fiscal year 2018-2019.

Update and discussion regarding the Community Development Initiatives Program Success Stories

Ms. Ramos-Sossaman reported that while the CDI Department is proud of the progress of the various metrics, it is important to note some of the success stories of our residents. Residents, Jessica Zavala and Holly Prater, were recognized during the meeting for their accomplishments and were happy to share their respective success stories with the Commissioners.

Update and discussion regarding the ConnectHome/Older Adults Technology Services Partnership

Ms. Ramos-Sossaman reported that In an effort to continue to expand services through the ConnectHome Program, SAHA partnered with Older Adults Technology Services (OATS), which is a nonprofit organization from New York that works to harness the power of technology to change the way we age. OATS teaches seniors how to use mainstream devices and applications that are popular among all age groups in order to promote integration and relevance.

Item 6: Update and discussion regarding the February 21, 2019 Special Board Meeting

At Commissioner Weaver's request, Mr. David Nisivoccia, President/CEO, provided very brief highlights of the meeting, specifically the approval of items as listed below:

Consideration and approval regarding Resolution 5911, authorizing the San Antonio Housing Facility Corporation to sell an approximately 5.01 acre parcel improved with a 98,587 square foot warehouse located at 1310 S. Brazos between Tampico Street and S. Laredo Street in San Antonio, Bexar County, Texas; the sale of such property to SAY Sí in the amount of \$2.2 million; and the execution of any and all documents necessary to consummate such transaction was presented by Mr. Steven Morando, Director of Procurement and General Services and Mr. Thomas Roth, Director of Asset Management.

Consideration and approval regarding Resolution 5910, authorizing the San Antonio Housing Facility Corporation (SAHFC) to approve the transaction with the Oaks of Westlakes Apartments, including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the apartments and the lease of such apartments; authorizing the acquisition of the membership interest in SAHFC Oaks of Westlakes LP, LLC; and authorizing the financing for such transaction; and other matters in connection therewith was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer.

Consideration and approval regarding Resolution 5912, authorizing approval of a resolution by the Las Varas Public Facility Corporation (LVPFC) for the issuance, sale and delivery of multi-family housing revenue bonds (Wurzbach Manor Apartments) Series 2019; authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multi-family residential rental development; and containing other provisions relating to the subject was presented by Mr. Alcott.

CONSENT ITEMS

- Item 7:** Item number 7 was pulled from Consent for further discussion and moved as an Individual Item for Consideration.
- Item 8:** **Consideration and approval regarding Resolution 5914, authorizing the award of a contract for operational and organizational assessment consulting services to Nan McKay and Associates, Inc. (WBE, Section 3 Business); for an amount not to exceed \$108,412.00**
Consent
- Item 9:** **Consideration and approval regarding Resolution 5915, authorizing the San Antonio Housing Authority to become a participant member of the Local Government Purchasing Cooperative (Texas Buyboard), which offers access to nationwide contracts for its members**
Consent
- Item 10:** **Consideration and approval regarding Resolution 5916, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) is a participating member, for the acquisition of vehicles by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms**
Consent
- Item 11:** **Consideration and approval regarding Resolution 5917, authorizing the award of a contract for laundry concessions to CSC Serviceworks, Inc. for a period of one year with the option to renew up to four additional one-year terms**
Consent

Item 12: Consideration and approval regarding Resolution 5918, authorizing the award of a contract for technology equipment, products, services and software through the Local Government Purchasing Cooperative (Texas Buyboard) to Keywarden Systems Partners, LLP; not to exceed an annual cumulative amount of \$305,210.00 for year one, \$188,850.00 for year two, and \$124,705.00 for year three; for a period of one year with the option to renew up to two additional one-year terms

Consent

Motion: Commissioner Clack moved to approve Consent Items 8, 9, 10, 11 and 12. Commissioner Sofia Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
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			

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 7: Consideration and approval regarding Resolution 5913, authorizing an Interlocal Agreement between the San Antonio Housing Authority (SAHA) and Westside Development Corporation (WDC) for community outreach activities related to the Westside Reinvestment Initiative (WRI) for an annual cumulative amount not to exceed \$45,000.00; for a period of one year with the option to renew up to four additional one-year terms

Item number 7 was pulled as a Consent Item for further discussion. Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization provided background information regarding the relationship SAHA has established with the Westside Development Corporation (WDC). Mr. Leonard Rodriguez, President and CEO of WDC, informed the Board of Commissioners of the organization's mission and of its successes with SAHA.

Motion: Commissioner Kaplan moved to approve Resolution 5913. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
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: Update and discussion regarding the Procurement Activity Report

Mr. Steven Morando, Director of Procurement and General Services, reported that through the calendar year ended December 31, 2018, the San Antonio Housing Authority's Procurement Department issued 26 formal and 20 informal solicitations, receiving a total of 276 responses. This resulted in an average of 5.5 responses per formal solicitation and 6.6 responses per informal solicitation, for an overall average response rate of 6.0 per solicitation. Through the fourth quarter, new contracts awarded were \$25,734,460.23; Blanket awards were \$10,475,000.00 and contract renewals were \$10,469,282.09, which resulted in a grand total awarded of \$46,678,742.32. Of this total, \$5,176,218.34 or 11.1 percent, were awarded to Small, Women-Owned and Minority Business Enterprises (SWMBE), and \$3,665,225.80 or 7.9 percent, were awarded to Section 3 business concerns.

Mr. Morando also reported that for the 4th calendar quarter ending December 31, 2018, SAHA contractors reported 8 of their 17 new hires qualified as Section 3 individuals, which represented 47.1 percent of all new hires. For the calendar year ending December 31, 2018, SAHA contractors reported 81 of their 166 new hires qualified as Section 3 individuals, which represented 48.8 percent of all new hires.

During the report Mr. Morando provided the Current Solicitations, the Closed/Pending Solicitations, the Solicitations in Development and the Blanket Awards. Mr. Morando also responded to various questions that the Board of Commissioners had regarding procurement.

Item 14: Election of Vice-Chair for the Board of Commissioners

Due to Dr. Stribling's absence, Commissioner Weaver tabled Item 14 until the next Regular Board Meeting of April 4, 2019.

Item 15: Committee Appointments

Due to Dr. Stribling's absence, Commissioner Weaver tabled Item 14 until the next Regular Board Meeting of April 4, 2019.

Commissioner Weaver then moved to Item 18, Citizens to Be Heard and then recessed for Closed Session at 2:14 p.m. The Board of Commissioners returned from Closed Session at 4:07 p.m. and the meeting resumed at 4:08 p.m.

Item 16: President's Report

- Youth Career Camp
- Mega Job Fair
- 1st Townhall Meeting of the Year
- SAHA Celebrates Black History Month
- Development Community Meetings Held
- Job Shadow Day at SAHA
- Public Housing Facilities to Receive Air Conditioning Units
- Affordable Housing Innovation Summit
- LISC Partnership
- Housing Commission

Mr. David Nisivoccia, also included in his report, the SAHA Leadership Program and the HUD Design Competition.

Item 17: *Closed Session:

Consultation with Attorney

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

- Litigation Updates

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

Item 18: Citizens to be Heard

There were four Citizens to be Heard.

Item 19: Adjournment

With no objections, Commissioner Weaver adjourned the meeting at 4:47 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
RESIDENT SERVICES COMMITTEE OR
SPECIAL BOARD MEETING
March 21, 2019

SCHEDULED: 12:30 p.m. in the Community Room of the Alazan-Apache Court Apartments, 1011 S. Brazos St., San Antonio, TX, 78207

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Morris A. Stribling, DPM, Chair

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

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
 Janie Rodriguez, Director of Human Resources
 Thomas Roth, Director of Asset Management

Item 1: Meeting called to order

Committee Chair Clack called the meeting to order at 12:32 p.m.

MINUTES

Item 2: Minutes

- Approval of the February 21, 2019, Resident Services Committee Meeting minutes.

Motion: Commissioner Kaplan moved to approve the February 21, 2019, Resident Services Committee Meeting minutes. Commissioner McClure seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
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 3: Public Comment

The meeting was attended by twenty-three residents.

Item 4: 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. In addition to events being hosted, the Elderly Disabled Services staff has a robust schedule to host various food programs such as Bread Pantry, Project Hope, Commodity Supplemental Food Programs, and the Food Pantry. Mr. Lopez also provided a snapshot of activities and events that his department will be hosting through June 2019.

Item 5: Update and discussion regarding the Resident Council Presidents Presentation of the 2018 Resident Council Activities

Mr. Lopez reported that Resident Councils help keep residents engaged, help build leadership capacity to facilitate better community relations and help keep SAHA accountable to its clients. The Resident Council Presidents from Alazan-Apache, H.B. Gonzalez and Villa Hermosa then provided a presentation to the Board of Commissioners and shared some of the successes in their communities and some of the ideas that they have moving forward.

Item 6: Update and discussion regarding the 2019 White Cane Event

Mr. Lopez, reported that the National Federation of the Blind has designated October 15th of each year as White Cane Day for the last fifty-four years. In San Antonio, the event has been hosted for the last six years. This year, SAHA will host this event in the Central Office park on October 15, 2019, from 11:00 a.m. to 2:00 p.m. The partners that are actively working on planning this event include Alamo Council for the Blind, The Blind Veterans Association, City of San Antonio's Disability Access Office, the Guide Dogs of Texas, the Lighthouse for the Blind, the National Federation for the Blind, VIA, and the Texas Workforce Commission.

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 for those who are visually impaired. Ms. Malone encouraged the Board of Commissioners and SAHA staff to attend the White Cane Awareness Day event in October.

Item 7: Update and discussion regarding the Attendance Initiative

Mr. Lopez reported that SAHA and the San Antonio Independent School District (SAISD) have over 6,000 shared youth in kindergarten through 12th grade. Approximately 12% of the 50,000 SAISD students live in SAHA assisted housing and 30% of SAHA assisted housing students attend SAISD schools. In school year 2016-2017, over 2,200 SAHA students were enrolled in thirteen Lanier High School feeder schools and over 44% of these students were chronically absent (P16 Plus). Approximately 14% of our SAISD students have missed 21 days or more. Recognizing that chronic absenteeism is a powerful indicator of families in crisis, SAHA has joined an external collaborative stakeholder group, 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.

Mr. Lopez also reported that while SAHA awaits the results of grant proposals, they have partnered with the Municipal Court System to initiate a pilot program. The Attendance Partnership (AP) Pilot program is a truancy intervention program with the City of San Antonio Municipal Court. Due to its proximity to Cassiano Homes, the AP program is being piloted at Sarah King Elementary. In January of 2019, Sarah King Elementary had the second highest chronic absenteeism rates among elementary schools in SAISD. Ms. Adriana Rios, Jr. Case Manager stationed at Sarah King Elementary, was introduced to the Board of Commissioners.

Item 8: 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, which provides 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 July 2018 through September 2018, and October 2018 through December 2018.

Item 9: Adjournment

With no objections, Committee Chair Clack adjourned the meeting at 2:07 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
March 21, 2019**

SCHEDULED: 2:00 p.m. in the Community Room of the Alazan-Apache Court Apartments, 1011 S. Brazos St., San Antonio, TX, 78207

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
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
Janie Rodriguez, Director of Human Resources
Thomas Roth, Director of Asset Management

Item 1: Meeting called to order

Chair Morris A. Stribling, DPM, called the meeting to order at 2:25 p.m.

MINUTES

Item 2: Minutes

- Approval of the November 15, 2018, Operations and Choice Neighborhood Committee Meeting minutes.

Motion: Commissioner Kaplan moved to approve the November 15, 2018, Operations and Choice Neighborhood Committee Meeting minutes. Commissioner Clack 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			
Gabriel L. Lopez, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

PRESENTATIONS

Item 3: **Bond Process Review presented by Mr. James P. Plummer, Partner at Bracewell LLP**

Mr. James P. Plummer, Partner at Bracewell LLP, provided a very thorough presentation regarding the purpose and the structure of the bond process and was able to address questions from the Board of Commissioners.

Item 4: **Presentation by Local Initiatives Support Corporation (LISC)**

Ms. Leilah Powell, Executive Director for LISC, provided an overview of the organization. According to Ms. Powell, the organization is one of the largest organizations supporting projects to revitalize communities and bring greater economic opportunity to residents such as affordable housing, better schools, safer streets, and businesses/programs that improve the financial outlook of people. LISC provides capital, strategy and know-how to local partners such as SAHA to impact the lives of people living in both rural and urban areas.

CHOICE NEIGHBORHOOD

Item 5: **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, Assistant Director of Choice Neighborhood, 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.

OPERATIONS

Item 6: **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**

Mr. Richard Milk, Director of Policy and Planning, reported that the U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to

annually submit a five-year plan and an annual business plan, commonly referred to as the Agency Plan(s). Due to SAHA's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as SAHA's Agency Plan. The MTW Plan includes: the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), and the Capital Fund Program Plan (CFP). The MTW Plan will also describe SAHA's policies, programs, operations, strategies and flexibilities in meeting the local housing needs and goals.

Mr. Milk also provided a presentation regarding the MTW background, the proposed MTW activity changes, the proposed significant admin plan changes, the proposed significant ACOP changes, the proposed housing preservation plans and the proposed housing expansion plans as well as an overview of the Small Area Fair Market Rents.

Representatives from St. Phillips College and Palo Alto College addressed issues and concerns regarding the proposed partnership to assist in the college homeless program.

After Mr. Milk's presentation, Chair Stribling, DPM, announced the notice of the Public Hearing to the audience and asked if anyone would like to make a comment regarding the proposed draft of the 2020 MTW and Agency Plan. Being that there were no individuals who desired to comment during the Public Hearing, Chair Stribling entertained a motion to approve Resolution 5923.

Motion: Commissioner Kaplan moved to approve Resolution 5923. 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			
Gabriel L. Lopez, Commissioner			X	
Sofia A. Lopez, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 7: **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**

Due to time constraints, Item 7 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

Item 8: **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**

Due to time constraints, Item 8 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

- Item 9: 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**

Due to time constraints, Item 9 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

- Item 10: 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**

Due to time constraints, Item 10 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

- Item 11: 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**

Due to time constraints, Item 11 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

- Item 12: 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**

Due to time constraints, Item 12 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

- Item 13: Update and discussion regarding Federal Housing Programs Quarterly Report**

Due to time constraints, Item 13 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

- Item 14: Update and discussion regarding Legislative Requests**

Due to time constraints, Item 14 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

- Item 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 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

Due to time constraints, Item 15 was tabled to be presented at the April 4, 2019, Regular Board Meeting.

Item 14: Adjournment

Chair Stribling, DPM, adjourned the meeting at 4:47 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date



To: Board of Commissioners

Date: April 4, 2019

From: Charles Clack, Committee Chair, Resident Services Committee

Subject: Update and discussion regarding the March 21, 2019, Resident Services Committee Meeting

A Resident Services Committee meeting was held on Thursday, March 21, 2019, in the Community Room of the Alazan-Apache Court Apartments. Attendees included Commissioner Charles Clack, Commissioner Jo-Anne Kaplan, Commissioner Sofia A. Lopez, Commissioner Gabriel L. Lopez, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff. The meeting was attended by twenty-three residents.

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 that 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, Jr., 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.



To: Board of Commissioners

Date: April 4, 2019

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

Subject: Update and discussion regarding the March 21, 2019, Operations and Choice Neighborhood Committee Meeting

An Operations and Choice Neighborhood Committee meeting was held on Thursday, March 21, 2019, in the Community Room of the Alazan-Apache Court Apartments. Attendees included Board Chair Morris A. Stribling, Commissioner Charles Clack, Commissioner Jo-Anne Kaplan, Commissioner Sofia A. Lopez, Commissioner Gabriel L. Lopez, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following topics were discussed at the Operations and Choice Neighborhood Committee meeting:

Minutes

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

Bond Process Review presented by Mr. James P. Plummer, Partner at Bracewell LLP

Mr. James P. Plummer, Partner at Bracewell LLP, provided a very thorough presentation regarding the purpose and the structure of the bond process and was able to address questions from the Board of Commissioners.

Presentation by Local Initiatives Support Corporation (LISC)

Ms. Leilah Powell, Executive Director for LISC, provided an overview of the organization. The organization is one of the largest organizations supporting projects to revitalize communities and bring greater economic opportunity to residents such as affordable housing, better schools, safer streets, and businesses/programs that improve the financial outlook of people. LISC provides capital, strategy and know-how to local partners, such as SAHA, to impact the lives of people living in both rural and urban areas.

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 at this 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 at this 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

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

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

DocuSigned by:

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David Nisivoccia
President and CEO

DocuSigned by:

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Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and 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.

FINANCIAL IMPACT:

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).

In properties that are individually metered for utilities, SAHA residents will benefit from the reduced utility bills, due to the energy conservation measures implemented under the EPC project.

SUMMARY:

The project is estimated to take eighteen to twenty months to complete. During this time period, Asset Management 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, because there will be additional Board resolutions required as the project progresses.

SAN ANTONIO HOUSING AUTHORITY

April 4, 2019

STRATEGIC OBJECTIVE:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5922

EPC Maps

EPC II List of Properties

EPC Phase II Presentation

**San Antonio Housing Authority
Resolution 5922**

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

WHEREAS, the Housing Authority of the City of San Antonio, Texas (SAHA), actively maintains and pursues efforts to remain a sustainable housing authority; and

WHEREAS, Energy Conservation Measures (ECM) may focus on lowering consumption of water and electricity through installation of efficient lighting, but not limited to these measures, and these efforts may also result in lower utility costs for its residents and operating costs for SAHA; and

WHEREAS, SAHA previously entered into a similar arrangement with the Housing Authority of the City and County of Denver for 2,180 units of Public Housing units, which has resulted in cost savings which have exceeded the original project estimates; and

WHEREAS, staff recommends executing a new Interagency Agreement in order to expand energy conservation measures and proceed with a second self managed Energy Performance Contract (EPC) for the purpose of reducing energy consumption and capturing the savings for up to 2,311 units at a total cost not to exceed \$741,960.00.

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

Approves 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.

Passed and approved the 4th day of April 2019.

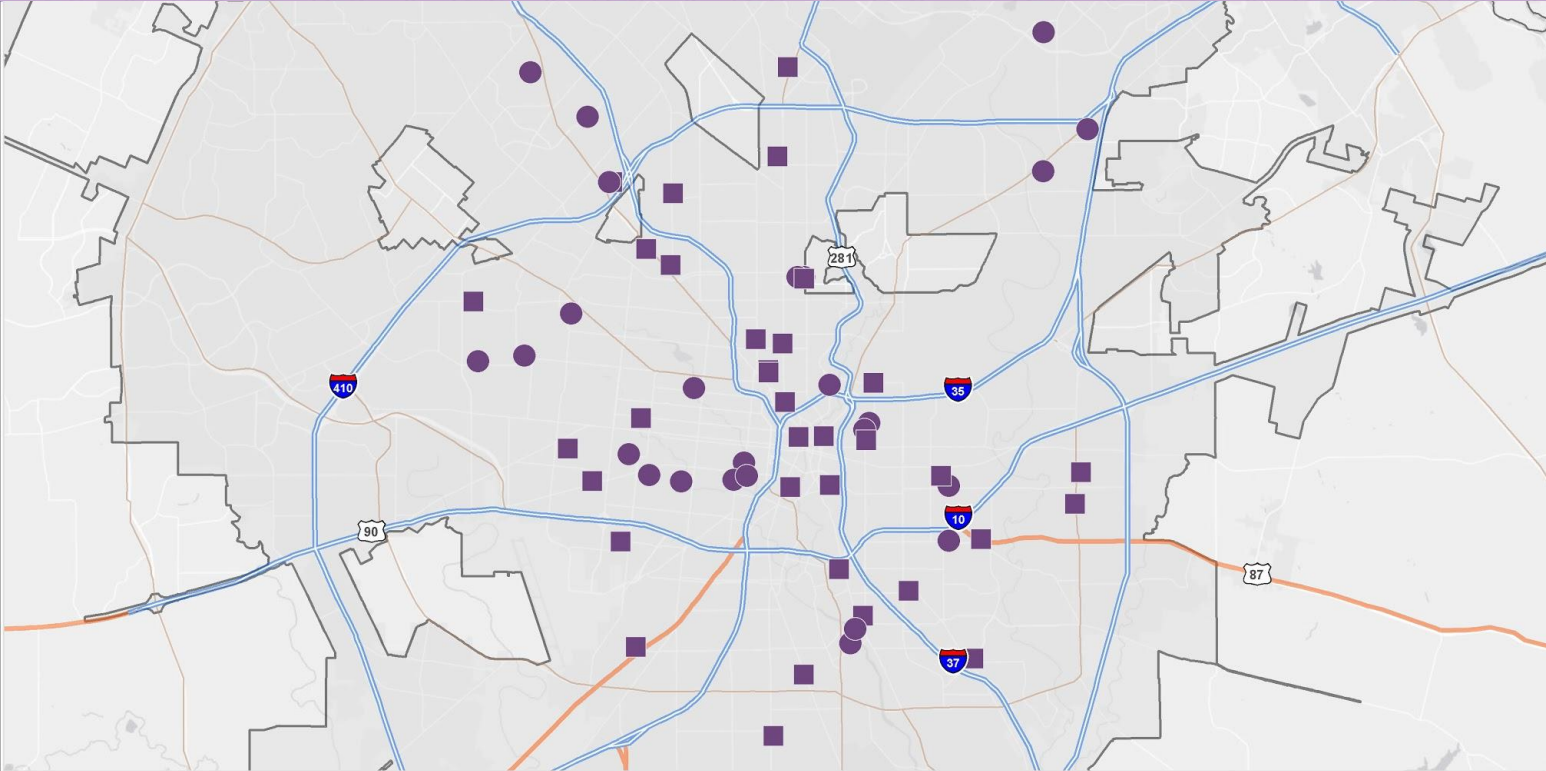
Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Public Housing Portfolio

1



Legend

Household Type

■ Elderly/Disabled

● Family

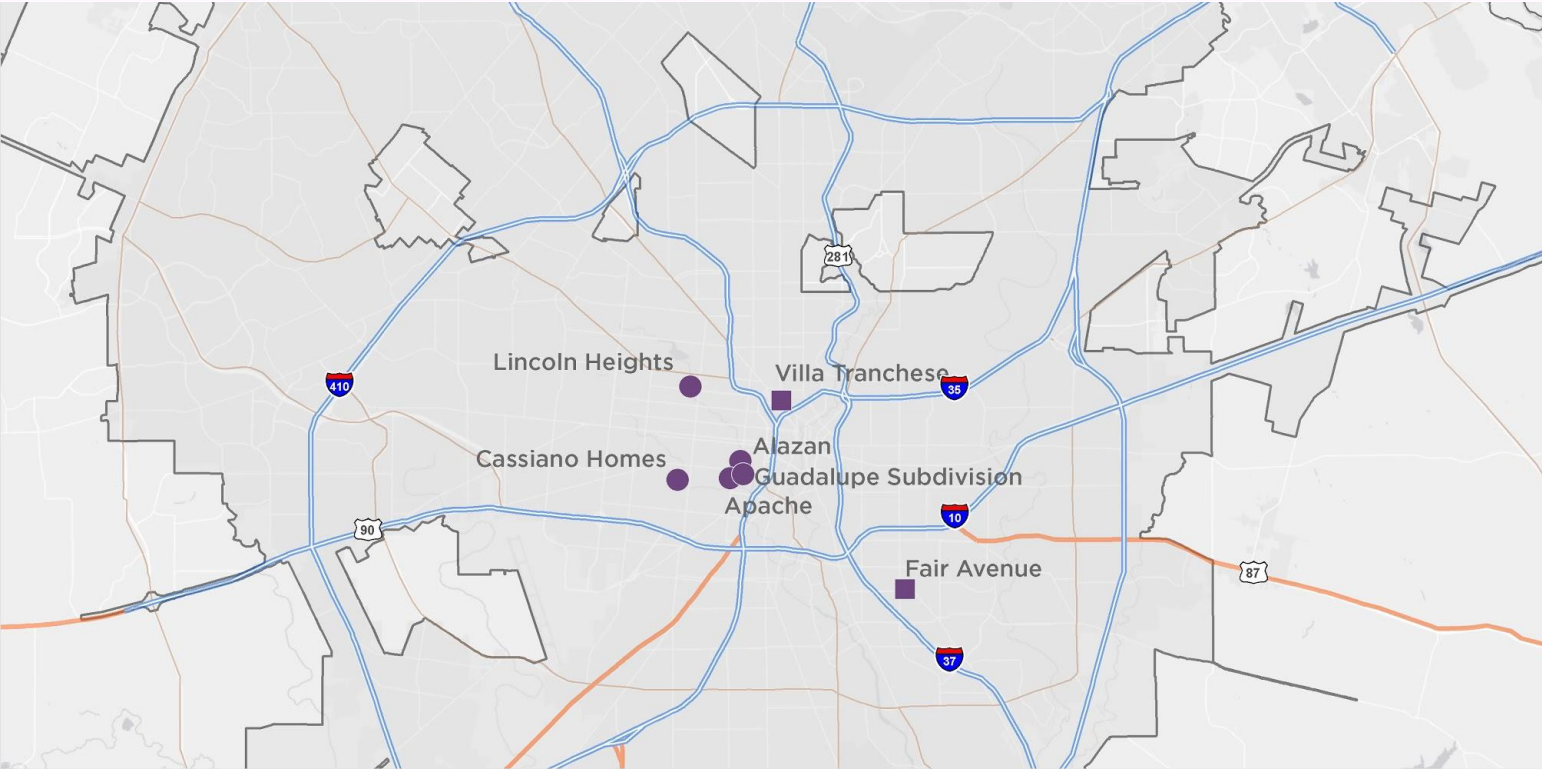
⬜ SA City Limits



2 Miles

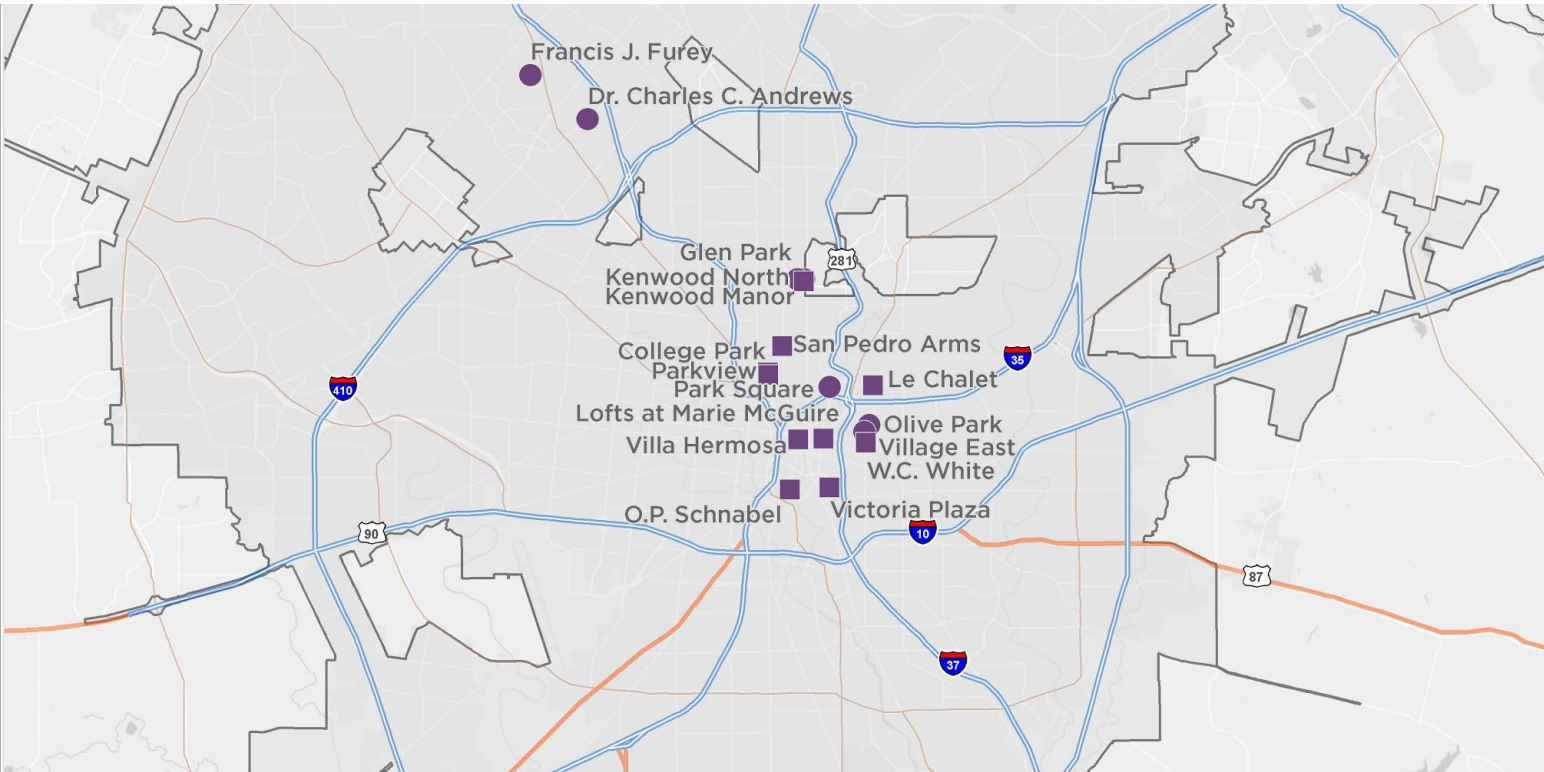
PH Properties in EPC Phase I

2



PH Properties Excluded from Phase I & II

3



Legend

Household Type

■ Elderly/Disabled

● Family

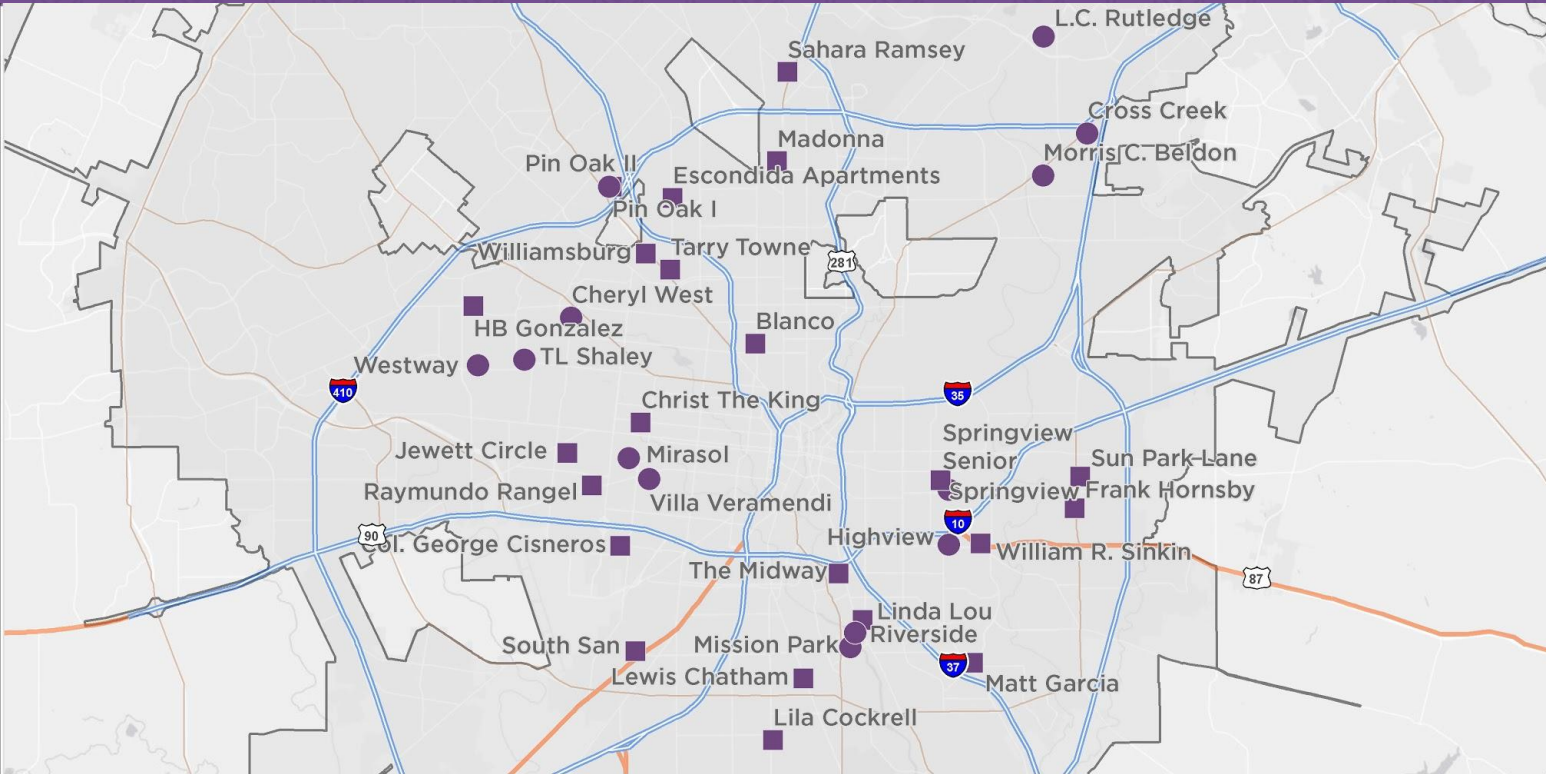
□ SA City Limits



2 Miles

PH Properties Recommended for EPC Phase II

4



Legend

Household Type

■ Elderly/Disabled

● Family

⬜ SA City Limits



2 Miles

EPC Phase II Unit Mix

SAHA has provided Group14 with direction around both which public housing units to include in the EPC Phase II feasibility analysis, and for how long these units should be included in the EPC. All public housing units that are part of tax credit developments, or may be candidates for tax credit redevelopment, RAD, or voluntary conversion have been excluded.

Table 1 (below) lists the new sites which would be included in the EPC Phase II

Site	Units
Blanco	100
Cheryl West	82
Christ the King	48
Col Cisneros	55
Cross Creek	66
Escondida	20
Frank Hornsby	59
HB Gonzalez	51
Highview	68
Jewett Circle	75
LC Rutledge	66
Lewis Chatham	119
Lila Cockrell	70
Linda Lou	10
Madonna	60
Matt Garcia	55
Morris C. Beldon	35
Midway Apartments	20
Mirasol	174
Mission Park	100
Pin Oaks I	50
Pin Oaks II	22
Raymundo Rangel	26
Riverside	74
Sahara Ramsey	16
South San	30
Spring View	148
Sun Park Lane	65
Tarry Towne	98
TL Shaley	66
Villa Veramendi	166
Westway	152
William Sinkin	50
Williams Burg	15
Phase II New Unit Count	2,311

Public Housing Energy Performance Contract (EPC) **Self Managed – Phase 2**



What is Energy Performance Contracting?



HUD program established in the 1980's to incentive utility conservation



Allows PHAs to benefit financially from energy and water savings



PHA uses a loan to fund capital improvements, loan is paid back with HUD EPC subsidy.



Eligible capital improvements include lights, HVAC, windows, roofs, water fixtures, etc.



Extra savings flow to PHA operating budget.



Maximum term of 20 years allowed

Energy Conservation Measures (“ECMs”)

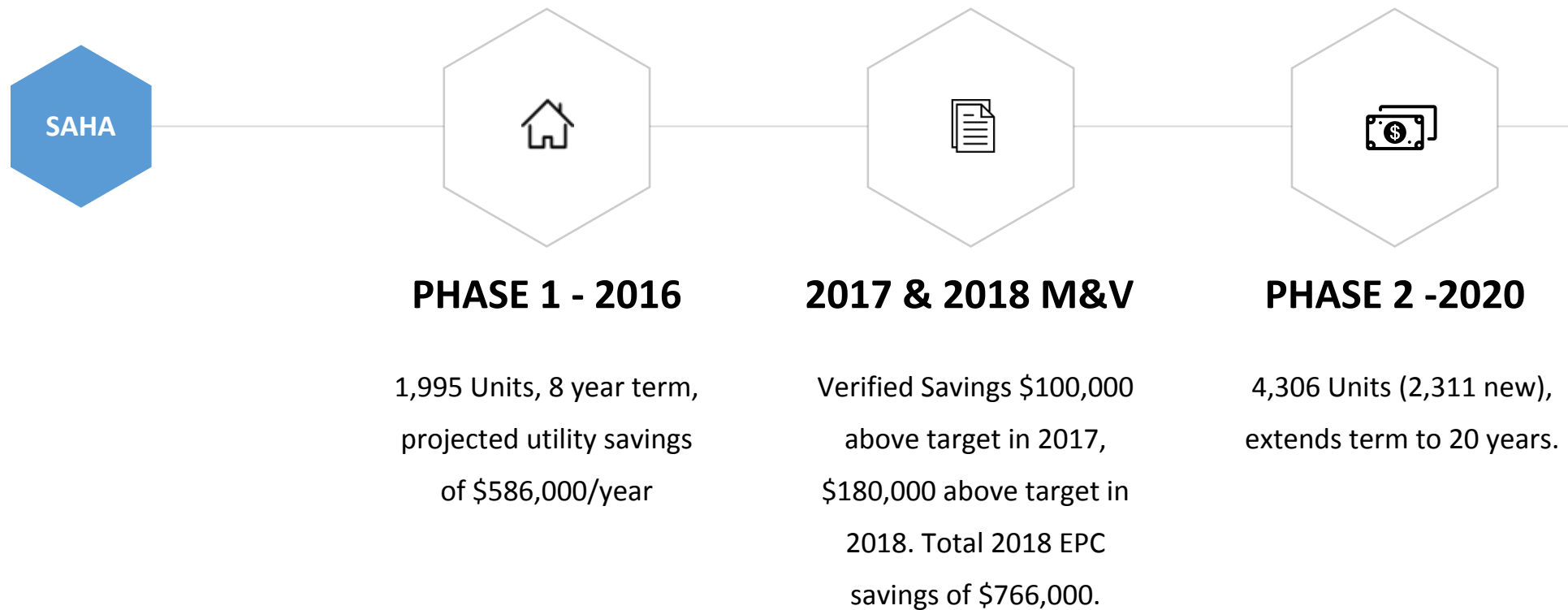


High Return
(Savings > Cost)

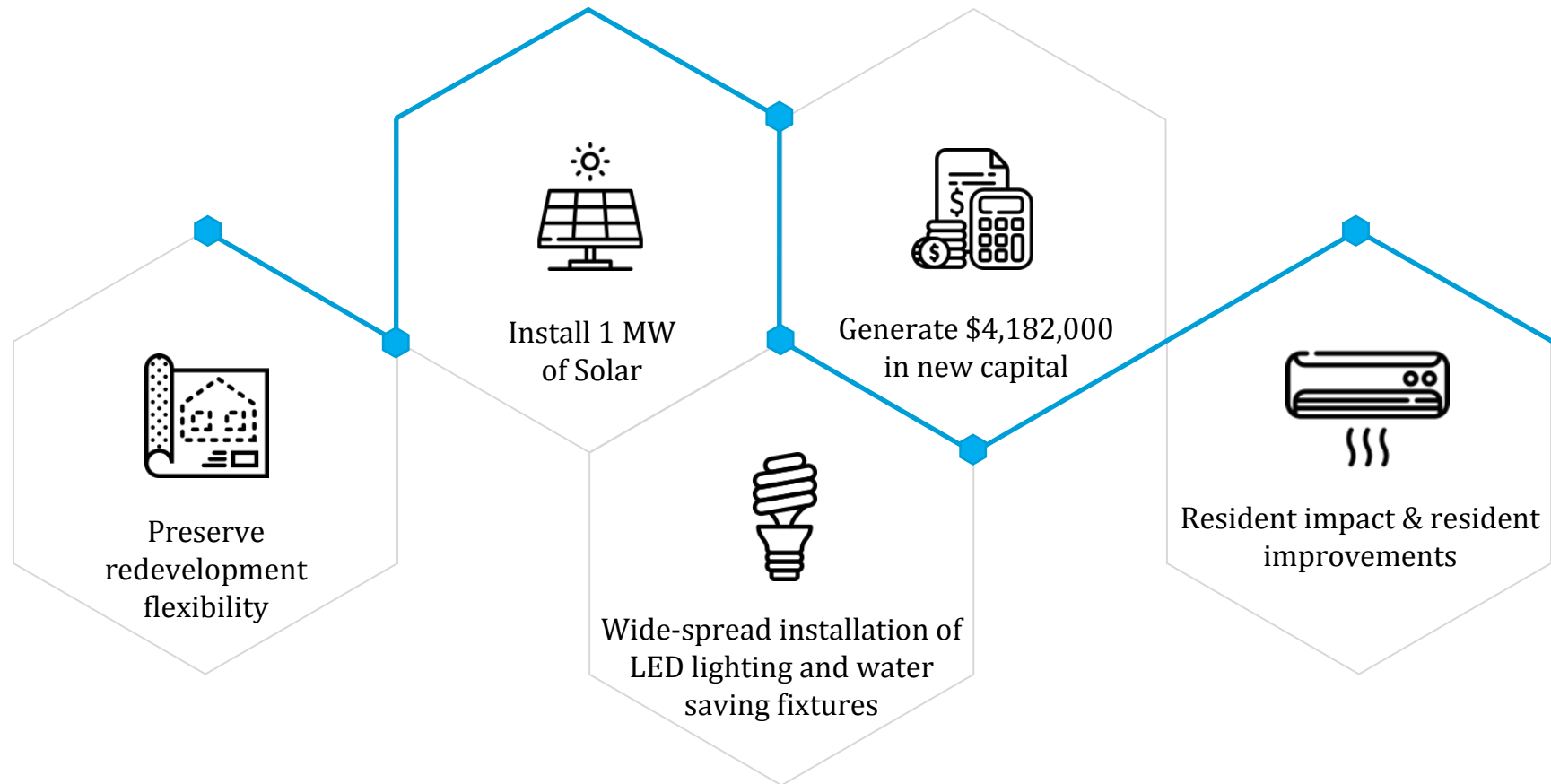


High Value
(Cost > Savings)

SAHA's EPC History: Track Record of Success



EPC Phase 2 - Goals & Objectives



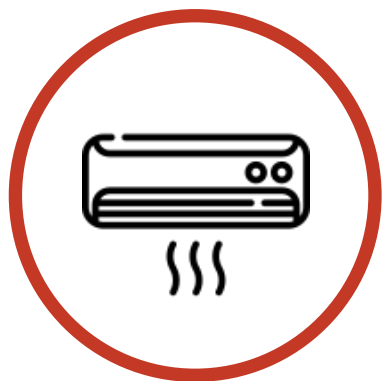
EPC Phase 2- Estimated Total Development Cost / Sources & Uses

Sources	Amount
Bank of America Financing <i>(or other lender)</i>	\$8,292,000
Total Sources	\$8,292,000
Uses	Amount
Estimated Cost for LED Lights, Water Fixtures, and Solar	\$2,748,000
Estimated Soft Costs (Project Development, General Contractor, Legal, Commissioning, Closing Costs)	\$1,362,000
\$ Available for Capital Fund Projects (or Excess Savings*)	\$4,182,000
Total Uses	\$8,292,000
Over/Under	\$0

EPC Phase 2 – Estimated Proforma / Cash Flow Analysis

Revenue (2021 through 2035)	Amount
HUD Operating Subsidy	\$16,566,000
Total Revenue	\$16,566,000
Expenses (2021 through 2035)	Amount
Debt Service Payments	\$15,592,000
Measurement and Verification	\$974,000
Total Expenses	\$16,566,000
Excess Savings	?

EPC Phase 2 - Air Conditioning



The EPC may be able to fund AC installation at Senior Properties



The EPC can pay for capital fund measures, freeing up capital fund budget for AC installation



EPC savings can be used to off-set increased AC utility costs borne by SAHA

The installation of AC will not negatively impact the EPC

EPC Phase 2 – Timeline & Milestones

EPC Project Design and Development Timeline	Apr-19	May-19	May-20	Jun-20	Jun-21	2021	2035
Presentation to SAHA Board							
Execution of Phase II Contract with DHA							
EPC Development, Submission, & Approval							
EPC Construction							
EPC Performance Period (Loan Term)							



Public Housing Energy Performance Contract (EPC) **Self Managed – Phase 2**

Chris Jedd
Denver Housing Authority
Portfolio Energy Manager
cjedd@denverhousing.org

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019****BOARD OF COMMISSIONERS****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**DocuSigned by:
*David Nisivoccia*5609927B75274DC...
David Nisivoccia
President and CEODocuSigned by:
*Steven Morando*5AC93CF03F5A422...
Steven Morando
**Director of Procurement
and General Services**DocuSigned by:
*Hector Martinez*ABBB9B06757A4D5...
Hector Martinez
**Director of Construction
Services and Sustainability****REQUESTED ACTION:**

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.

FINANCIAL IMPACT:

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.

SUMMARY:

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. Eleven of the units at this development are Americans with Disabilities Act accessible.

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.

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. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 125 contractors. A total of three bids were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Davila Construction, Inc. (DBE, HABE, MBE, SBE), and Stoddard Construction Management, Inc. All bids were evaluated on the following criteria:

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

purchase price, reputation of the bidder and 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 in the solicitation document. Based on the above, we are 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. Their services include general construction, construction management, historic renovation, design build, and construction consulting. Their projects of the same size and complexity have included education facilities, historical courthouses, processing plants, arenas, high rise buildings, multi-level parking, shopping centers, and laboratories. The manager and superintendent assigned to SAHA's Victoria Plaza project have extensive experience with multi-family housing projects ranging from small renovations to sizeable new construction of apartment buildings, as well as, ground up and design build out.

This company has received a prior award from SAHA for Victoria Plaza Modernization. Their Texas projects include, but are not limited, to the City of San Angelo City Hall and Public Library, exterior stone restoration and interior restoration; Bee County Courthouse, exterior and interior restoration; Wharton County Courthouse, exterior and interior restoration; Texas General Land Office Building, exterior and interior restoration; Texas State University, new auditorium; Alameda Theater, facade restoration; Milam Building, exterior masonry and ornamental stone; New Braunfels High School, exterior restoration and interior upgrades; Seligman House, restoration and adaptive re-use; St. Paul's Square, total restoration of seven buildings; Magoffin Home, exterior restoration; St. Peter's Catholic Church, exterior restoration and addition; and Staacke Stevens, restoration.

Stoddard Construction Management's Section 3 Program Utilization Plan includes hiring Section 3 individuals in the following categories: four craft workers skilled and three laborers unskilled. Additionally, they will offer the following for Section 3 individuals interested in learning more about the construction industry: training on the operation of construction equipment, plan reading class, construction computer software training, host an OSHA ten hour class for five participants, and work directly with their staff to learn a trade i.e., layout work, and finishing the inside of a building.

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5919

Map and Property Photos

Bid Tabulation

**San Antonio Housing Authority
Resolution 5919**

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

WHEREAS, 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; and

WHEREAS, 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; and

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

WHEREAS, we are recommending contract award to Stoddard Construction Management, Inc. as they are the lowest responsive and responsible bidder; and

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

Passed and approved the 4th day of April 2019.

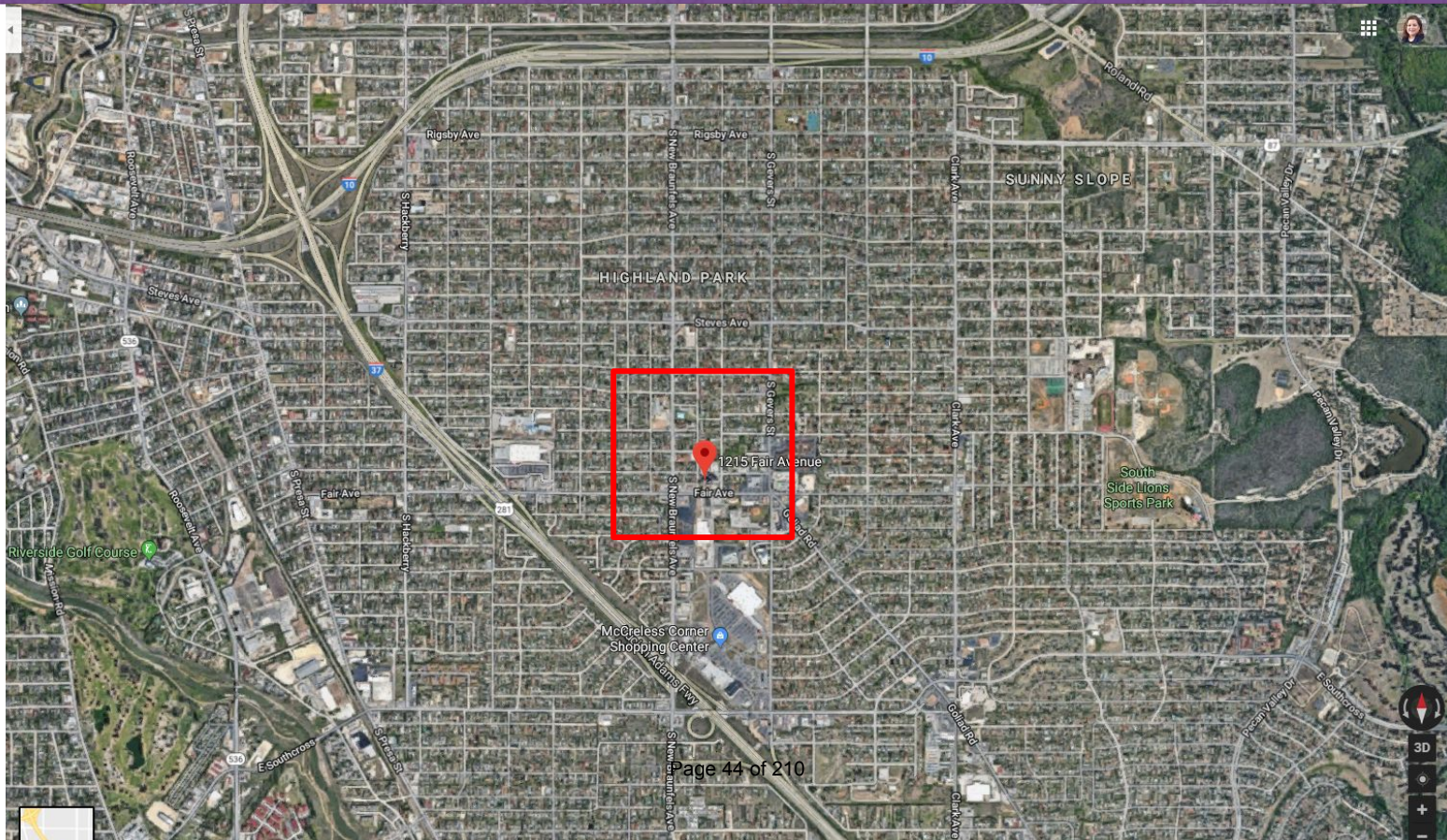
Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

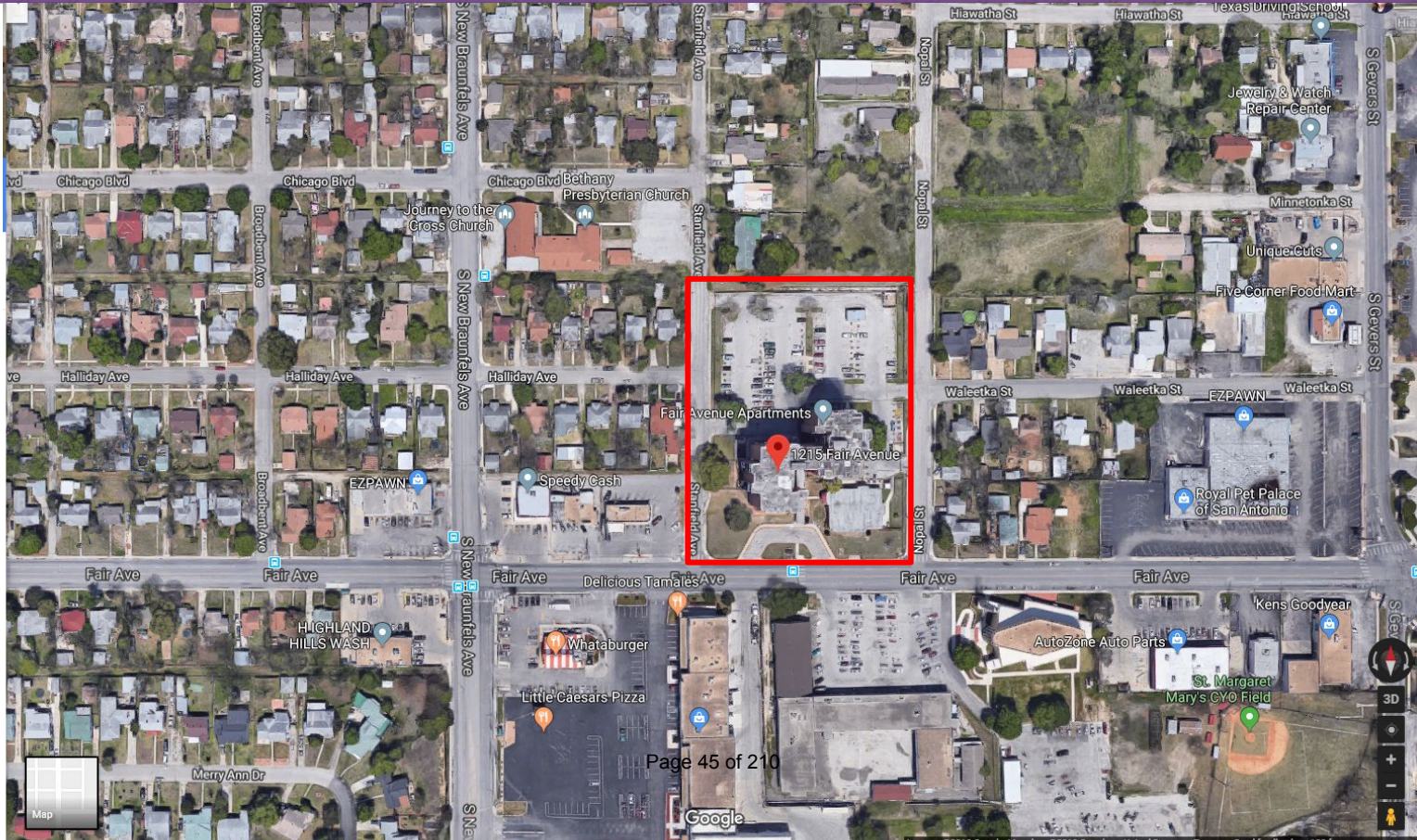
AERIAL MAP - FAIR AVENUE APARTMENTS

1



AERIAL VIEW - FAIR AVENUE APARTMENTS

2



FAIR AVENUE APARTMENTS

3



Fair Avenue Apartments Fire Protection Improvements 1807-910-23-4821				
Bidder - Base Bid		Cost	W/Sect. 3	Delivery in Days
All Pro General Construction (1)		\$4,920,500.00	\$4,840,500.00	365
Davila Construction, Inc.		\$5,570,816.00	\$5,570,816.00	600
Stoddard Construction Management		\$3,650,000.00	\$3,650,000.00	240
(1) Claiming Section 3 Preference which is the lower of 3% or \$80,000				

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Associations Revised as of 03/9/2018			
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	Tommy Wallace	wallacet@zhi.com 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	
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 # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
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	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		construction@SmartApartmentData.com	
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	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business 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	
ADDITIONAL VENDORS			
Arber, Inc.	ROBERT M. LOZANO	corporate@arberinc.com	
Beckwith Electronic Engineering Co.	THOMAS SCHLUTER	TSCHLUTER@BEEC.COM	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
No Section 3 Vendors			
Safequip		sales@safequip.com	
Impact Fire Services		mpool@impactfiresvcs.com	Not Found
Firetrol Protection Systems	210-270-8400	infosan@firetrol.net	
Atlas Fire & Alarm Systems		Raymond@atlasfireandalarm.com	
SOS Fire Protection		ehrharr@signalonesystems.com	
Rainmaker Fire Sprinkler Syst		sales@rainmakerfp.com	
Pinnacle Fire Protection		drodriguez@pinnaclefp.net	
ABC Fire Systems		estimating@abcfiresys.com	
Mutual Sprinklers		Fred.ely@mutualsprinklers.us	
Texas Safe Fire		hal@texassaffire.com	
Charter Fire Protection Syst		cfpinc@swbell.net	
Five Star Fire Systems		fivestarfiresystemsinc@gmail.com	
American Fire Protection		info@americanfireprotectioninc.com	
Northstar Alarm & Supression		info@northstarfire.com	
Cintas Fire Protection		WEB SITE CONTACT OPTION	12/3/1/ 1:03
1 st Fire Protection	Mario Salinas Joe Lozano	mario@1stfp-services.com joe@1stfp-services.com	
Allied Fire Protection	210-646-6734	Web Site Contact Option	12/3/18 1:01
Kauffman Company		WEB SITE CONTACT OPTION	
Southwest Fire Protection	210-598-7098	mail@swfp.com	
Automatic Fire Protection	210-653-2121	WEB SITE CONTACT OPTION	12/3/18 12:53
Mission Fire & Safety		MISSIONSF@ATT.NET MISSIONFS@ATT.NET	Not Found
Koetter Fire Protection	210-499-5707	bsmith@koetterfire.com	
ABC Fire Systems	830-625-3473	sales@abcfiresys.com	
Fire Life & Safety	210-637-0436	WEB SITE CONTACT OPTION	12/3/18 12:43
Tyco/Simplex		WEB SITE CONTACT OPTION	12/3/18 12:50
Skelton Fire Alarm	210-590-1328	info@skeltonfirealarm.com	
A1 Fire & Safety	210-342-5518	info@a-1fireandsafety.com	
M. Jacks Fire & Safety		jshelton@mjacks.com langle@mjacks.com	
Big Tex Fire Protection	Mark Lipton Carol Lipton M. Drummond	Mark@BigTexFire.com Carol@BigTexFire.com mdrummond@BigTexFire.com	
Ferguson		WEB SITE CONTACT OPTION	12/3/18 12:33
Fire Alarm Control Syst		facinc@facssa.com	
Sun Automatic Fire Sprinkler	210-695-1101	WEB SITE CONTACT OPTION	12/3/18 12:30
City Wide Fire Protection	Michelle	sales@citywidefireprotection.com	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Lone Star Fire & First Aid		info@lonestarfirefa.com	
Consolidated Fire Protection		Sales@FireProtectionKC.com	
Western States Fire Protectn.	James McClure	james.mcclure@wsfp.us	
Charter Fire Protection		office@charterfire.net cfpinc@swbell.net	
Ace Fire Equipment	210-233-7000	WEB SITE CONTACT OPTION	12/3/2018 12:25
Metro Fire Equipment	210-622-3091		
ATex Fire & Safety		mike@atexfire.com	
Core & Main		houstonfab@coreandmain.com	No Bid Supplier
Pro-Tec Fire Protection		amartinprotecfire@satx.rr.com	
Precision Life Safety		contact@precisionlifesafety.com	
Alliance Safety & Fire Prot.		seth@alliancefire.net	
MCS	830-326-6111		
AAA Fire & Safety	210-732-9754		
Impact Fire Services	210-853-2199		
Longhorn Fire & Safety	210-665-7233	admin@longhornfireandsafety.com	
American Fire Systems		WEB SITE CONTACT OPTION	12/3/2018 12:16
AFEX Fire Suppression Syst		info@afexsystems.com	
HG Fire Systems		contact@hgfire.com	
Pro-Fire & Sprinkler		WEB SITE CONTACT OPTION	Unable to connect
Century Fire Protection	770-945-2330		
Texas Sprinkler		frontdesk@texassprinkler.com	
Ace Fire Equipment	Cameron Rash	cameron.rash@acefireequipment.com	
Blue Star Fire Protection	Richard Mendez	richard@bluestarfireprotection.com web site 12/3/2018 12:28	Not Found
Brimstone Fire Safety		Sales@Brimstone-Fire.com	
Protection Development Inc.	Samuel Goldwater	sogoldwater@PDIFire.com	
Topaz Fire Protection	George Wright	george@topazfire.com	
Veri-Fire	Matt Barido Skylar Gerrod	matt.barido@veri-fire.com skylar.gerrond@veri-fire.com	No Longer there
3 C Electric, Llc	Wacey Hoyle	hoyle3celectric@yahoo.com	
A & A Electric Company	Lee Acevedo Jr	gina@aaelectricbmt.com	
A-1 Fire & Security Equipment	Daniel Moore	daniel.moore@a1firesec.com	
A-Alarm Fire & Security Syst	Cathy Restivo	cathy.restivo@a1firesec.com	
AAA Fire & Safety Equipment	DAVID HEMMASI	aaafire@outlook.com	
Action Fire Alarm, Llc	Melissa Moore	mmoore@actionfirepros.com	
Adcomp Systems Inc.	Mansur Plumber	mansur@adcompsystems.com	
Advanced Security Contrtrs	VIRGINIA ROBINSON	virginia@ascsecure.com	
American Fire Protection Grp	John Regan	John.Regan@afpgusa.us	
Amigo Services, Inc.	Sylvia A. Villanueva	sylvia@amigoservices.us	
Bobtack Llc	Robert Tackaberry	bobbyt@bobtack.com	
Century Fire Systems, Llc	J. ALVARADO	cfselptx@swbell.net	
CLS Fire Protection Llc	Shenille Skopik	sengelhart@clstechnology.net	
Communication Concepts	Jeff Mauldin	info@coconcepts.com	
Elite Entrances	Dan Rybaski	drybaski@eliteentrances.com	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Ener-Tel Services I, Llc	Brenda Gill	brenda.gill@ener-tel.com	
Fire King, Llc	VIRGIL KING	VIRGIL.KING@FIREKINGLLC.COM	
Fire Protection Service, Inc.	Gene Weidemeyer	sales@fps-usa.com	
GP Fire Protection, Llc	Mary E Cavazos	gpmec@sbcglobal.net	
International Systems Of Am	David Stokes	dstokes@isa-net.com	
Johnson Controls Fire Protect	Annette Thompson	annette.thompson@jci.com	Not Found
Kinetics Motorwerks Llc	Joe Langarote	info@kineticswerks.com	
Koetter Fire Protection Of	Jason Ferguson	jferguson@koetterfireprotection.com	
Life Safety Services, Llc	Craig Rutledge	craig@lifesafetyservices.com	
MGA Fire & Safety	Marissa Guerra	marissa.mgafs@gmail.com	
Principal Fire Alarm Services	Juan Escobedo II	principalfirealarm806@yahoo.com	
Siemens Industry, Inc.	Mary Corn	mary.corn@siemens.com	
SimplexGrinnell Lp	Vince Baker	donald.1.baker@jci.com	
Strike Pro Tech Inc	Carolyn Gray	crgstrikeprotech@outlook.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
Vanguard Fire Systems, L.P.	Cynthia Richter	cindy@vgfire.com	
A-1 Fire & Security Equipment	Daniel Moore	daniel.moore@a1firesec.com	
A-1 Security & Fire Equipment	BETTY RESTIVO	elaine@a1fire.net	
A-Alarm Fire & Security Syst	Cathy Restivo	cathy.restivo@a1firesec.com	
AAA Fire & Safety Equipment	DAVID HEMMASI	aaafire@outlook.com	
Action Fire Alarm, Llc	Melissa Moore	mmoore@actionfirepros.com	
Advanced Security Contract	VIRGINIA ROBINSON	virginia@ascsecure.com	
Alcatex Inc	Allison Boen Griffis	allisonb@alcatexdesign.com	
American Fire Protection Grp	John Regan	John.Regan@afpgusa.us	
American Fire Protection Grp	Kelly Curtis	kelly.curtis@afpgusa.us	
APS Fireco Houston Llc	Johnny Buentello	johnny.buentello@apsfireco.com	
Century Fire Systems, Llc	J. Alvarado	cfselptx@swbell.net	
Electripro Inc.	Sean Nordberg	sean@itdtexas.com	
Eric'son Fire Protection Llc	Carolyn Ann Gann	c700gann@aol.com	
Evco Partners, L.P. D/B/A	Donna Hanson	office@burgooncompany.com	
Fire & Access Control Syst	Daniel Moore	daniel.moore@a1firesec.com	
Fire And Life Safety America	James Conniff	JMConniff@FLSAmerica.com	
Fire Protection Service, Inc.	Gene Weidemeyer	sales@fps-usa.com	
Firetrol Protection Systems	KEVIN BRYANT Andy Torres	kbryant@firetrol.net atorres@firetrol.net	No Longer Empl
GP Fire Protection, Llc	Mary E Cavazos	gpmec@sbcglobal.net	
Johnson Controls Fire Protect	Annette Thompson	annette.thompson@jci.com	Not Found
Johnson Controls Inc	William Halbert	william.c.halbert@jci.com	
Koetter Fire Protection Of	Jason Ferguson	jferguson@koetterfireprotection.com	
Matrix Special Systems	Victor Jimenez	vjmatrix@sbcglobal.net	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mid South Fire Solutions,	Pam Clymer	pclymer@midsouthfire.com	No Bid
Safety Supply Inc	Kenneth H Wacaser	bids@safetysupplyinc.com	
San Saba Fire Safety Equip	David Cox	klmcox@centex.net	
Simplexgrinnell Lp	Vince Baker	donald.1.baker@jci.com	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Telgian Corporation	Melinda Williams	mwilliams@telgian.com	
Thomas Automatic Fire Prot	Doug Thomas	doughthomasfp@yahoo.com	
Traditions Fire Consulting Llc	Emily Kalina	traditionsfire@gmail.com	
Vanguard Fire Systems,	Cynthia Richter	cindy@vgfire.com	
Added 1/17/2019		Added 1/17/2019	
Geofill		jpuente.geofill@outlook.com	
Stoddard Const Mgmt		ks@stoddardcml.com LN@stoddardcml.com	
SpawGlass		Jason.Hennesey@spawglass.com	
Tejas Premier		andrew@tejaspremierbc.com	
MLP		mlp@att.net	
All Pro Gen Const		rs@apgc.biz	
Vela Const		Joe.Vela@velagroupinc.com	
Robinson Gen Cont		krobinson@robinsongc.com	
Whiting-Turner		Tyler.Quinn@whiting-turner.com	
Blackmon Mooring		broller@bmsmanagement.com tmontano@bmsmanagement.com	
R.E.C. Ind.		randyhunter@recind.com	
JMI Contractors		logan@jmicontractors.com	
		tfleming@r-o.com	
Allbrite Construction		charles.poole@allbriteconstruction.com	
Joeris Construction		acardwell@joeris.com	
Farr Builders		daniel@farrbuildersllc.com	
Alpha Building		MDurish@alphabuilding.com	
Jordan Foster		lrocchio@jordanfosterconstruction.com Glopez@jordanfosterconstruction.com	
Woolsey Construction		glenn@woolseyconstruction.com	
Zachary		zachry@zachryconstructioncorp.com	
Summit Building & Design		cecilia.ramos@summitbuildinganddesign.com David.acevedo@summitbuildinganddesign.com	
F.A. Nunnelly		blaine@fanunnelly.com	
Calidad LLC		cschuchardt.calidadllc@gmail.com	
Burgess		lshelton@burgess-inc.com	
Frost & Keeling		jcanness@frostandkeeling.com	
Davila Construction		vinnie@davilaconstruction.com	
Casteel/Sun Automatic Fire Sprinkler	Web Site	1/24/2019 11:55 am	
Cardel Systems	Web Site	1/24/2019 11:57 am	
ESI Fire & protection	Web Site	1/24/2019 12:01 pm	
Capital Sprinkler	Web Site	1/24/2019 12:05 pm	
Young Brothers	Russell Young	RYoung@YBFP1.com	
Genesis Fire Protection	Web Site	1/24/2019 13:32 pm	
P & W Fire Safety	Web Site	1/24/2019 12:36 pm	

Advertisement List
Solicitation # 1807-910-23-4821
Fair Avenue Fire Protection Improvements

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Prime Time Fire Protection	Web Site	1/24/2019 12:38 pm	
ABC Fire Systems	Web Site	1/24/2019 12:42 pm	

SAN ANTONIO HOUSING AUTHORITY

April 4, 2019

BOARD OF COMMISSIONERS

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

DocuSigned by:
David Nisivoccia

3008927873274DC...
David Nisivoccia
President and CEO

DocuSigned by:
Steven Morando

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

DocuSigned by:
Kristi Baird

3ABDA0373571411...
Kristi Baird
Director of Beacon
Communities

REQUESTED ACTION:

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.

FINANCIAL IMPACT:

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.

SUMMARY:

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.

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. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to twenty-one vendors. A total of two bids were received in response to this solicitation: Interpool, Inc. (SBE) and Labrum Investments, LLC dba Fiesta Pool Service (WBE). Both bids were evaluated on the following criteria: purchase price, reputation of the bidder and 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, Labrum Investments, LLC dba Fiesta Pool Services is being recommended for contract award.

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

They are the lowest responsive and responsible bidder.

Labrum Investments, LLC dba Fiesta Pool Services was established in 2013, and is headquartered in San Antonio, Texas. This company self-certifies as a WBE. They provide services to commercial and residential customers to include the following services: full service weekly/bi-weekly cleaning, complete pool renovations, deck resurfacing, pool replastering, tile repair and tile cleaning, deck pressure washing, brick and rock coping replacements, outdoor patios, hardscaping, custom concrete, and quartzscapes-stonescapes-jewelscapes. Labrum Investments, LLC dba Fiesta Pool services has received no prior awards from SAHA. Their client list includes Davidson Properties, Baptist Health Hospitals and Therapy Centers San Antonio, La Quinta Hotels San Antonio, Pentair Pool Products, Hayward Pool Products, and Cody Pools, Inc. Their Section 3 Good Faith Effort Plan includes hiring two laborers in the unskilled category. They will also provide a general knowledge class for individuals interested in the pool industry and training to individuals who are interested in becoming certified pool technicians.

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities

ATTACHMENTS:

Resolution 5920

Bid Tabulation

**San Antonio Housing Authority
Resolution 5920**

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

WHEREAS, 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; and

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

WHEREAS, Labrum Investments, LLC dba Fiesta Pool Services is being recommended for contract award. They are the lowest responsive and responsible bidder; and

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

Passed and approved the 4th day of April 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Swimming Pool Maintenance and Repair for Various Beacon Communities
1812-931-65-4866

	Labrum Investments LLC, dba Fiesta Pool Services	Interpool Inc.
LABOR- Section 1		
Item Description	Hourly Rate	Hourly Rate
Maintenance / Repair Labor rate per hour for Regular Hours, 8:00 a.m. - 5:00 p.m., CST Monday – Friday	\$85.00	\$85.00
Plumber Labor rate per hour for Regular Hours, 8:00 a.m. - 5:00 p.m., CST Monday - Friday	\$135.00	\$125.00
Electrician Labor rate per hour for Regular Hours, 8:00 a.m. - 5:00 p.m., CST Monday - Friday	\$135.00	\$125.00
Repair Labor rate per hour for Non-Regular Hours 5:01 p.m.- 7:59 a.m. Monday - Friday, all day Saturday and Sunday, and SAHA Holidays.	\$95.00	\$135.00
Plumber Labor rate per hour for Non-Regular Hours 5:01 p.m.- 7:59 a.m. Monday - Friday, all day Saturday and Sunday, and SAHA Holidays.	\$150.00	\$195.00
Electrician Labor rate per hour for Non-Regular Hours 5:01 p.m.- 7:59 a.m. Monday - Friday, all day Saturday and Sunday, and SAHA Holidays.	\$150.00	\$195.00

Repair Parts and Materials- Section 2		
Item Description	Markup (%)	Markup (%)
All Repair Associated Components Cost plus Markup	15%	50%

Advertisement List**Solicitation # 1812-931-65-4866 Date (12/14/2018)****Swimming Pool Maintenance and Repair for Various 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@hegarciaacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
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 # 1812-931-65-4866 Date (12/14/2018)****Swimming Pool Maintenance and Repair for Various 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	
THE CHLORINE CONNECTION			
	Richard Ricardo	RICARDOAROD@YAHOO.COM	956-236-3675
AECSI WATER Corporate	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
Seven Wells	Mark Sowell	seven_wells_7@yahoo.com	210-232-8547
Symbri Pool Cleaning	Timothy Ryan	tim@symbri.com	(512) 774-1575
Texas Pool Service	Cole Smith	info@texaspoolservice.com	210-331-7665
Seven Wells	Mark Sowell	seven_wells_7@yahoo.com	210-232-8547
Blue Science Pools		service@bluescience.com	210-704-1400

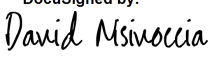
Rev. 9/18/2017

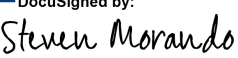
Advertisement List**Solicitation # 1812-931-65-4866 Date (12/14/2018)****Swimming Pool Maintenance and Repair for Various Beacon Communities**

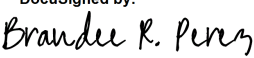
Fiesta Pool Services	Chris Walton	services@fiestapoolservices.com	
		info@texaspoolservice.com	
Westview Pools		tammy@westviewpools.com	
Pro-Tech Pool Service		Protechpoolservicesa@gmail.com	2103854590
Americas Swimming Pool Co.	Adan Romero	sanantonio@asppoolco.com	(210) 762-4106

Rev. 9/18/2017

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

DocuSigned by:

 3009927B79274DC...
David Nisivoccia
President and CEO

DocuSigned by:

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

DocuSigned by:

 B00737B6268042A...
Brandee Perez
**Director of Federal Housing
 Programs**

REQUESTED ACTION:

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.

FINANCIAL IMPACT:

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.

SUMMARY:

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. San Antonio was named as one of twenty-eight pilot communities that will help reach over 275,000 low-income households and nearly 200,000 children with the support needed to access the internet at home.

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.

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. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 78 contractors. A total of eight bids were received in response to this solicitation: All Pro General Construction, Inc.

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

(DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Bougambillas Construction, LLC (HABE), Cleanology Service and Supply (ABE, ESBE, MBE, SBE), Geofill Material Technologies (SBE, Section 3 Business), New Age General Contractors, Inc., ProMasters Remodeling, LLC (ESBE, HABE, MBE, SBE, VBE), South Texas Contracting, LLC (ESBE, SBE, WBE), and Straight Line Management (AABE, DBE, ESBE, MBE, SBE, WBE, Section 3 Business). All proposals were evaluated on the following criteria: purchase price, reputation of the bidder and 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 in the solicitation document. Two bids were deemed non responsive. 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. This contractor has been certified as an AABE, DBE, ESBE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They provide general construction, construction management, estimating and scheduling, and quality control services to a variety of Federal, municipal, private and residential clients. Straight Line Management, LLC received a prior award from SAHA for Phillis Wheatley Hardscape and has worked as a subcontractor for one of SAHA's awarded vendors on the Wheatley Family I, LP, Wheatley Courts CNI Phase II and III Public Improvements project. Their project list includes Brackenridge Park Retaining Wall Restoration, City of San Antonio Main Library renovations, Judson High School stadium rebuild, New Territories Park Improvements, Oscar Perez Park Sidewalks and Walking Trails, and San Antonio Water System painting and general maintenance. This contractor's Section 3 Program Utilization Plan includes hiring individuals in the following categories: one office/clerical, two operatives semi-skilled, and one laborer unskilled.

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. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5921
Map and Property Photo
Work Scope Diagram
Bid Tabulation
Ad List

**San Antonio Housing Authority
Resolution 5921**

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.

WHEREAS, on December 14, 2018, SAHA issued an Invitation For Bids (IFB) #1811-910-65-4861 for Remodel of Vacant Units for ConnectHome Computer Lab and Offices that closed on January 17, 2019; and

WHEREAS, a total of eight bids were received in response to the IFB. Two bids were deemed non responsive; and

WHEREAS, Straight Line Management, LLC is being recommended for contract award, because they are the lowest responsive and responsible bidder; and

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

Passed and approved the 4th day of April 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

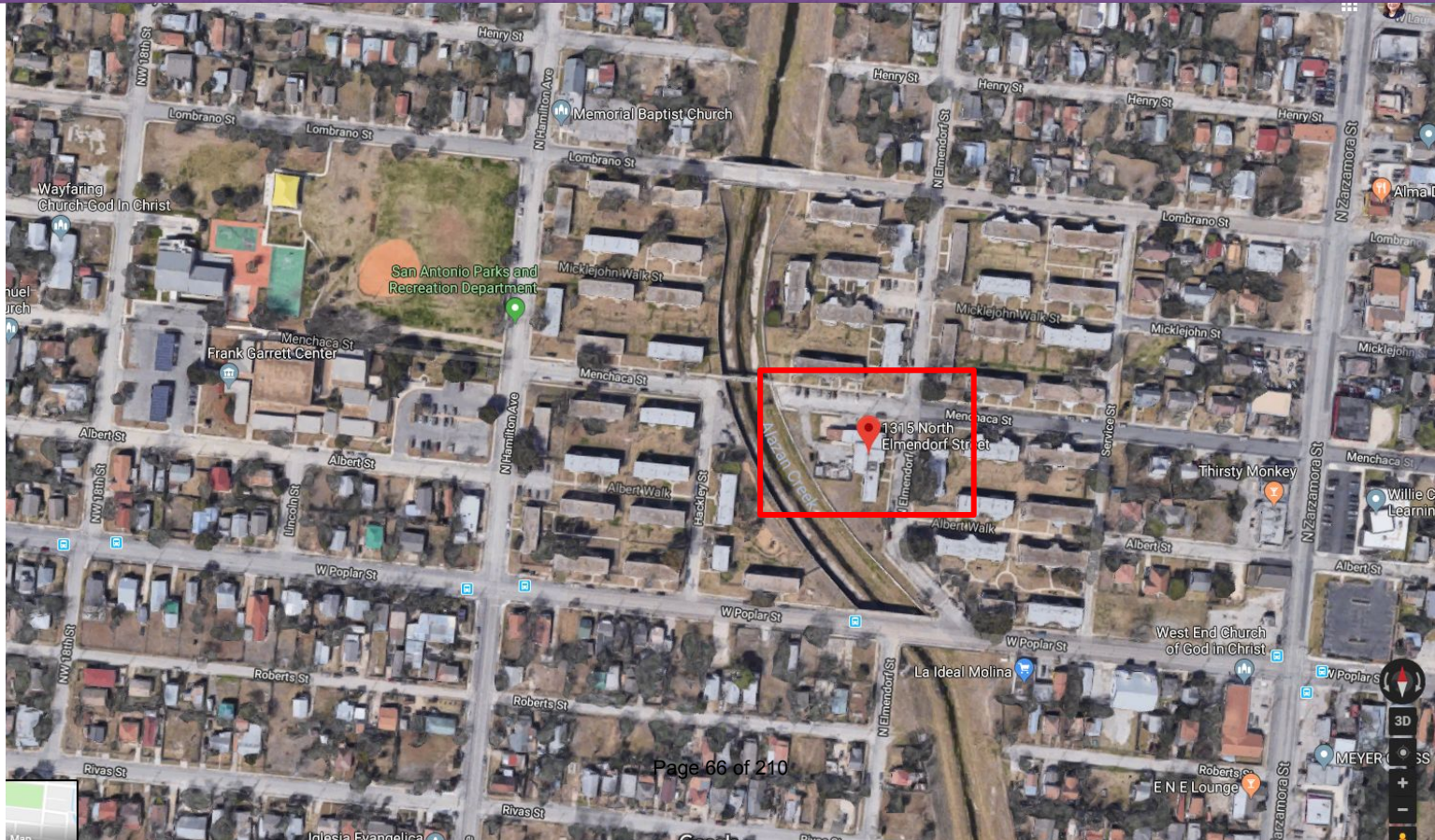
David Nisivoccia
President and CEO

1



AERIAL VIEW - LINCOLN HEIGHTS COURTS

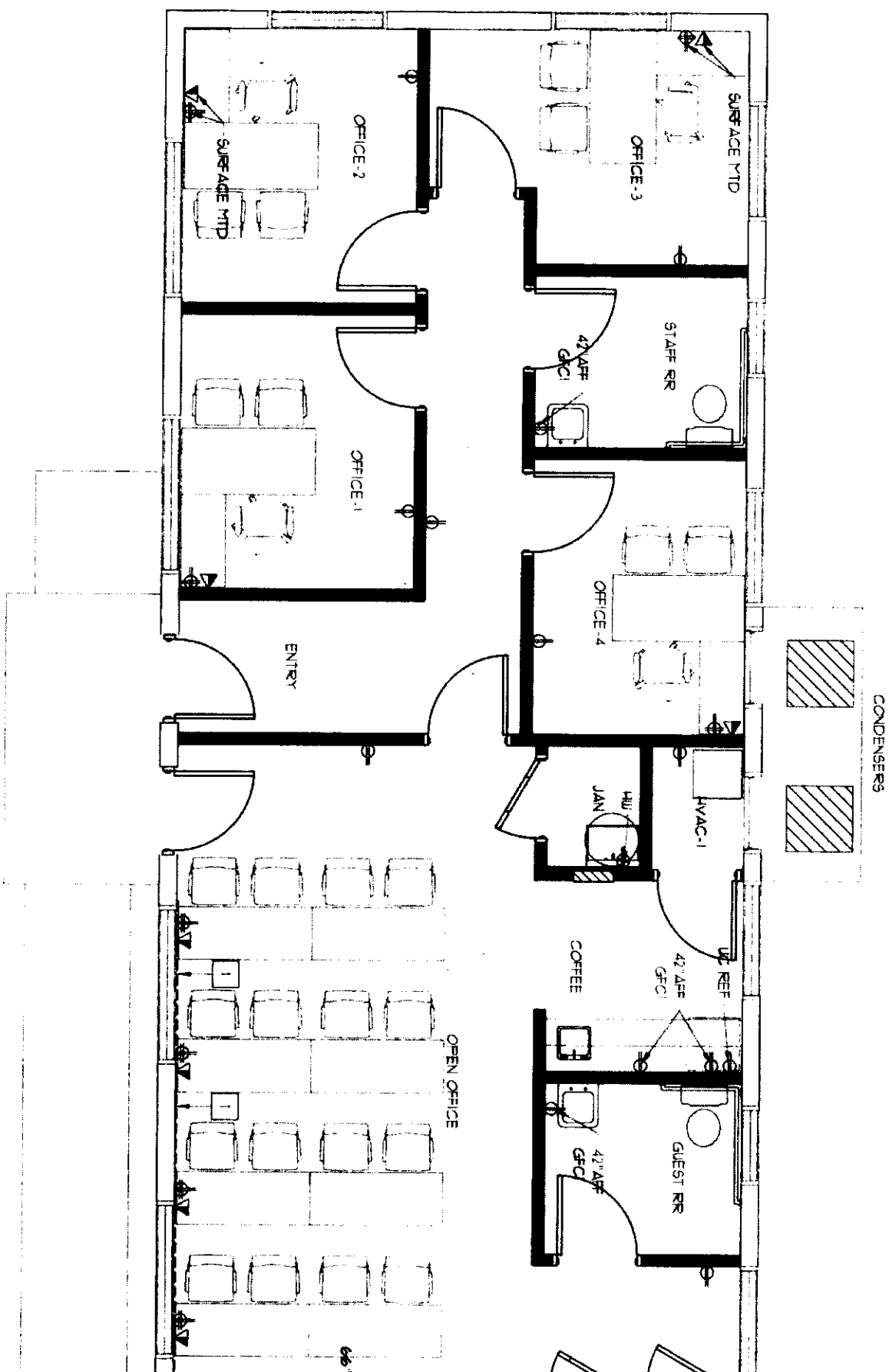
2



LINCOLN HEIGHTS COURTS

(BUILDINGS 1410 - 1416)





POWER PLAN

SCALE: 3/16" = 1'-0"

Remodel of Units for Connect Home Computer Lab 1811-910-65-4861										
BID TABULATION										
Bidder →	Unit	Qty	All Pro General Construction*	Straight Line Management**	Cleanology Service & Supply	Geofill Construction#	STX Contracting	Bougambillas Construction LLC	Pro Masters Remodeling LLC***	New Age General Contractors, Inc.
Item ↓	Job	1	\$237,216.00	\$155,352.60	\$162,550.00	\$230,273.72	\$331,500.00	\$199,643.00	\$66,455.00	\$360,000.00
Base Bid	Job	1	\$223,234.26	\$125,835.61	\$162,550.00	\$216,291.98	\$331,500.00	\$199,643.00	\$66,455.00	\$360,000.00
With Section 3 Preference (9%)	Job									
Delivery			120 days	120 days	120 days	120 days	120 days	120 days	120 days	120 days
Notes			* Section 3 Business	** Section 3 Business		#Claiming Section 3 Business Preference	Not Responsive failed to bid unit prices.		*** Base bid is w/out HVAC and is Not Responsive. Claiming Section 3 Preference	
Page										

Advertisement List
Solicitation # 1811-910-65-4861
Remodel of Units for Connect Home Computer Lab

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Associations Revised as of 11/5/2018			
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	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

Advertisement List
Solicitation # 1811-910-65-4861
Remodel of Units for Connect Home Computer Lab

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
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	
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 NAHRO	Avery Smith Web Site	bids@wbea-texas.org 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	
MLP Ventures, Inc.	Liborio Perez	mlp@att.net	
Business World	Edwin Serrano	govops@sbcglobal.net	
Tejas Premier	Andrew Wallace	andrew@tejaspremierbc.com	
Alpha Building Corporation	Andrew Hicks	ahicks@alphabuilding.com	
Brodbeck General Contracting	Susan Brodbeck	susan@brodbeckgc.com	
Casias Construction, LLC	Frank D.	frank@casiasconstructionllc.com	

Advertisement List
Solicitation # 1811-910-65-4861
Remodel of Units for Connect Home Computer Lab

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
HJD Capital Electric, Inc.	Dave Wineman	mseigler@hjdcapital.com	
J. L. Bass Enterprise, LLC	Jeff Bass	jlbas47@hotmail.com	
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott Raul Scott Jr.	rs@apgc.biz rauljr@apgc.biz	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Tejas Premier	Julissa Carielo	julissa@tejaspremierbc.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
Ram's Weatherization	Ramiro Reyes	ramscustomhomes@gmail.com	
ProMasters Remodeling, LLC	Francisco Ruiz	frui@pmrtx.com	
DLS Building Solutions	Samuel DeLos Santos	DLSBSOLUTIONS@GMAIL.COM	
Abia Const & Remodeling	Brandee Abia	AbiaConstruction@gmail.com	
Persistent Construction	Joel Castro	Joelcastro1951@yahoo.com	
ALP Contracting	Alex Pennington	alpcontractingsa@gmail.com	
Geofill Material Technologies	Jan Puente	jpuente.geofill@outlook.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring 5A	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Peak Contractors, LLC	Michael Herrera	mherrera@peakcontractorstx.com	Not Found
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	

Advertisement List
Solicitation # 1811-910-65-4861
Remodel of Units for Connect Home Computer Lab

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
QA Construction Services,	Lily Gutierrez	qacs@QASYSTEMS.COM	
RG Williams Const & Rmdlng	Robert G. Williams	rgw_77446@yahoo.com	
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
Calidad LLC	Charles	cschuchardt.calidadllc@gmail.com	
JMI Contractors	Logan Richter Grant Jacobs	logan@jmicontractors.com grant@jmicontractors.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Straight Line Mgmnt	Sherrika Arch	veronica@straightlinem.com	
Davila Construction	Vinnie Gonzales	vinnie@davilaconstruction.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesign.com David.acevedo@summitbuildinganddesign.com	
Cleanology Service	Mike	Mike@cleanologyservices.com	
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Slocum & Associates	Thomas Slocum	thomas.slocum1@gmail.com	
South Coast Construction	F. Farjadtehrani	mike@sccsi.net	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
The Butler Enterprises	Cass Butler	bids@TheButlerEnterprises.com	
Thomas Enterprises Inc.	James Thomas	jamesthomasenterprise@yahoo.com	
TMG Contracting, LLC	Tony Gutierrez	TMG_03@msn.com	
Trubon Lee Inc.	Trubon Lee	trubon@leeservicesinc.com	
Universal Service Enterprises	Sid Naeimi	sidnaeimi@useengineering.com	
Veliz Company, Llc	Omar Veliz	oveliz@velizconstruction.com	
Volar Service Company	Jose Malacara	info@volarsc.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	
Partners Remodeling Restoration	Daniel Besa	Danielbesaprrw@yahoo.com	
Twin Hammers Roofing	Chris Sanchez	chris@twinhammersroofing.com	
Halo Contracting	Angel Cepeda	angel@halogc.com	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
H. Karp Co.	Harry Karp	hkarpjr@yahoo.com	
Allbrite Const	Charles Poole	charles.poole@allbriteconstruction.com	
Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-Obrien Construction	Terri Fleming	tfleming@r-o.com	
Garcia Bros	Jesse	gbmr.repairs@yahoo.com	
McFarland & McFarland	James	mcfarland9598@gmail.com	
Woolsey Construction	Jim Shelton Eli Woolsey	jim@woolseyconstruction.com eli@woolseyconstruction.com	

SAN ANTONIO HOUSING AUTHORITY

April 4, 2019

BOARD OF COMMISSIONERS

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 PLAN (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), CAPITAL FUND PROGRAM PLAN (CFP), AND THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN

DocuSigned by:

David Nisivoccia

3009927B73274DC...

David Nisivoccia
President and CEO

DocuSigned by:

Richard Milk

051262290233493...

Richard Milk
Director of Policy and Planning

REQUESTED ACTION:

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.

FINANCIAL IMPACT:

Under SAHA's MTW Plan, Public Housing, Housing Choice Voucher Program and Capital Fund resources are all combined into a single fund with full-funding flexibility. All MTW initiatives will continue to be funded from this single fund.

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to annually submit a five-year plan and an annual business plan, commonly referred to as the Agency Plan(s). Due to SAHA's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as SAHA's Agency Plan. The MTW Plan includes: the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), and the Capital Fund Program Plan (CFP). The MTW Plan will also describe SAHA's policies, programs, operations, strategies and flexibilities in meeting the local housing needs and goals.

SAHA is on track to complete the 2019-2020 Agency Plan in time for April submission to HUD.

I. Proposed New MTW Activities**A. FY2020-1: Palo Alto College Homeless Program (PAC-HP)**

1. New program for homeless college students in partnership with Palo Alto College
2. 3 year limit on housing assistance (tenant-based)
3. Students must meet PAC program requirements and will receive on-campus supportive services

B. FY2020-2: St. Phillips College Homeless Program (SPC-HP)

1. New program for homeless college students in partnership with St. Phillips College
2. 3 year limit on housing assistance
3. Tiered rent structure based on GPA

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

4. Students must meet SPC program requirements and will receive on-campus supportive services
- C. FY2020-3: Modified Family Self Sufficiency
1. Creates administrative streamlining, which includes the following:
 - a) Allows new FSS participants to enroll faster
 - b) Creates consistency between FSS contracting/graduation and policy in the Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy regarding how the Total Tenant Payment is calculated.
- D. FY2020-4: Time-Limited Workforce Housing Pilot Program
1. Creates a new New Workforce Pilot Program for up to 50 households
 2. 5 year limit on housing assistance at new development
 3. Participants are required to be employed by a participating employer
 4. Participants will be supported by an On-site Resident Services Coordinator
 5. Participants will set goals related to:
 - a) Financial/Asset Building
 - b) Employment/Retention/Advancement
 - c) Income
 - d) Education/Training

II. Proposed Amendments to Existing Activities

- A. FY2011-9: Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services
1. Expand 200 to 240 (+40) and add new partner (SARAH)
 2. New waiver request: remove ability to port vouchers to another jurisdiction to ensure families can continue receiving partner services while utilizing the voucher
- B. FY2015-3: Modified Project Based Vouchers (MPBVs)
1. 75 vouchers currently allocated at select SAHA properties
 2. Expand 75 to 185 (+110)
 - a) 30 MPBVs at Beacon Properties (to support THRU Project and Family Homeless Partner)
 - b) 50 MPBVs at Beacon or Partnership Property (to support Workforce Initiative)
 - c) 30 MPBVs at new SAHA development (to support St. Phillips College Local Homeless Program)
 3. New waiver request: reserve the new MPBVs (110) for direct referrals from the partners
- C. FY2019-1: Local Small Area Fair Market Rent (SAFMR) Implementation
1. Phase I implemented in FY2018 - used 2 Tiers for voucher payment standards
 2. New waiver request: no new waiver request; however, Phase II is substantially different than Phase I
 3. Phase II
 - a) expands the number of small areas from two (2) to ten (10),
 - b) eliminates the subsidy cap from Phase I,

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

- c) sets the payment standard schedule between 82% and 90% of HUD's SAFMRs, and
- d) updates the exception overlay mechanism to include covered geography and a hardship policy

III. Revisions to Housing Choice Voucher (HCV) Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP)

CRIMINAL HISTORY POLICY

- Currently, SAHA will deny assistance to an applicant family if any household member has an arrest within the past five (5) years for drug-related or violent criminal activity that resulted in conviction
- This policy is being updated to a Screening Criteria Grid that establishes the following lookback periods:
 - Within 7 years of conviction and at least 1 year of release
 - Within 5 years of conviction and at least 1 year of release
 - Within 3 years of conviction and at least 1 year of release
- Criminal offenses will be categorized under the above lookback periods based on severity of the offense

WAITLIST UPDATES

- Allows for automatic waitlist maintenance through new system, My Housing. This system will provide electronic notification to applicants to determine continued interest, in addition to SAHA mail notifications. This change applies to new applicants only.

IV. Revisions to Housing Choice Voucher (HCV) Administrative Plan Only

5.2.E VOUCHER TERM AND EXTENSIONS

- Allowable reasons for a second extension limited to reasonable accommodation and if the family is prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement.
- Updated Tolling Policy to clarify that if the Request for Tenancy Approval (RTA) is submitted and then voided, SAHA will allow the family to continue searching for a unit with the number of days left on the voucher search time. That search time will be effective beginning from the date the family informed SAHA that the RTA was voided.
- Example:
 - 2/1 - Family submits RTA with 15 days on the voucher left to search and clock in Elite is stopped
 - 2/6 - Family informs SAHA that RTA should be voided
 - SAHA restarts clock in Elite, effective 2/6, to allow family the 15 days remaining on the voucher to search. A voucher extension can be requested at the end of that term

V. Revisions to Public Housing Admissions and Continued Occupancy Policy (ACOP)

4.3.B SELECTION METHOD

- Differentiates the Natural Disaster Preference from other types of SAHA-related preferences in the Public Housing Application. Previously all were called "Involuntary

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

Displacement Preferences.” This change will simplify the language so that applicants who recently experienced a natural disaster can more easily access the correct option on the application. This change applies to new applicants only.

8.1.F PAYMENTS UNDER THE LEASE

- Changes how late fees are charged, with an initial late fee of \$30 charged after the 6th business day, and if the account has not been paid by the 15th calendar day, a new additional fee of \$20 will be charged. This change promotes earlier intervention with supportive services, repayment agreements, or other adjustments in order to avoid eviction and encourage more self-sufficient timely rental payments.

10.2.C STANDARDS FOR PETS

- Changes the pet restrictions to allow pets up to 40 pounds (previously limited to 20 pounds) and removes the 12 inch height restriction for pets. This change more realistically and compassionately represents the maximum weight of most pets, while removing an arbitrary height restriction.

VI. Capital Fund Program (CFP): General description of all planned Capital Fund Expenditures during the plan year

Note: Projected funding for capital improvements is based on historical grants and forecasted capital fund appropriations by HUD.

Housing Preservation Plans: The Agency plans to extend the useful life of 50 properties by investing \$63 million over 5 years.

- Public Housing: \$41 million in capital repairs to extend the useful life at 29 properties.
 - FY2019 - \$21,605,000
 - FY2020 - \$5,782,200
 - FY2021 - \$4,800,000
 - FY2022 - \$1,600,000
 - FY2023 - \$3,450,000
 - FY2024 - \$2,801,000
- Beacon: \$22 million in capital repairs to extend the useful life at 21 properties.
 - FY2019 - \$12,720,000
 - FY2020 - \$8,050,000
 - FY2021 - \$80,000
 - FY2022 - \$1,000,000
 - FY2023 - \$50,000
 - FY2024 - \$30,000

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

Housing Expansion Plans: The Agency plans to expand the total number of housing units in the coming years by an estimated 1,800 units across 11 projects.

Project	Planned Units
1. Alazan Lofts*	85
2. Artisan at Ruiz	102
3. Majestic Ranch*	288
4. Mira Vista	300
5. Our Lady of Charity Apartments	93
6. Tampico Re-Development	200
7. 100 Labor Street*	215
8. The Oaks at Westlakes	268
9. Westside Reinvestment Initiative (for sale)	87
10. St. John's Square*	250
11. FY2020-2: St. Phillips College Local Homeless Program *	30

*Each project has its own planned financing mechanisms, some include MTW funding

MTW TIMELINE

- February: Draft MTW Plan posted for public comment
- March: Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
- April: Consideration and appropriate action by Board of Commissioners and submission to HUD
- May-June: Address HUD questions
- July 1: Initiate implementation of the MTW Plan

STRATEGIC GOALS:

- Empower and equip families to improve their quality of life and achieve economic stability.
- Preserve and improve existing affordable housing resources and opportunities.
- Strategically expand the supply of affordable housing.
- Transform core operations to be a high performing and financially strong organization.

ATTACHMENTS:

Resolution 5923

Presentation

SAFMR Phase 1 Overview

SAFMR Phase 2 Overview

Summary of Comments

Staff Responses to Comments

Additional Talking Points

Verbatim Comments

**San Antonio Housing Authority
Resolution 5923**

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), CAPITAL FUND PROGRAM PLAN (CFP), AND FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority, a public instrumentality, created pursuant to the laws of the State of Texas (SAHA), must approve the 2019-2020 Moving to Work (MTW) Agency Plan for fiscal year 2019-2020, including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan) and the Capital Fund Program (CFP); and

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority also desires to authorize the submission of the 2019-2020 MTW Agency Plan to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Board further desires to authorize the Chairman and the President and CEO to execute and submit to HUD such certifications and other documents that they deem necessary or advisable in connection with the submission of the MTW Agency Plan.

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

- 1) Approves 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 Plan (ACOP), the Housing Choice Voucher Administrative Plan (ADMIN PLAN), Capital Fund Program Plan (CFP), and five-year Capital Improvement and Development Plan; and
- 2) Authorizes the Chair of the Board of Commissioners and President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2019-2020 MTW Plan to HUD.

Approved the 4th day of April 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO



DRAFT 2020 MTW and Agency Plans

Regular Board Meeting
April 4, 2019

TODAY

2

- Background
- Proposed MTW Activity Changes
- Proposed Significant Admin Plan Changes
- Proposed Significant ACOP Changes
- Proposed Housing Preservation Plans
 - Public Housing
 - Beacon Communities
- Proposed Housing Expansion Plans

MTW PLAN

3

Annual submission of Agency Plans to HUD

- Moving to Work (MTW) Plan
- Public Housing Admissions and Continued Occupancy Plan (ACOP)
- Assisted Housing Programs Administrative Plan
- Capital Fund Program (CFP) Plan

30-day Comment Period

- Started February 15, 2019
- mtw@saha.org
- Mail and in-person:
SAHA / Attn: Policy & Planning
818 S. Flores
San Antonio, TX 78204

MTW Timeline

4

- **July 2018:** MTW Alliances and SAFMR Committee start monthly meetings to discuss proposed new activities and changes to existing activities
- **February 15, 2019:** Draft MTW Plan posted for public comment
- **February-March 2019:** Public input on recommended activities for all Agency Plans. Meetings will be held at various sites to solicit the input of Public Housing residents and Housing Choice Voucher participants.
- **March 2019:** Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
- **April 2019:** Consideration by Board of Commissioners and Submission to HUD
- **May-June 2019:** Address HUD questions
- **July 2019:** Initiate Implementation of 2019-2020 MTW Plan

EXPANDING HOMELESS INITIATIVES

5

FY2020 Proposed changes support a renewed effort to expand the Agency Initiatives that **increase housing choices** for **at-risk populations**:

- Homeless College Students (FY2020-1/-2)
- Homeless Families (expanding FY2011-9)
- Youth Aging out of Foster Care (expanding FY2015-3)

INCREASING HOUSING CHOICES

6

FY2020 Proposed changes support other efforts to **increase housing choices** for **all voucher participants** and **very-low income working households**:

- Local SAFMR (Phase II of FY2019-1)
- Workforce Housing Pilot (FY2020-4)

INCREASE COST EFFECTIVENESS

7

FY2020 Proposed changes support the Agency's continued efforts to **increase cost effectiveness** through administrative streamlining:

- Family Self-Sufficiency (FSS) Participants (FY2020-3)

PROPOSED AMENDMENTS TO EXISTING ACTIVITIES

8

FY2011-9: Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services

- Expand 200 to 240 (+40) and add new partner (SARAH)
- New waiver request: remove ability to port vouchers to another jurisdiction to ensure families can continue receiving partner services, while utilizing the voucher

FY2015-3: Modified Project Based Vouchers (MPBVs)

- 75 vouchers currently allocated at select SAHA properties
- Expand 75 to 185 (+110)
 - + 30 MPBVs at Beacon Properties (to support THRU Project & Family Homeless Partner)
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 - + 30 MPBVs at new SAHA development (to support St. Phillips College Local Homeless Program)
- New waiver request: reserve the new MPBVs (110) for direct referrals from the partners

PROPOSED AMENDMENTS TO EXISTING ACTIVITIES

9

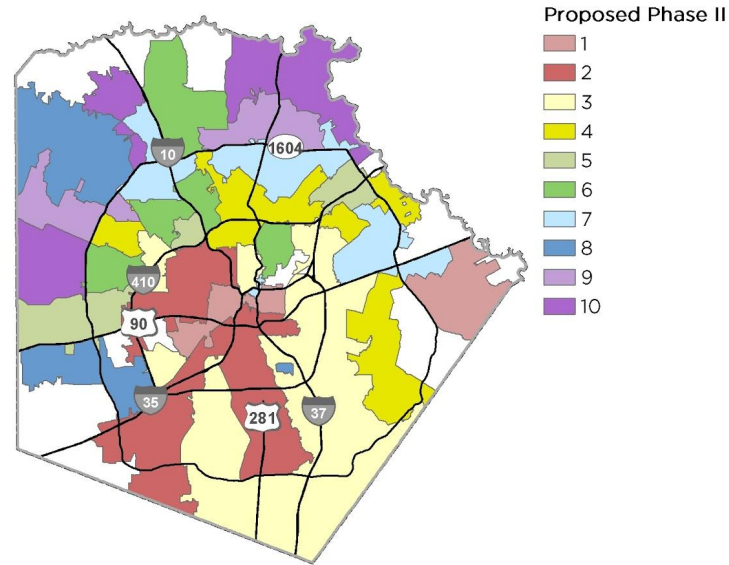
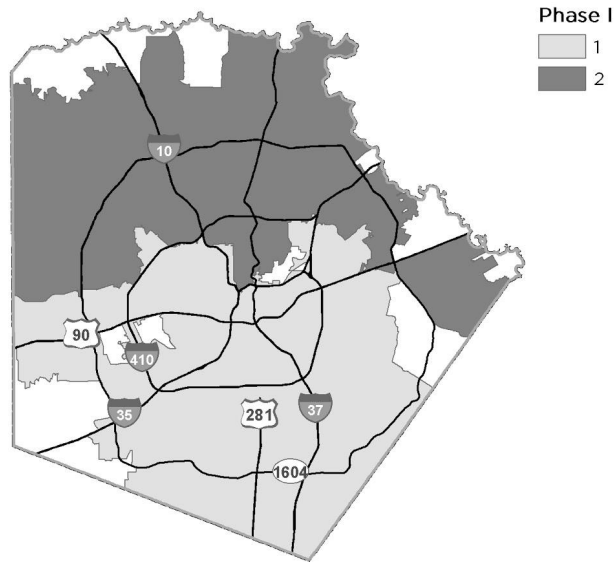
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PROPOSED AMENDMENTS TO EXISTING ACTIVITIES

10

FY2019-1: Local Small Area Fair Market Rent (SAFMR) Implementation



PROPOSED NEW ACTIVITIES

11

Housing + Education Progress + Partner Support on-campus

1. FY2020-1: Palo Alto College Homeless Program (PAC-HP)

- New program for homeless college students in partnership with Palo Alto College
- 3 year limit on housing assistance (tenant-based)
- Students must meet PAC program requirements and will receive on-campus supportive services

2. FY2020-2: St. Phillips College Homeless Program (SPC-HP)

- New program for homeless college students in partnership with St. Phillips College
- 3 year limit on housing assistance
- Tiered rent structure based on GPA
- Students must meet SPC program requirements and will receive on-campus supportive services

PROPOSED NEW ACTIVITIES

12

3. FY2020-3: Modified Family Self Sufficiency

Creates administrative streamlining including:

- (1) Allows new FSS participants to enroll faster
- (2) Creates consistency between FSS contracting/graduation and policy in the Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy regarding how the Total Tenant Payment is calculated

PROPOSED NEW ACTIVITIES

13

4. FY2020-4: Time-Limited Workforce Housing Pilot Program

- Creates a new New Workforce Pilot Program for up to 50 households
- 5 year limit on housing assistance at new development
- Participants are required to be employed by a participating employer
- Participants will be supported by an On-site Resident Services Coordinator
- Participants will set goals related to:
 - a. Financial/Asset Building
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MTW ACTIVITIES THAT ARE NOT CHANGING

14

Increase Cost Efficiency and Effectiveness

13-4- HQS Inspection of SAHA-owned non-profits by SAHA inspectors

Allows SAHA inspectors to conduct inspections of Beacon/Partnership units for voucher utilization.

14-6- HCV rent reform: 14-6- Rent Simplification / 15-4- Simplified Utility Allowance Schedule

Allows SAHA to adjust rent calculation by reducing from 30% of adjusted income to 27.5% of monthly gross income and eliminate deductions. In addition, SAHA is allowed to use a simplified utility allowance schedule that is based on voucher utilization data.

19-1- Alternative Recertification Process

Allows SAHA to conduct recertifications on a biennial and triennial schedule, use alternate review procedures (PH only), and alternative income verification methods.

MTW ACTIVITIES THAT ARE NOT CHANGING

15

Housing Choice Activities

11-1e- Preservation and Expansion of Affordable Housing

Allows SAHA to use MTW funds to close funding gaps for new SAHA developments in order to maintain a larger number of affordable units.

14-2- Early Engagement

Allows SAHA to require attendance at an enhanced orientation for incoming residents that provides training to support successful participation in SAHA's assisted housing programs. The program is supported by over 20 partners who provide training and outreach at monthly orientations.

15-2- Elderly Admissions Preference at Select Public Housing Sites

Allows SAHA to address lifestyle conflicts at 3 Public Housing sites by using a 4-to-1 admissions ratio to maintain a ratio of 80% elderly to 20% non-elderly.

BOLD = EXTERNAL PARTNERS

MTW ACTIVITIES THAT ARE NOT CHANGING

16

Promote Self-Sufficiency

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

Allows SAHA to use an alternative earned income disregard for residents participating in approved self-sufficiency programs as a way to incentivize work. Eliminates traditional EID.

17-1- Time Limited Working Referral Program

Allows SAHA to test a 5 year time limit for new admissions who meet a work requirement and are referred from a partner who has committed to provide workforce support to the family. This pilot is limited to 200 public housing residents. Residents must maintain work activity and engage in the FSS program.

17-2- Restorative Housing Pilot Program

Allows SAHA to test a program with 50 adult probationers referred by the Bexar County Community Supervision and Corrections Department. This pilot program is a 2-year pilot and formed in support of the Eastside Choice Resurgence Collaborative effort. SAHA has entered into a partnership with researchers to evaluate this pilot.

MTW ACTIVITIES THAT ARE NOT CHANGING

17

National Rent Study

15-1- MDRC / HUD Rent Study

SAHA was selected to participate in a study commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy. MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the study on behalf of HUD. The study includes alternative rent calculation and recertification schedules at four (4) PHAs.

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PROPOSED ADMIN PLAN / ACOP CHANGES

18

CRIMINAL HISTORY POLICY

- Currently, SAHA will deny assistance to an applicant family, if any household member has an arrest within the past five (5) years for drug-related or violent criminal activity that resulted in conviction.
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- Allows for automatic waitlist maintenance through new system, My Housing. This system will provide electronic notification to applicants to determine continued interest, in addition to SAHA mail notifications. This change applies to new applicants only.

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5.2.E VOUCHER TERM AND EXTENSIONS

- Allowable reasons for a second extension limited to reasonable accommodation and if the family is prevented from finding a unit, due to disability accessibility requirements or large size bedroom unit requirement.

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PROPOSED ACOP CHANGES

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PROPOSED ACOP CHANGES

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HOUSING PRESERVATION PLANS

24

The Agency plans to extend the useful life of 50 properties by **investing \$63 million over 5 years.**

Public Housing: **\$41 million** in capital repairs to extend the useful life at **29 properties.**

- FY2019 - \$21,605,000
- FY2020 - \$5,782,200
- FY2021 - \$4,800,000
- FY2022 - \$1,600,000
- FY2023 - \$3,450,000
- FY2024 - \$2,801,000

Note: Projected funding for capital improvements is based on historical grants and forecasted capital fund appropriations by HUD.

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- FY2023 - \$50,000
- FY2024 - \$30,000

Note: Preservation activities are not funded by MTW.

HOUSING EXPANSION PLANS

25

The Agency plans to **expand** the total number of housing units in the coming years by an **estimated 1,800 units across 11 projects***.

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11. FY2020-2: St. Phillips College Local Homeless Program*	30
*Each project has its own planned financing mechanisms, some include MTW funding	

FEEDBACK

26

<http://www.saha.org/index.php/about-saha/moving-to-work-mtw@saha.org>

Mail and in-person:
SAHA / Attn: Policy & Planning
818 S. Flores
San Antonio, TX 78204

QUESTIONS?



SAFMR Phase I

Preliminary Analysis
October - February

SAFMR Transition

2



MTW Plan - Phase I Approved

June 28, 2018
Staff prepare for implementation by finalizing: SOPs, training, forms, communications



Preliminary Analysis

As more data comes in, staff continue building and testing tracking systems. Preliminary transition data available. Results are draft and subject to change once more data / testing are completed



Phase I Report

Final report prepared & submitted to HUD September 30, 2019

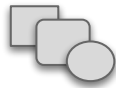
Oct
2018

July
2019

July
2018

March
2019

Sept
2019



Transition begins

November Recertifications and New Admission/Moves effective October 1 or later. Staff see clients 120 days in advance of certification date. Transition defers to hold harmless for clients seen / processed during transition period.



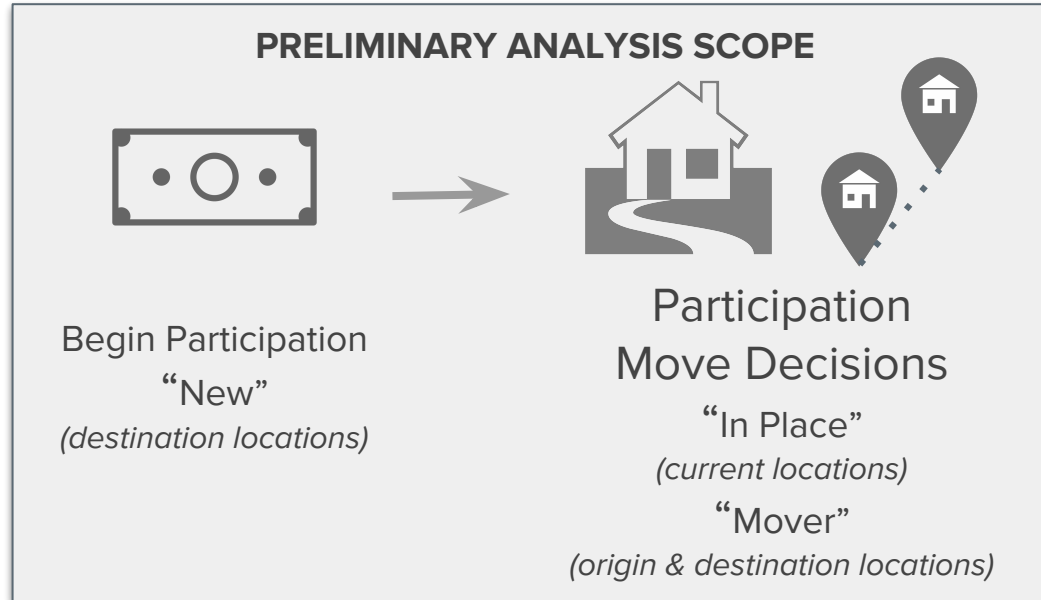
MTW Plan - Phase II

Pending HUD Approval

Analysis Scope

3

All figures reported in this preliminary analysis have not been finalized and are subject to change in the final Phase I report. Conclusions regarding the impact of Phase I using these figures should be made with caution.



Preliminary Analysis

4

October - February Transition Data



13,163
Households

MTW households served
subject to SAFMR
(5 month cumulative)

Figure includes households who
exited the program during the 5 month
period

OPPORTUNITY **LIVES HERE**
@HousingSAT



2,948
Decisions

processed*

*excludes processing that would
not result in a client move
decision including interim,
port-out updates, and clients in
the search process



565 “New” Households
*new admissions and portability move-ins
since October 1*



1,830 “In Place” Households
*existing clients who chose to stay in existing
unit as part of annual reexamination since
November 1*



553 “Mover” Households
*existing clients who chose to move to a new
unit as part of annual reexamination since
October 1*

Page 110 of 210

PRELIMINARY
SUBJECT TO CHANGE



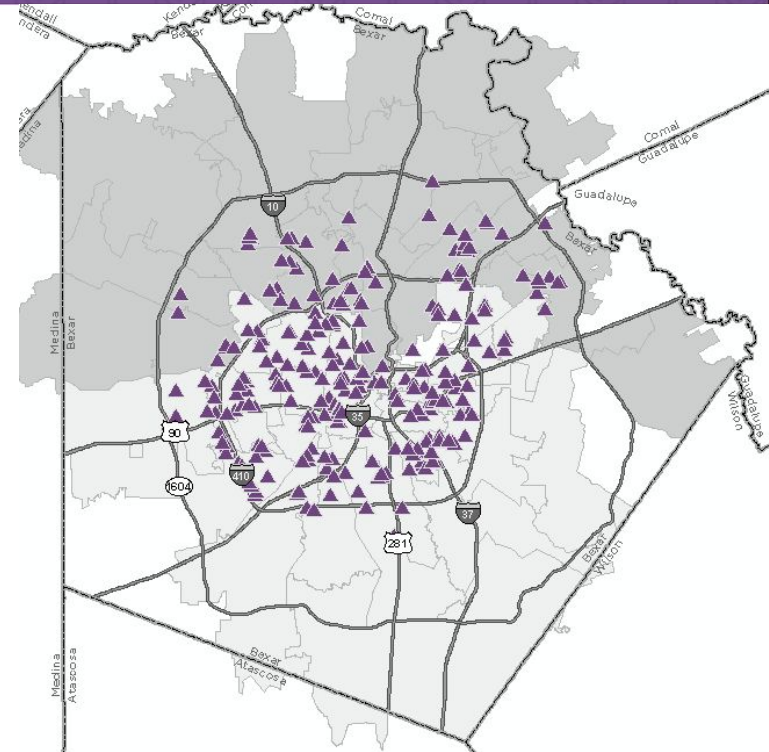
New Clients

565 “New” Households

new admissions and portability move-ins since October 1

End Tier (Destination)	Baseline New (FY2017)	Oct - Feb Partial Year Results	
		New (#)	New (%)
Tier 1	74%	401	71%
Tier 2	26%	164	29%
Total	1,148	565	100.0%

Est. proportion of new households leasing in Tier 2 is ~**3 pts** higher than the baseline



5



In Place

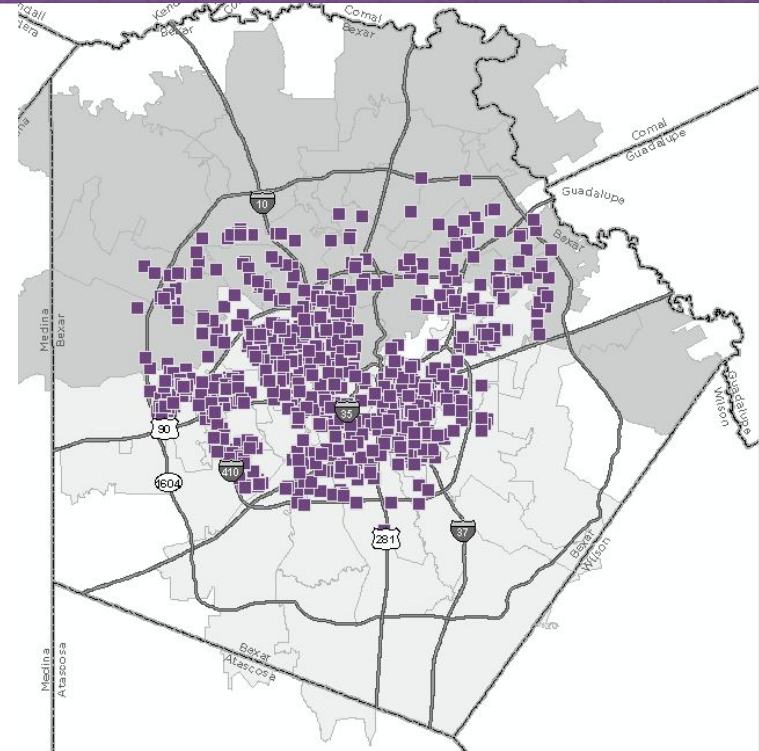
1,830 “In Place” Households

existing clients who chose to stay in existing unit as part of annual reexamination since November 1

	Baseline	Oct - Feb Partial Year Results	
		In Place (#)	In Place (%)
Tier 1	TBD	1,435	78%
Tier 2	TBD	395	22%
Total		1,830	100.0%

In Place includes households who execute a new contract for the same unit

**Baseline for In Place clients only is pending. Current available baseline reflects overall distribution for all households served in FY2017 whether they made a move decision or not.*



Moves

7



553 total moves

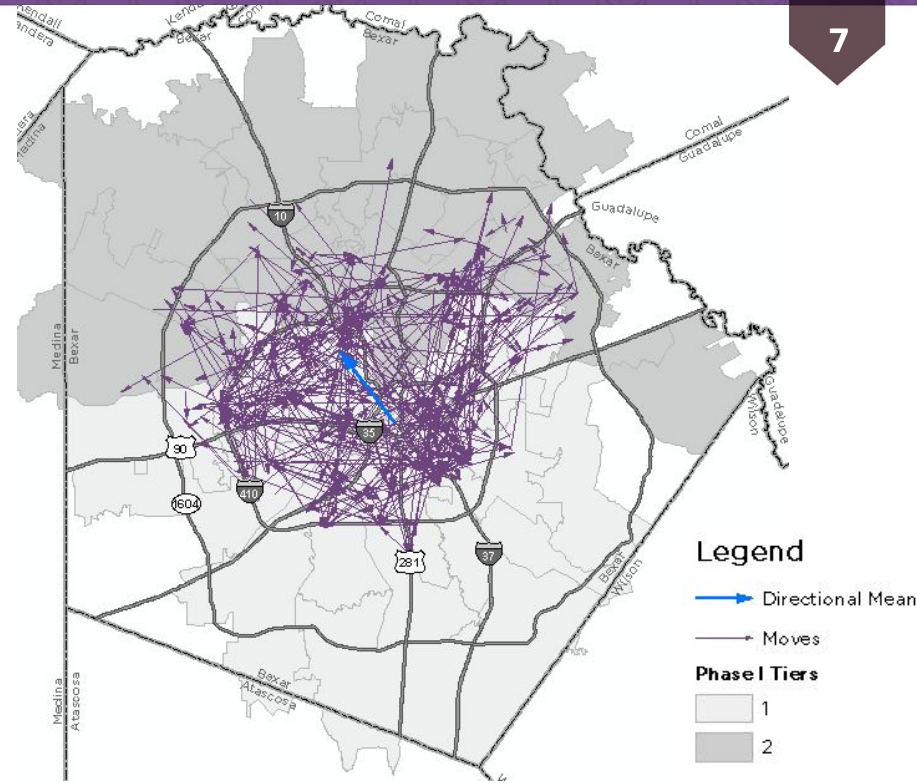
existing clients who chose to move to a new unit since October 1

5 miles northwest

existing clients who chose to move to a new unit are on average moving 5 miles to the northwestern part of the city

minimum distance: 0 miles (different unit at same apartment complex)

maximum distance: 24 miles



Moves

8



553 total moves

existing clients who chose to move to a new unit since October 1

Est. proportion of households moving from Tier 1 to Tier 2 is **~3 pts** higher than the baseline.

Est. proportion staying in Tier 1 is **~4 pts** lower than baseline.

	Start Tier (Origin)	End Tier (Destination)	Baseline Moves (FY2017)	Oct - Feb Partial Year Results	
				Moves (#)	Moves (%)
Stayed in Tier 1	Tier 1	Tier 1	65%	339	61%
Moved from Tier 1 to Tier 2	Tier 1	Tier 2	11%	80	14%
Stayed in Tier 2	Tier 2	Tier 2	14%	83	15%
Moved from Tier 2 to Tier 1	Tier 2	Tier 1	11%	51	9%
Total			1,399	553	100.0%

Moves

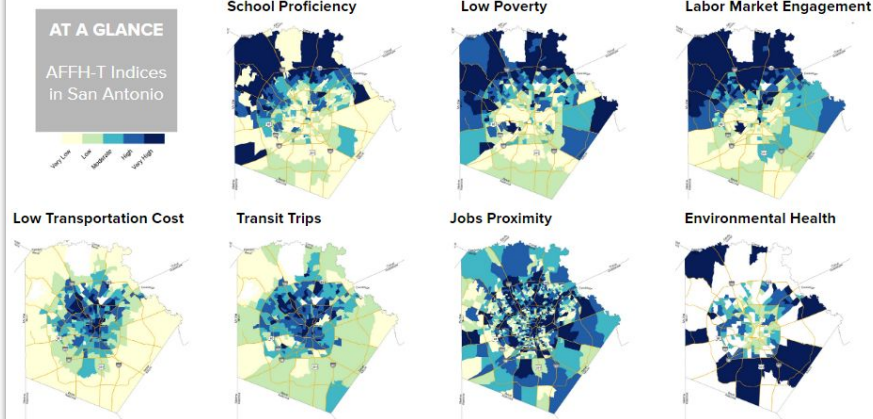
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 **553** total moves
existing clients who chose to move to a
new unit since October 1

AFFH Index	Worse (%)	Same (%)	Better (%)
School Proficiency	37%	20%	43%
Low poverty	31%	20%	49%
Labor Market Engagement	35%	19%	46%
Low Trans Cost	47%	20%	33%
Transit Trips	45%	20%	35%
Jobs Proximity	37%	17%	46%
Environmental Health	37%	25%	38%

OPPORTUNITY MAPPING

AFFH-T INDICES



Per Unit Cost (PUC) Trends

10

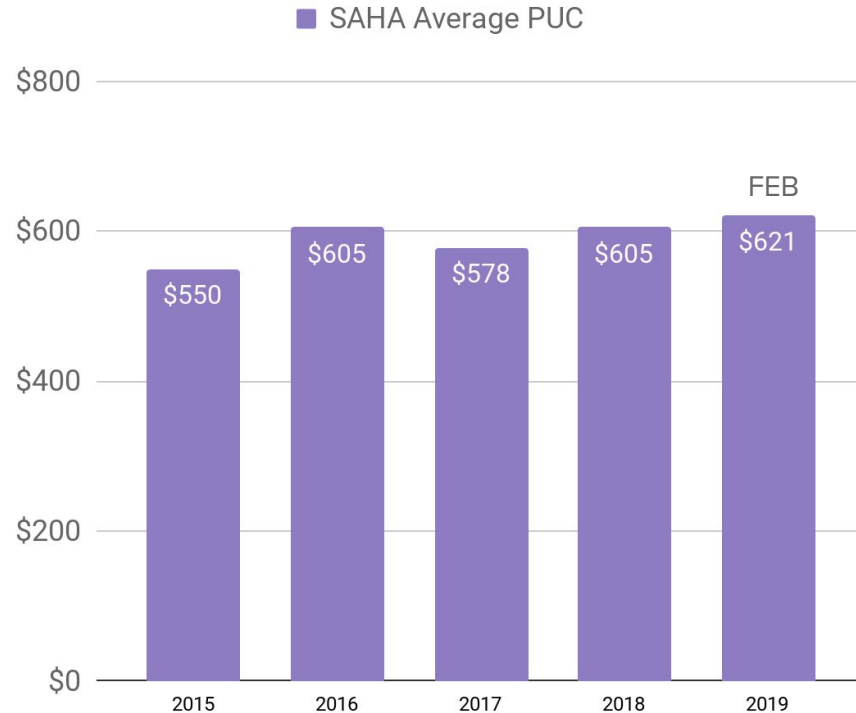
\$621 per unit cost

(or the average HAP per voucher per month)

\$612 Before implementation

\$627 After implementation

\$794 Tier 2 under 110% MAFMR



General FMR/PS Trends

11

Trend

\$1,050 HUD MAFMR



Lowest



\$820 HUD SAFMR

\$801 SAHA SAFMR PS

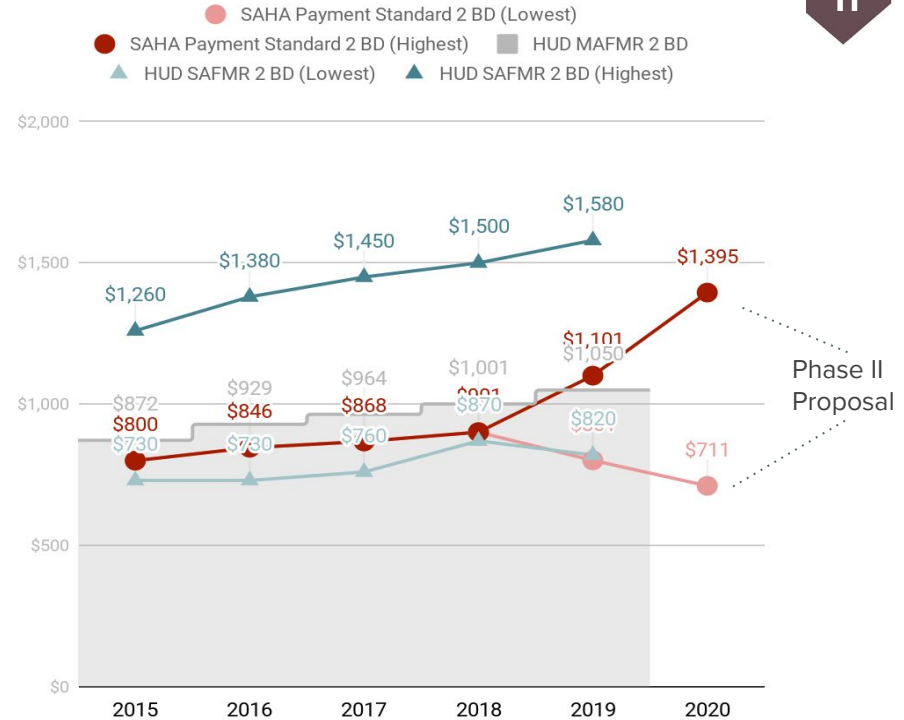
Highest



\$1,580 HUD SAFMR

\$1,101 SAHA SAFMR PS

\$1,395 SAHA SAFMR PS (Proposed)



Household Served Trends

12

103% MTW HCV Baseline
Served as of February 2019

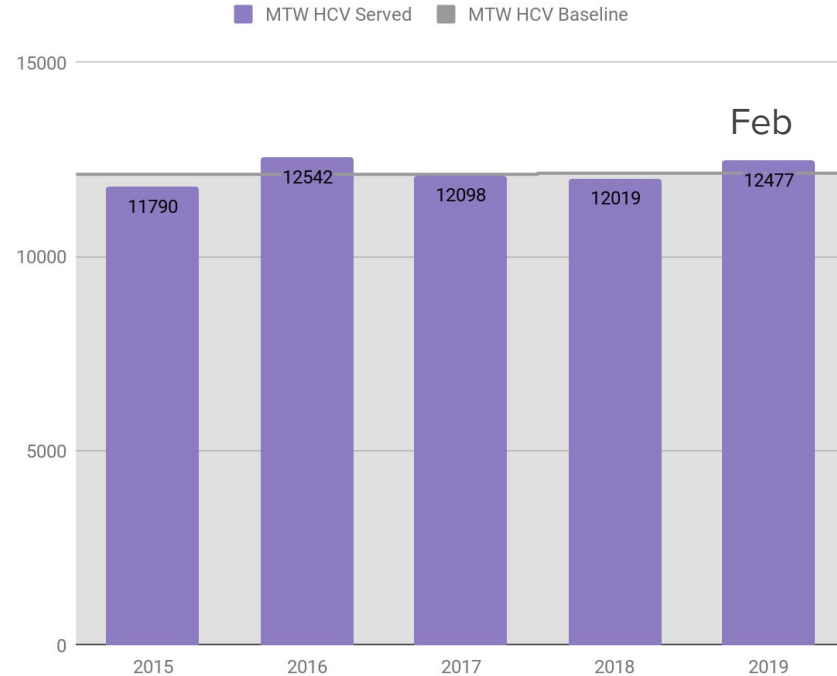
Annual HCV Compliance

FY2015: 97%

FY2016: 103%

FY2017: 100%

FY2018: 99%

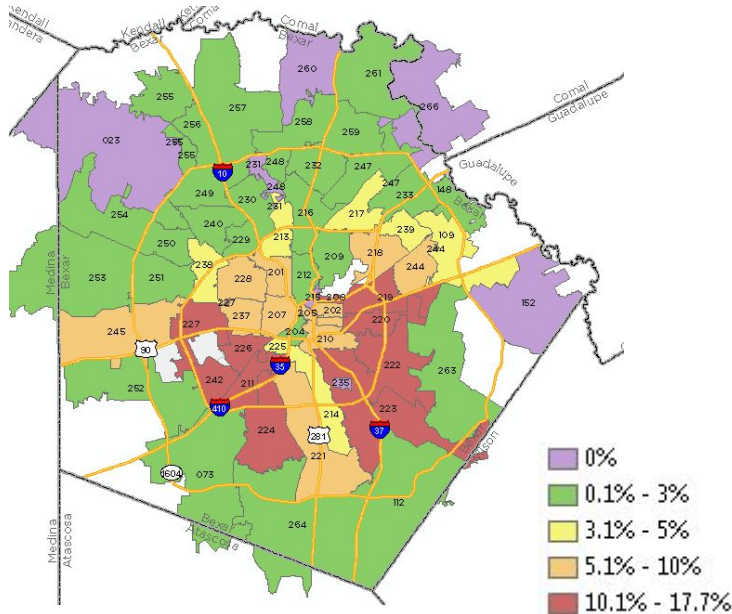


HCV Concentration

13

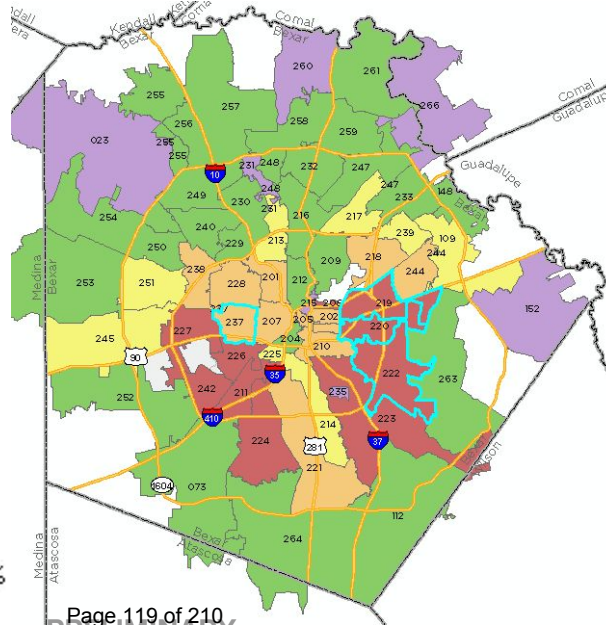
8.6% concentration in Tier 1

June 2018



8.6% concentration in Tier 1

February 2019



Too soon to measure long-term outcome

Example (outlined on right map): 3 concentrated ZIPs are showing increases in concentration by 1% to 2%; however, 2 of them are adjacent to the only ZIP showing a decrease in concentration by 1%

Staff will be analyzing shifts in concentration at multiple geographic scales.

Post-Move Survey

14

209 responses as of early March

Implemented: February

English and Spanish

Audience: All assisted housing programs (MTW and non-MTW)

10 Housing Choice Questions

1. What is your household's monthly gross income?
2. Which of the following best describe why you are moving (Check all that Apply):
3. What is your current address?
4. **At your current residence, what type of transportation do you use most frequently?**
5. What is the address for the unit you are requesting to live in?
6. **What type of unit are you requesting to live in?**
7. **Do you consider the unit for which you are submitting a request to be in a better neighborhood than your current place of residence?**
8. **What are your top reasons for choosing the unit?**
9. **During your housing search, did you find a unit you liked but encountered any of the following issues (check all that apply)**
10. If you answered "Yes" to Question #9, what was the name of the apartment complex / where was the unit located?

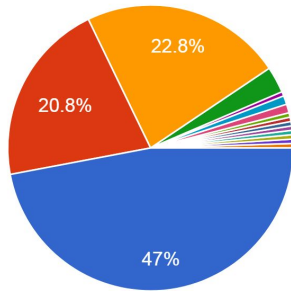
Early Post-Move Survey Results

15

90% rely on public transit, ride from friend/relative or someone living in their home
as of March snapshot (209 total survey responses)

4. At your current residence, what type of transportation do you use most frequently?

202 responses



- Drive/ride from someone living in yo...
- Ride from friend/relative outside home
- Public transportation
- Special assistance transportation s...
- Biking
- Walking
- Have my own car
- Drive, friend, or medical special tran...

▲ 1/2 ▼

Early Insights
Public Transportation +
Social Networks are
important

Early Post-Move Survey Results

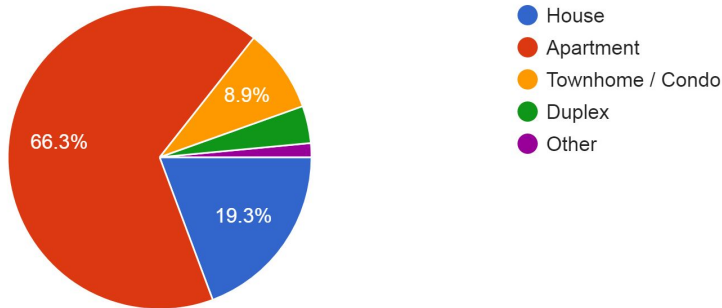
16

66% were requesting approval for an apartment
as of March snapshot (209 total survey responses)

Early Insights
Multi-family housing

6. What type of unit are you requesting to live in?

202 responses



Early Post-Move Survey Results

17

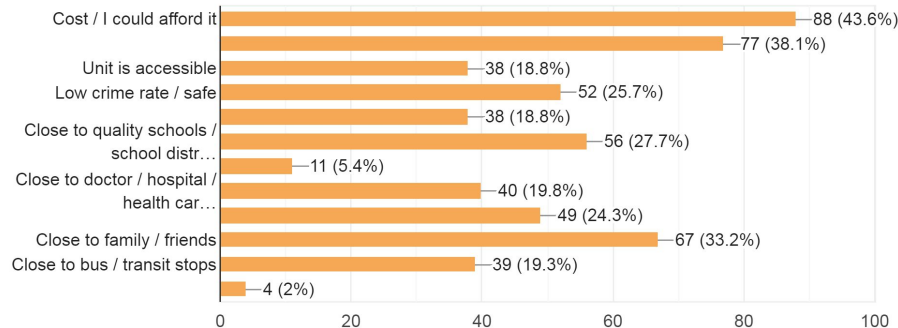
43% chose unit for affordability

38% chose unit for number of bedrooms
as of March snapshot (209 total survey responses)

Early Insights
Varying Household
Preferences/Choices

8. What are your top reasons for choosing the unit?

202 responses



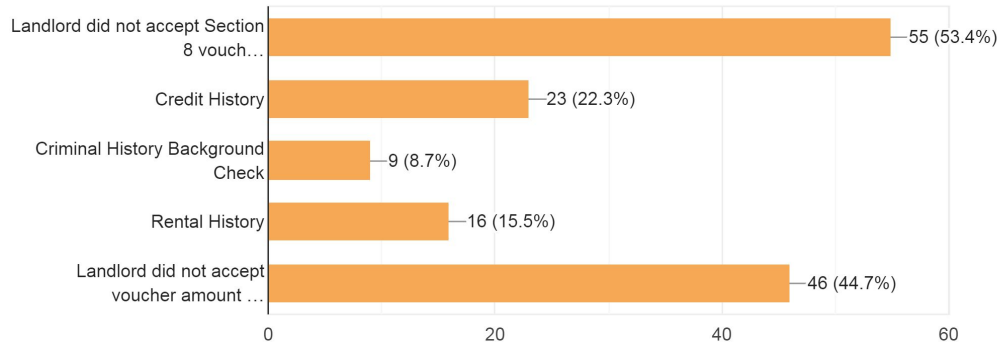
Early Post-Move Survey Results

18

53% experienced a landlord not accepting the voucher
as of March snapshot (209 total survey responses)

9. During your housing search, did you find a unit you liked but encountered any of the following issues (check all that apply):

103 responses



Early Insights
Voucher acceptance
Voucher amount
Credit/Rental History

NEXT STEPS

Phase I MTW Report

20

FY2019 MTW Report - Sept 30, 2019

MTW metrics

1. CE #1: Agency Cost Savings
2. CE #2: Staff Time Savings
3. HC #5: Increase in Resident Mobility
4. Lease-up Success Rate by Post-Move Tier
5. Average # of days searching by Post-Move Tier
6. Average HAP by Tier
7. Households moving to preferred neighborhood by Post-Move Tier
8. HCV Concentration by Tier

Phase I Evaluation

21

Phase I Evaluation - October 2019

1. Maintain Number of Households Served
 - No decrease in capacity to serve the same number of households.
2. Minimize Negative Impact
 - Minimize negative impact for existing households in low-cost neighborhoods
 - No disparate impact on protected classes, including locally recognized classes (sexual orientation, gender identity, veteran status, and age)
3. Make the SAFMR as easy to use as possible
 - Households and landlords have limited time and resources; program design should facilitate program implementation
4. Leverage the Value of the Voucher
 - Maximize value of vouchers in targeted growth areas and rapidly changing neighborhood

How well did Phase I achieve the agencies policy goals?

In addition, what is the impact to landlords and the local economy

QUESTIONS?

PHASE 1 STATUS UPDATE

Phase 1 Status Update

24

Provide updates to Board	Ongoing	Staff provided an update during the October 2018 Operations Committee Meeting, as part of the MTW Report presentation
Finalize latest research and market analysis	Complete	University of Washington preliminary research was drafted and presented to SAFMR Committee in August 2018. HUD SAFMR data was published and discussed in September. In October and November, the data sets were compared and the committee decided to use HUD SAFMR data for Phase 2.
Ensure compliance with MTW baseline statutory requirement	Complete	HUD completed, in February 2019, a review of SAHA's baseline compliance through FY2017. Assuming the methodology remains the same going forward, SAHA should be in compliance for FY2018 and FY2019.
Analyze impact on households	Ongoing	Vouchers effective October 1, 2018 were the first to use Phase 1 payment standards. A preliminary analysis of new voucher households, movers, and in-place re-examinations is available, and additional analysis will continue throughout the year.
Educate program participants and landlords	Ongoing	Staff have been working closely over the past year with the San Antonio Apartment Association and the National Association of Residential Property Managers (NARPM) to develop presentations and continuing education curriculum. Staff are also exploring additional direct and indirect outreach strategies.

Phase 1 Status Update (2)

25

Test program responsiveness to changes in the following variables: Voucher concentration, Opportunity (including household preferences), Market analysis, SAFMR groupings and values, and Exception areas	Change in direction	<p>The first program model presented to the SAFMR Committee in August 2018 combined all listed variables into one map. An alternative was brought to the committee in September, discussed in October, and confirmed as the preferred alternative in December 2018. The preferred alternative starts with a map of SAFMR data, to include payment standards set by ZCTA groupings, as well as an Exception Overlay. Later in the year, this map will be evaluated for policy effectiveness. The results of the evaluation will then be used to justify payment standard increases and decreases in specific areas.</p>
Answer the following questions: Is this the right framework to achieve policy goals? Does it provide the flexibility to accommodate changes in concentration, opportunity, and market conditions?	Complete / Ongoing	<p>As described above, some changes are already being proposed to the framework to improve transparency, communication, and responsiveness. However, the evaluation process will produce additional adjustments, and potentially raise policy-level questions (for example, in case of conflict, which should take priority: de-concentration or access to opportunity?)</p>
Set up a Mobility Counseling Pilot	Ongoing	<p>SAHA and the Fair Housing Council have decided to partner to develop a Mobility Counseling pilot program. The program would use one full-time mobility counselor (housed in the Fair Housing Council) to serve as the key coordinator for households who are considering a move, who have already decided to move, who are in the process of moving, and who have moved in the past year. Additional resources would be provided to movers, including training, referrals, and funds for deposits and application fees. LISC and the City of San Antonio have expressed interest in partnering with the Mobility Counseling Pilot. Outreach to additional partners will continue over the coming months.</p>

Phase 1 Status Update (3)

26

Facilitated an SAFMR Committee	Ongoing	Staff organized an SAFMR Committee and have held monthly open-door meetings since July 2018 to develop the SAFMR proposal for FY2019-2020. The meetings have been very productive, generating good discussion and ultimately the specific proposal going to the Operations Committee on March 21st. Committee participants include property managers, realtors, non-profits, legal aid, housing advocates, social service providers, and research partners. Monthly meetings are expected to continue, with additional special meetings to be scheduled as needed.
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SAFMR Phase 2

Summary FY2020 MTW Plan

SAFMR Policy Goals

2

1

Deconcentrate
vouchers

2

Increase access to
high-opportunity
neighborhoods

SAFMR Mechanism

3

1

Deconcentrate
vouchers

2

Increase access to
high-opportunity
neighborhoods

Set fair market rents (FMR)
at zip-code, instead of at
metro-area

Allows for voucher to provide
more subsidy in more
expensive areas -- and less
subsidy in less expensive
areas

SAHA Policies

4

01	Maintain number of households served	<ul style="list-style-type: none">• Increase use of more expensive vouchers gradually
02	Minimize negative impact on existing voucher households	<ul style="list-style-type: none">• Current households are “held harmless”: no drop in subsidy as long as they stay in current contract
03	Make the SAFMR as easy to use as possible	<ul style="list-style-type: none">• Group zip codes into 10 tiers• Streamline exception overlay process
04	Leverage the value of the voucher	<ul style="list-style-type: none">• Adjust payment standards and exception overlay areas in response to market data, mobility counseling program, and annual evaluation

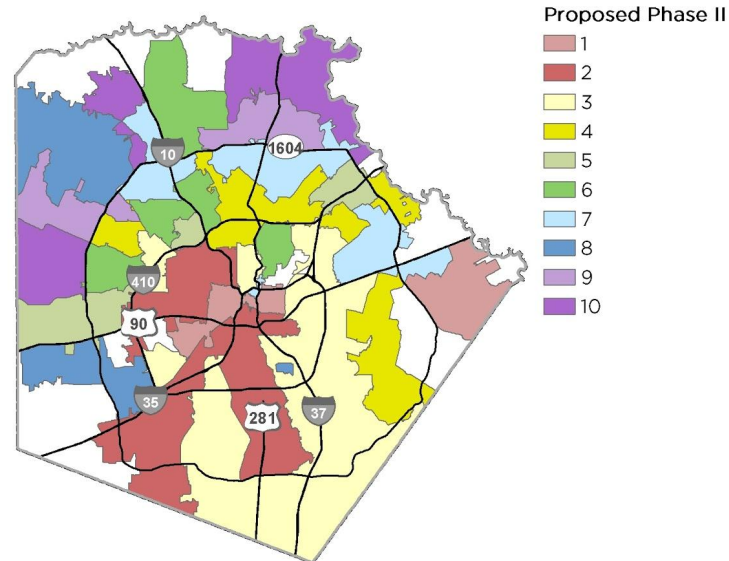
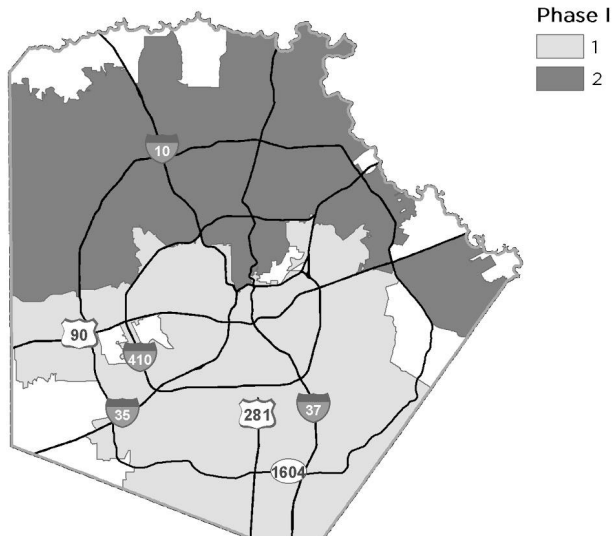
Elements in both Phase 1 and Phase 2

5

- Does not address the entirety of all subsidy gaps in all neighborhoods, but is a significant step in the right direction
- “Hold harmless” provision allows households in lower-cost areas to keep higher subsidy as long as they stay in their existing contract.
- No additional MTW flexibilities requested from HUD in Phase 2

New in Phase 2: Framework

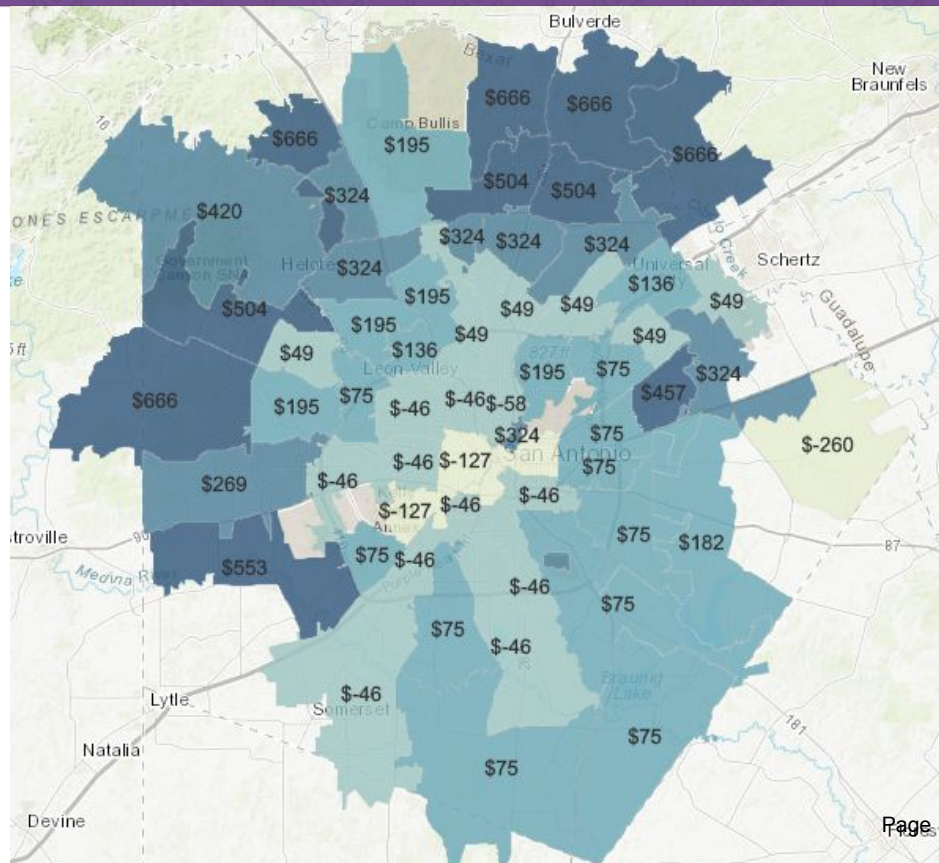
6



- Two tiers
- Tiers based on policy data (concentration, opportunity)
- Payment standards calculated based on MAFMR
- Exception Overlay zip codes provide Tier 2 subsidy
- Subsidy cap of \$1.5 million

- Ten tiers
- Tiers based on HUD SAFMR data
- Payment standards calculated using 90% of the lowest SAFMR (by bedroom size) in each tier
- Exception overlays can be drawn smaller than zip code, and provide additional subsidy specific to household condition
- No subsidy cap

New in Phase 2: Subsidy Shift



Adjust map to improve policy effectiveness



Annual Update

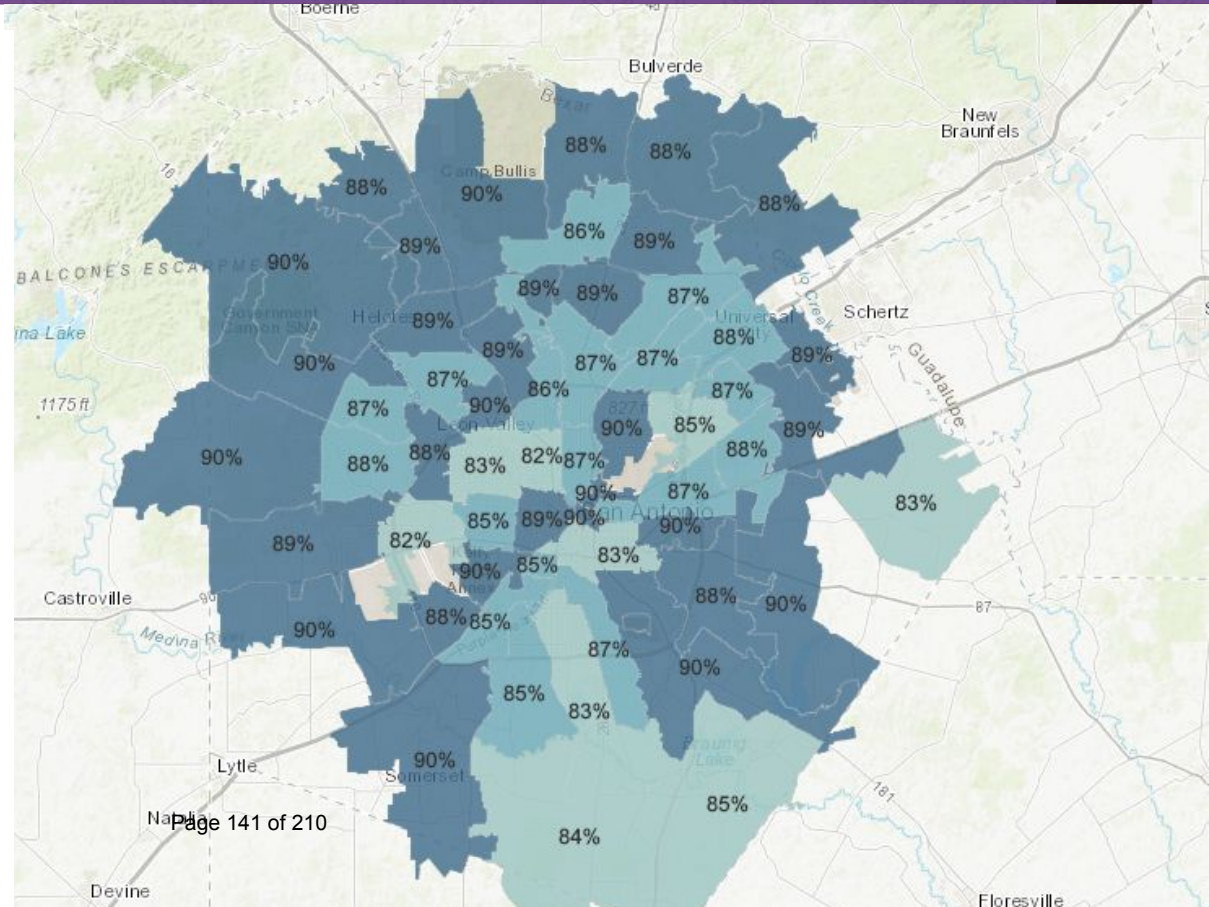
Benefit of using MTW for SAFMR

Without MTW

- **\$2.8M** increase in annual HAP
- **129** Fewer vouchers per year

With MTW

- **\$1.1M** increase in annual HAP
- **48** Fewer vouchers per year



NEXT STEPS

Next Steps: Calendar

11

March - June 2019	<p>SAFMR Committee defines policy evaluation parameters (deconcentration, access to opportunity). Committee then uses these parameters to evaluate effectiveness of Phase 1 to date (preliminary evaluation)</p> <p>SAHA Board approves submittal of MTW Plan to HUD. HUD review and comment.</p>
July - Aug 2019	SAFMR Committee develops recommendations for subsidy adjustments based on preliminary evaluation
Aug 2019	<p>HUD SAFMR data published.</p> <p>SAFMR Committee evaluates whether new HUD SAFMR data addresses subsidy adjustment recommendations</p>
Oct 2019	<p>Vouchers effective Oct 1 use Phase 2</p> <p>Final evaluation of Phase 1</p>
Nov 2019 - Jan 2020	New ZCTA groupings and payment standards developed based on latest HUD SAFMR data and recommended adjustments
Feb 2020	FY2021 SAFMR proposal posted for public comment

QUESTIONS?



Public Comments

Summary of Public Comments to Draft
MTW Plan
April 4, 2019

Sources

2

Source of Comment	Number of commenters	Overview
Resident and Landlord Meetings	Five commenters	Three supportive, one critical, one seeking additional information and making a recommendation
Email to mtw@saha.org	Five commenters	Four critical, one general request for assistance
SAFMR Committee Meeting (March 19)	Six commenters	Three recommendations regarding alternatives

Topics: ACOP and Admin Plan

3

Count	Topic	Detail
2	Infestations	Addressing insect infestations should be tenant's responsibility, not landlord's
2	Presentation quality	Informative and helpful presentation
1	Criminal history	Support proposed revisions
1	Fair Market Value	Question: can fair market value be determined and shared earlier (a year in advance)?
1	Infestations	Support proposed revisions
1	Move out inspections	Criticism that SAHA does not inspect units after tenant moves out
1	Property search	Recommend allowing for up to 30 days, instead of 15 days
1	Recertification process	Question: do new policies impact recertifications already in process?
1	Request for assistance	Would like to work with SAHA or a partner

Topics: SAFMR

4

Count	Topic	Detail
1	SAFMR: compliance	SAHA should be required to comply with its obligation to implement SAFMRs: proposal will not deconcentrate vouchers nor increase housing choices.
1	SAFMR: exception overlay	There must be an opportunity for voucher holders to live in the Central City: proposal does not provide enough subsidy to households looking to move into Central City.
1	SAFMR: funding	SAHA must find means of expanding housing choice other than participant attrition.
1	SAFMR: hardship policy	The proposed Hardship Policy is insufficient to aid those negatively impacted by the SAMFR Policy.
1	SAFMR: hold harmless	Recommend strengthening hold harmless to prevent new contracts (and drop in subsidy) when not intended.
1	SAFMR: hold harmless	Recommend expanding use of automatic subsidy adjustment outside exception overlay.

Topics: SAFMR Payment Standards

5

Count	Topic	Detail
2	SAFMR: payment standards	Recommend using 90-99% of HUD SAMFR option.
1	SAFMR: payment standards	Reduction in payment standards will limit voucher holders' choices, because apartment managers will decide to leave the program.
1	SAFMR: payment standards	Proposed payment standards are too low, based on analysis of MLS listings.
1	SAFMR: payment standards	Payment standards are not enough in expensive areas, and assistance is reduced in affordable areas.
1	SAFMR: payment standards	Higher payment standards are needed to overcome existing voucher segregation.
1	SAFMR: payment standards	The Success of SAHA's Mobility Pilot Program depends on adequate payment standards: SAHA must set the payment standard at the SAFMR levels as published by HUD.



STAFF RESPONSES TO PUBLIC COMMENT

DRAFT Staff Responses to Public Comment

COMMENT 1:

SAHA should be required to comply with its obligation to implement SAFMRs. Payment standards are not enough in expensive areas, and assistance is reduced in affordable areas.

RESPONSE 1:

- SAHA is in the second year of implementing SAFMR. SAHA is not requesting any new waivers this year.
- Payment standards are shifting significantly, rising in forty-five zip codes, and falling in nineteen. Payment standards are set at a range of percentages of HUD SAFMR, with the most expensive zip codes receiving the highest subsidy in relation to HUD SAFMR (88-90% of HUD SAFMR).
- From the data we have today, we anticipate that this level of subsidy is sufficient to make progress toward the program's policy goals. However, the annual evaluation process will identify to what extent the current map achieves deconcentration and access goals.
- Of all the options discussed, this approach strikes a careful balance to increase the shift of subsidy while not losing the capacity to fund substantially the same number of households.
- Families living in areas with reduced subsidy are "held harmless" and will see no change to the value of their voucher as long as they stay in their contract.

COMMENT 2:

Higher Payment Standards are Needed to Overcome Existing Voucher Segregation. SAHA's proposal will continue to steer voucher holders into concentrated poverty in segregated neighborhoods.

RESPONSE 2:

- The annual evaluation process will quantify to what extent the submarket map deconcentrates vouchers. Areas that remain concentrated will be identified for special attention. In the coming months, one of the tasks of the SAFMR Committee will be to set deconcentration targets.

COMMENT 3:

With payments standards set as low as 81% of the Small Area Fair Market Rents (SAFMR) published by HUD, vouchers will not be sufficient to pay for rents in higher opportunity areas.

**RESPONSE 3:**

- No zip codes are proposed to be at 81% of HUD SAFMR, but two zip codes are set at 82%. Both of these zip codes will see a drop in subsidy, meaning they are "sending" neighborhoods and not "receiving" neighborhoods from the perspective of the SAFMR mechanism. As such, it is appropriate that the more expensive neighborhoods are set at 88%, 89%, and 90% of HUD SAFMR.

COMMENT 4:

Failing to acknowledge racial segregation prevents SAHA from developing policies that will meaningfully address residential segregation on the basis of race and other classes protected by the FHA.

RESPONSE 4:

- The MTW Plan explicitly states that one of the operating principles is to have no disparate impact on any protected class. Also, the SAFMR Committee has started investigating the feasibility of using tools that will help ensure that neighborhoods of opportunity are identified in ways that are sensitive to gender and race. One option, the online Opportunity Atlas, provides unprecedented earnings outcome data by race, by gender, and by income tier. The Seattle PHA is already using this tool to identify target areas for its moving to opportunity initiative, and it may be a good option for San Antonio as well.

COMMENT 5:

The Success of SAHA's Mobility Pilot Program Depends on Adequate Payment Standards.

RESPONSE 5:

- SAHA agrees, and is looking forward to working with the Fair Housing Council to identify the specific neighborhoods that provide the best combination of amenities for households participating in a mobility counseling program. SAHA proposes to follow the lead of other mobility counseling programs who have allocated additional subsidy (above and beyond the SAFMR payment standards) to ensure that households are able to afford a successful move to a new neighborhood. Not all voucher holders who move will require or be willing to participate in a specific mobility counseling program.

COMMENT 6:

There Must Be an Opportunity for Voucher Holders to Live in the Central City. While the "Exception Overlay" does allow for households already residing in these rapidly changing areas to petition for continued assistance, it does not allow for new households to move into these areas with increased payment standards.

RESPONSE 6:

- The policy does prioritize existing residents over new residents in the exception overlay areas. This is because the specific rationale for developing the Exception Overlay was to protect residents from being displaced in areas where there was a mismatch between HUD SAFMR and local data.



- The Exception Overlay is a temporary bridge to address the delay built in to HUD's calculations. As HUD data catches up to market conditions, payment standards will increase and the Exception Overlay will disappear. This has already happened in 78215 (Broadway Corridor), which was in the Exception Overlay in Phase 1, but removed in Phase 2 because HUD SAFMR data has now "caught up", and the expected increase in payment standard is significant: above \$300 on average. Starting next year, both existing residents in the 78215, zip code area, and those seeking to move there, will benefit from increased subsidy.
- An additional complication in this part of town is existing concentrations of vouchers in the Exception Overlay. Of the five zip codes in the Exception Overlay, four currently have higher than average concentrations of vouchers. One, 78208 (Government Hill), has over twice the average concentration (12% vs 5%). Under the general SAFMR approach, this level of concentration would be considered negative, the explicit goal of SAFMR is to deconcentrate vouchers. Even after accepting that these areas are changing, and that there is value in protecting existing residents from being displaced, it does not automatically follow that the area should be considered a destination for new voucher holders. The SAFMR Committee has not yet identified the conditions under which it is appropriate to encourage increased concentrations of vouchers. Fortunately, this discussion is scheduled to occur in the coming months. This recommendation must be developed carefully, taking into account the full range of policy factors.

COMMENT 7:

SAHA must find means of expanding housing choice other than participant attrition.

RESPONSE 7:

- The Phase 2 proposal seeks to maintain a balance within the Housing Choice Voucher Program budget, in order to minimize impact on any other program. The annual budget process allocates MTW funding to a variety of uses, including self-sufficiency initiatives, capital projects, development projects, and other initiatives that expand affordable housing in San Antonio.

COMMENT 8:

The proposed Hardship Policy is insufficient to aid those negatively impacted by the SAMFR Policy.

RESPONSE 8:

- Staff has drafted an alternative proposal that would address this comment. The new proposed process would automatically provide additional subsidy to a household in the Exception Overlay based on family size, income, and rent burden.



ADDITIONAL TALKING POINTS

DRAFT Additional Talking Points

Clarification on the conditions that trigger a new contract

- What are triggers for new Housing Assistance Payment (HAP) contract?
 - New move in
 - HQS Final Fail
- What actions on the part of tenant, landlord, and SAHA would trigger a new contract?
- Can we strengthen hold harmless by removing minor triggers?
- What can we propose to avoid unintended consequences?

Note that SAHA uses the following terms to refer to clients receiving housing assistance under a voucher program: tenant, program client, client, assisted family, family

- 1. Please see the following reasons a new HAP Contract would be executed under the Housing Choice Voucher (HCV) Program.**
 - a. New Unit: Any time SAHA approves the tenancy for a unit and the client moves into that unit [9.1.G HAP Contract Execution, SAHA Administrative Plan]. This happens if it is their first unit on the program or if they have moved. This includes if a client moves to a different unit in the same apartment complex.
 - b. Housing Quality Standards (HQS) Final Fail: The unit final fails for items that the landlord/owner is responsible for; therefore the contract is terminated and the tenant moves to a new unit.
 - c. Recertification ("Reexamination" in HUD materials): The tenant or landlord decide not to renew their lease. This is a voluntary move at recertification.
 - d. Change in Utility/Appliance Responsibility: The landlord and client reach a mutual decision to change the responsibility of utility or appliance payments.
 - e. Other Provisions of the Lease
- 2. Actions the tenant may take that would trigger a new HAP Contract execution:**
 - a. The tenant can request to move any time after the initial year of their lease or at recertification (non-renewal).
- 3. Actions the landlord/owner may take, that would trigger a new HAP Contract execution:**
 - a. If the landlord/owner does not make acceptable and timely repairs to failed HQS items, the unit will final fail and the tenant will be allowed to move.
 - b. The landlord can elect not to renew the lease at recertification.
 - c. The landland may make a change to the responsibility of utility payments. For example, if the landlord pays for utilities when the HAP Contract is initially executed, but decides that they need the tenant to assume responsibility for those payments, they can submit the requested change to SAHA and, if approved by SAHA, an updated HAP Contract will be executed.

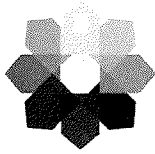


4. Is SAHA able to strengthen “hold harmless” by removing minor triggers?

- a. Currently, all triggers for HAP Contract execution are driven by landlords and tenants.
- b. HUD requires that a new HAP Contract be executed for any approved change in utility payments. SAHA must apply for a waiver from HUD to amend the HAP Contract instead of executing a new contract.

5. Keeping in mind that SAHA does not initiate HAP Contract executions, please note the following practices SAHA has put in place in an effort to avoid unnecessary moves/HAP Contract execution:

- a. The HQS Commonly Failed Items Checklist; AHP-4432 is an informational sheet provided to landlords in the Moving Packet they receive at the time they submit the Request for Tenancy Approval (RTA). This sheet presents a detailed list of commonly failed HQS items, which is intended to help landlords identify items that could cause their unit to fail an inspection in order to repair those deficiencies before their scheduled SAHA inspection. This sheet is also available at any time on SAHA’s website, www.saha.org.
- b. Through its MTW flexibility, SAHA currently utilizes a biennial/triennial recertification schedule, which allows some assisted families to be recertified either every two years, or every three years [11.1.C Scheduling Annual Reexaminations, SAHA Administrative Plan]. This schedule means that SAHA minimizes the requests to move, which would result in a new HAP Contract. The requirements for biennial/triennial recertifications are:
 - i. Triennial: The household has at least one elderly disabled member and the household receives 100% of their income from fixed income sources.
 - ii. Biennial: For any clients who do not meet the requirements of the triennial recertification.



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Comments on the proposed changes may be delivered by electronic mail to mtw@saha.org, submitted online at www.saha.org, or physically delivered to the following address:

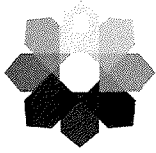
ATTN: Policy & Planning
SAHA Central Office
818 S. Flores St., San Antonio, TX 78204

Comments:

The presenter was very informative. (Kristeen)
Didn't like all the people talking around
me. I think it would be a good
idea to ask people to silence phones, in the beginning
disruptive. Plus mention keep talking down.

Thank you.

Lang Don Kover Jr.



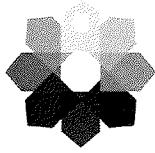
SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

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ATTN: Policy & Planning
SAHA Central Office
818 S. Flores St., San Antonio, TX 78204

Comments:

This was very ^{*}important and
extremely informative and
so very helpful.
Thank you all for
your help, it ~~was~~ a great
presentation.
So I appreciated all of this infor-
mative.



SAHA | SAN ANTONIO
HOUSING AUTHORITY
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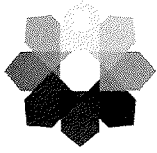
Comments:

Applies to property search - SAHA should consider providing more than 15 business days. Consider 30 business days.

Question - Currently on 3yr re-certification renewal already in progress;
All paperwork already finalized;
Does these new policies cause the current renewal to be needed to be re-certified in a year of start of new policies?

Question - Fair Market Value - Can it be obtained in advance to property search a year in advance?

Question - Do



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

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ATTN: Policy & Planning
SAHA Central Office
818 S. Flores St., San Antonio, TX 78204

Comments:

BED BUGS: When a tenant moves in the unit is
inspected and there are no bed bugs (infestations). Tent
moves in and within one year SAHA inspects and finds
bed bugs. Why is the landlord held liable?

MOVE OUT INSPECTION: SAHA inspects a unit and
approve prior to SAHA participant occupancy. Even though
we inspect prior to when the tenant moves
out SAHA does not inspect and the landlord is
left holding the bag with numerous damages sometimes.

Public Comments Submitted via mtw@saha.org

EMAIL #01

----- Forwarded message -----

From: 'Sylvia' via MTW <mtw@saha.org>

Date: Wed, Mar 13, 2019 at 9:17 AM

Subject: Policy change

To: mtw@saha.org <mtw@saha.org>

Unfortunately, I will not be able to attend BUT in reference to the subject **Insect Infestation** this should be a tenants responsibility and not the landlords. As a landlord I have the home professionally sprayed prior to a tenant moving in. I have experienced many tenants living in filth only due to the fact that they are too lazy to clean and do not respect the home because it is not theirs. I'm sure this applies to anyone that owns a home you yourself are responsible of having your home bug free whether by you doing it yourself or professionally done. It is costly to a landlord when a tenant moves out and has left the home a total wreck, holes and writings on the walls, doors broken from being kicked in, food left in refrigerator spoiled, and the list goes on. And yet as a landlord we are to turn around and make it move in ready spending on all these repairs while this tenant moves on to the next home you will provide. I know these tenants need assistance but they also need to know that if they take advantage of this help there should be consequences. I'm hoping this email does not go unheard because I'm sure many landlords are frustrated.

Sylvia

EMAIL #02

----- Forwarded message -----

From: 'Elida' via MTW <mtw@saha.org>

Date: Thu, Mar 21, 2019 at 5:09 PM

Subject: Other

To: mtw@saha.org <mtw@saha.org>

To whom it may concern:

I am not writing about the proposal. While I applaud the ideas purposed to help homeless students. I would like to see an expansion of your pilot program with employers extend to every one on housing. There are many residents who need just assistance with getting there recertification to return to work.

Let me explain, I am a resident of SAHA I've lived at Alazan for the past 7 years. I am a single parent of one child. My child is in elementary and since head start she has never missed a day of school, she's in the 5th grade and has a learning disability.

Although there have been years that I have worked my work history is not the greatest. I would have you know this is not due to education. Before coming to Alazan I had already completed my Masters degree.

I have applied for jobs with SAHA and had several interviews over the past 7 years. I use to be in jobs plus before it moved. I've even been on the section 3 . FSS will not help me because of the policy that says I already got assistance from jobs plus. I've even gone to your partner temp agencies, in fact that is my concern for writing.

You see I saw a few positions in work in Texas to which I applied to the temp agency dependable solutions on Guadalupe St. I was contacted by text that the HR manager of SAHA wanted to talk to me yesterday. While I found that unprofessional I responded that I was still interested. I didn't get a response since the office is near me I went in, at first I was told that the person who texted me didn't work there then they told me I did not qualify for that kind of job. Mind you that I had interviews in the past for that same position Case Manager and housing specialist.

I am doing all I can to find work but I'm not getting many opportunities or assistance. I don't have transportation, summer is around the corner so I have to have child care ready. I don't understand why I'm not getting assistance when I have barriers to success. I just want an opportunity to work at SAHA even if it's thru a temp agency. I have bad credit due to school loans and I've been told that financial literacy doesn't deal with that.

I would appreciate someone contacting me.

Sincerely

Elida

EMAIL #03

From: **Teri Bilby** <teri@saaaonline.org>

Date: Thu, Mar 21, 2019 at 5:04 PM

Subject: Please consider the San Antonio Apartment Association's concerns regarding the proposed Small Area Market Rents- letter attached

To: mtw@saha.org <mtw@saha.org>

Cc: Hector Morales <Hector@saaaonline.org>, Allison Cohen <allison@saaaonline.org>

Thank you.

Respectfully,

Teri Bilby

Teri Bilby Executive Director

San Antonio Apartment Association

7525 Babcock Road | San Antonio, TX 78249

210.692.7797 | fax 210.692.7277 | cell 210.818.0464

www.saaaonline.org | teri@saaaonline.org



7525 Babcock Road • San Antonio, TX • 78249 • 210.692.7797 • Fax 210.692.7277 • www.saaaonline.org

March 21, 2019

To whom it may concern,

We are writing to express our concern regarding the proposed Small Area Fair Market Rent (SAFMR) plan as discussed in the SAFMR Alliance meetings held over the last 9 months.

We believe that the payment standards reductions will have a serious and lasting negative impact on the ability of Housing Choice Voucher (HCV) holders to choose where they live. By reducing the payment amount of vouchers in areas with high volume of affordable choices, rental housing providers will find it more difficult to work with the San Antonio Housing Authority (SAHA) HCV program, and participants will naturally find themselves with less choice in where to live in the areas they most depend upon.

Currently, working with the SAHA HCV program is a difficult choice for many rental housing providers. Delays in initial payments lasting months, onerous inspection processes, opaque abatement processes all make the program a difficult task for housing providers. Now, by reducing the payment amount for vouchers, many of our members will be forced to leave the program, or suffer serious financial consequences.

The San Antonio Apartment Association (SAAA) hopes to continue to work with SAHA to find new ways for HCV participants to move to areas of opportunity and to find open doors wherever they look. It is for this reason that we strongly believe that offering less than the average rents for those areas will put HCV participants at a disadvantage to the market, and we must rethink this proposal.

By offering a higher payment standard, for example of 90-99% of the average rent for the area, we can prevent these problems from occurring, while still providing the opportunity for HCV participants to move to areas of hopefully "high opportunities", as aspired to by this Alliance.

We continue to be a resource for SAHA, and want to create a real and lasting collaborative effort to find a home for everyone.

Respectfully,

A handwritten signature in black ink that reads "Teri Bilby". The signature is written in a cursive, flowing style.

Teri Bilby, Executive Director

EMAIL #04

----- Forwarded message -----

From: **Mi Ciudad Es Mi Casa** <mycityismyhome@gmail.com>

Date: Tue, Mar 26, 2019 at 4:06 PM

Subject: My City My Home public comment 2019–2020 MTW Agency Plan

To: <mtw@saha.org>

As a member of the MTW Alliance, we do not agree with the proposed SAFMR program as it currently stands.

My City Is My Home has offered its resources to test out the proposed rates (attached) and finds that the SAFMR "below 90% FMR" is not adequate in increasing housing choice.

This information was shared with SAHA on Feb 4, 2019.

Currently, My City Is My Home helps voucher holders find homes at no cost. One tool we use is the Multiple Listing Service (MLS), which is used by Real Estate Agents. It has apartments, multi-family, and single-family homes.

Most of these homes on MLS are in the high rent areas where SAHA MTW SAFMR wants to increase home choice. These homes are not normally advertised on gosection8.com, craigslist, or other low rent websites.

When this report was run on Jan 31, 2019 we found that there would be 41% loss in homes we would be able to find on MLS using the SAFMR rates.

Though it has been requested, SAHA has not provided what the rates would be at 90% to 99.3% of SAFMR to see if the results would be any better.

SAHA has not used all the resources at its disposal to ensure it is using the correct approach.

For this reason, there should be no lowering of current voucher rates until SAHA can be sure that every home they lose, if and when rates are lowered, there will be another to replace it.

Thank you,

Rich Acosta
President

FY19 HUD Published - 90% Min SAFMR - 10 Groups**Each table shows what is available currently on MLS in each zipcode groups**

Each group was done on different days within 1/2019, the table below shows combined groups totals as of 1/31/2019

	This table shows a combined total of all groups	Homes currently on the market for rent	Meeting SAFMR Price	Homes that allow voucher holders to apply regardless of price	Homes that accepts voucher at SAFMR price
	Total	1658	693	115	48
	Percentage		42%	7%	3%
Group summary		Homes currently on the market for rent	Meets SAFMR Price	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
Group 1 Total		58	3	8	0
Current homes on market compared percentages			5%	14%	0%
Group 2 Total		146	32	22	8
			22%	15%	5%
Group 3 Total		237	40	28	3
			17%	12%	1%
Group 4 Total		195	70	10	3
			36%	5%	2%
Group 5 Total		182	98	10	6
			54%	5%	3%
Group 6 Total		253	54	3	0
			21%	1%	0%
Group 7 Total		263	185	25	20
			70%	10%	8%
Group 8 Total		41	27	6	6
			66%	15%	15%
Group 9 Total		148	81	2	1
			55%	1%	1%

Group 10 Total	139	103	2	1
		74%	1%	1%

Below are all the breakdowns for each Zip Code Group

Homes for rent in Group 1

Bedroom s	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$567	20	1	\$750 - 900	1	0
B2	\$711	20	1	\$1,999 – 2,400	1	0
B3	\$936	17	1	\$1,150 – 4,800	5	0
B4	\$1,125	1	0	1250	1	0
B5	\$1,294	0				
B6	\$1,463	0				
Total		58	3		8	0
Percentage			5%		14%	0%

Homes for rent in Group 2

Bedroom s	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$612	24	7	\$495 - 2300	0	0
B2	\$774	56	12	\$695 - 2,500	11	6
B3	\$1,008	52	2	\$760 - 2,150	7	2
B4	\$1,224	14	11	\$950 - 1,850	4	0
B5	\$1,408	0				
B6	\$1,591	0				
Total		146	32		22	8
Percentage			22%		15%	5%

Homes for rent in Group 3						
Bedrooms	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$684	31	9	\$350 – 1,600	2	0
B2	\$855	49	10	\$650 – 3,200	2	1
B3	\$1,125	114	19	\$750 – 3,700	16	2
B4	\$1,377	40	2	\$1,000 – 2,200	8	0
B5	\$1,584	3	0	\$1,700 – 2,500	0	0
B6	\$1,790	0				
Total		237	40		28	3
Percentage			17%		12%	1%
Homes for rent in Group 4						
Bedrooms	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$756	14	5	\$650 – 1,300	1	1
B2	\$936	39	18	\$700 -2,587	1	1
B3	\$1,233	119	39	\$800 – 1,450	7	1
B4	\$1,503	20	8	\$825 – 2,450	1	0
B5	\$1,728	3	0	\$1,900 – 3,500	0	0
B6	\$1,954					
Total		195	70		10	3
Percentage			36%		5%	2%

Homes for rent in Group 5						
Bedroom s	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$801	6	2	\$700 – 1,595	1	1
B2	\$999	27	15	\$875 – 1,275	0	0
B3	\$1,314	111	63	\$975 – 3,495	5	4
B4	\$1,611	33	15	\$1,095 – 2,700	3	1
B5	\$1,853	5	3	\$1,600 – 2,400	1	0
B6	\$2,094					
Total		182	98		10	6
Percentage			54%		5%	3%
Homes for rent in Group 6						
Bedroom s	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$837	26	9	600 – 3,780	0	0
B2	\$1,044	58	7	\$675 – 1,250	0	0
B3	\$1,368	124	29	\$1,050 – 5,000	3	0
B4	\$1,683	36	9	\$1,350 – 9,500	0	0
B5	\$1,935	8	0	\$2,000 – 9,500	0	0
B6	\$2,188	1	0	5900	0	0
Total		253	54		3	0
Percentage			21%		1%	0%

Homes for rent in Group 7						
Bedroom s	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$918	4	1	\$700 – 1,250	0	0
B2	\$1,143	30	15	\$795 – 2,350	3	3
B3	\$1,503	158	116	\$850 – 2,450	18	13
B4	\$1,836	63	46	\$1,000 – 3,700	3	3
B5	\$2,111	8	7	\$1,299 – 6,800	1	1
B6	\$2,387					
Total		263	185		25	20
Percentage			70%		10%	8%
Homes for rent in Group 8						
Bedroom s	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$981	1	0	1850	0	0
B2	\$1,125	2	2	\$950 – 1,060	0	0
B3	\$1,593	24	17	\$1,100 – 2,900	6	6
B4	\$1,953	13	7	\$1,375 – 3,950	0	0
B5	\$2,246	1	1	1575	0	0
B6	\$2,539	0				
Total		41	27		6	6
Percentage			66%		15%	15%

Homes for rent in Group 9						
Bedroom s	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$1,026	0				
B2	\$1,278	2	2	\$875 – 1,150	0	0
B3	\$1,683	61	31	\$1,200 – 3,950	1	1
B4	\$2,052	68	38	\$1,300 – 4,500	1	0
B5	\$2,360	17	10	\$1,700 – 5,495	0	0
B6	\$2,668	0				
Total		148	81		2	1
Percentage			55%		1%	1%
Homes for rent in Group 10						
Bedroom s	SAFMR Price	Homes currently on the market for rent	Meets SAFMR Price	Rent ranges	Currently allow vouchers regardless of price	Accepts voucher at SAFMR price
B1	\$1,125	0				
B2	\$1,395	1	0	1525	0	0
B3	\$1,836	67	45	\$1,250 – 3,250	1	1
B4	\$2,250	53	45	\$1,425 - \$6,300	1	0
B5	\$2,588	17	13	\$1,795 – 3,900	0	0
B6	\$2,925	1	0	3500	0	0
Total		139	103		2	1
Percentage			74%		1%	1%

EMAIL #05

----- Forwarded message -----

From: **Amelia Adams** <amelia@texashousing.org>

Date: Tue, Mar 26, 2019 at 4:59 PM

Subject: Comments from SAFMR Committee members re: MTW Plan

To: <mtw@saha.org>

Attached is a letter from four SAFMR Committee members regarding the MTW Plan. Thank you for the opportunity to comment.

Amelia

--

Amelia Clare Adams

Community Planner

Fair Housing and Disaster Recovery Analyst

[Texas Housers](#)

510.418.7480

March 26, 2019

San Antonio Housing Authority
818 S. Flores St.
San Antonio, TX 78204
Delivered via email to mtw@saha.org

Re: Proposed 2019-2020 MTW Plan Comments

To Whom it May Concern;

As residents of San Antonio and members of the SAFMR Committee tasked with providing guidance on the policy implementation, we wish to submit the following comments regarding SAHA's Proposed 2019-2020 MTW Agency Plan.

SAHA should be required to comply with its obligation to implement SAFMRs.

The San Antonio Housing Authority (SAHA) should be required to immediately comply with its obligation to implement Small Area Fair Market Rents (SAFMR) in the San Antonio-New Braunfels Metro Area according to the schedule calculated by the United States Department of Housing and Urban Development (HUD). HUD should not approve any waiver requested by SAHA regarding this matter.

We understand that SAHA has an MTW designation, which allows it certain flexibility in implementation of its SAFMR payment standards (as well as in other policy areas). However, we do not believe that this authorizes SAHA to evade the intention of the SAFMR rule to deconcentrate vouchers or to ignore the third statutory objective¹ of the Moving to Work program, which is to increase housing choice for low-income families.

The proposal to implement local small area fair market rent standards issued by SAHA in the Proposed 2019-2020 MTW Plan does not advance the goals of deconcentrating vouchers and increasing housing choices for Section 8 program participants. Instead, SAHA's policy will only reinforce existing patterns of housing segregation and it will have a negative impact on Section 8 participants.

SAHA seeks a waiver that would allow it to issue vouchers at payment standards far below the Fair Market Rents for zip codes across San Antonio. SAHA should not be granted this waiver. If a waiver is granted, it will result in a discriminatory effect on SAHA Section 8 voucher holders. Those families who live in low-income neighborhoods will receive less assistance while those who hope to move to less segregated neighborhoods with higher

¹ HUD, Moving to Work (MTW) FAQ, available at https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/faq.

opportunities will not be able to afford the transition. By using payment standards as low as 81% of those recommended by HUD, SAHA's policy will not meaningfully impact housing choice for program participants.

Higher Payment Standards are Needed to Overcome Existing Voucher Segregation.

As SAHA is aware, HUD included San Antonio-New Braunfels in the list of metro areas asked to implement SAFMRs because (1) its levels of voucher segregation are extremely high, and (2) using new, more local payment standards would potentially allow voucher holders access to rental homes that were located in lower poverty areas. (Two criteria for selection written in the 2016 rule² are that the jurisdiction has a sufficient vacancy rate and that there are a good number of rental units in zip codes where the SAFMR is more than 110 percent of the metro FMR. In other words, there are available homes for rent, but they are currently out of reach financially for Housing Choice Voucher holders.)

It's important to note here that voucher holders in San Antonio are disproportionately people of color. Many are disabled. While voucher holders don't constitute a protected class under Fair Housing and civil rights law, they do represent members of protected classes in much higher numbers than the population as a whole. This means that the concentration of voucher holders in high-poverty areas also amounts to racial and ethnic segregation, keeping these groups in areas with low-performing schools, poor amenities and fewer job opportunities.

Because the San Antonio-New Braunfels metro area meets HUD's criteria, the purpose of SAFMRs is to make these areas more financially accessible, thus breaking up the existing concentrations of voucher holders and giving individual households more choice in where they live. If SAHA is going to loosen the economic restrictions currently on these voucher holders, the payment standards it offers will need to go beyond the current 81-90% SAFMR that the plan offers.

While the MTW proposal recognizes that "San Antonio is economically segregated" and that "voucher holders are concentrated in certain areas," SAHA fails to discuss racial segregation in San Antonio. This omission is significant because San Antonio's housing market is racially segregated. The proposal does not explain how the proposed SAFMR tiers would address racial segregation in housing in San Antonio and the greater region.

Moreover, SAHA falls short of acknowledging its own role in maintaining racial and economic segregation in our city. By failing to provide vouchers with payment standards sufficient to meet the fair market rents across the city, SAHA's proposal will continue to

² Federal Register Vol. 81, No. 221, Wednesday, November 16, 2016

steer voucher holders into concentrated poverty in segregated neighborhoods. With payments standards set as low as 81% of the small area fair market rents published by HUD, vouchers will not be sufficient to pay for rents in higher opportunity areas.

Failing to acknowledge racial segregation prevents SAHA from developing policies that will meaningfully address residential segregation on the basis of race and other classes protected by the FHA (e.g., persons with disabilities, families with children), in addition to the economic segregation of voucher households.

The Success of SAHA's Mobility Pilot Program Depends on Adequate Payment Standards.

As we know, there are many non-financial barriers in place for voucher holders who hope to move out of areas of concentrated poverty and into neighborhoods with quality schools, safe streets and ample amenities. For example, they face landlord refusal to accept their vouchers, which is unfortunately legal under Texas law. They may not have experience with these neighborhoods, transportation to get there, existing social networks, and other tools that would make moving there easier. This is the reason why SAHA is working on developing a mobility program that comprehensively addresses these and other issues, both financial and otherwise. This is a huge and important step in providing voucher households with greater access to areas where they can find work, their kids can attend a good school, and their quality of life can be improved.

However, in order to run a robust mobility program, SAHA must use payment standards that allow residents access to these areas that have historically been off limits. The program can't do its job if we don't offer more rental assistance in areas we know to be more expensive.

In order for the Mobility Program to be effective at both recruiting prospective Section 8 landlords and assisting Section 8 voucher holders and their families with their move to safer neighborhoods with high-quality schools and low poverty, then SAHA must set the payment standard at the SAFMR levels as published by HUD.

The lack of an adequate payment standard will create a key barrier to housing choice and mobility for Section 8 voucher holders and will perpetuate the concentration of Section 8 voucher holders in high poverty areas of San Antonio. In addition, the lack of an adequate payment standard will fail to recruit the necessary prospective Section 8 landlords in high opportunity areas of San Antonio and contribute to fewer rental housing units accepting Section 8 vouchers being available in areas of San Antonio that offer easier access to safe neighborhoods, quality schools, job opportunities, safe parks, banking institutions, healthy foods, health care, and other important services.

There Must Be an Opportunity for Voucher Holders to Live in the Central City.

At the same time, the landscape of San Antonio is shifting. The northern areas offer great schools and clean streets, but they may not be ideal for all voucher households. As San Antonio invests in and redevelops our central city, more jobs and opportunities are available in and around the central business district. For some households using vouchers, especially those with no personal transportation, this may be an area of opportunity.

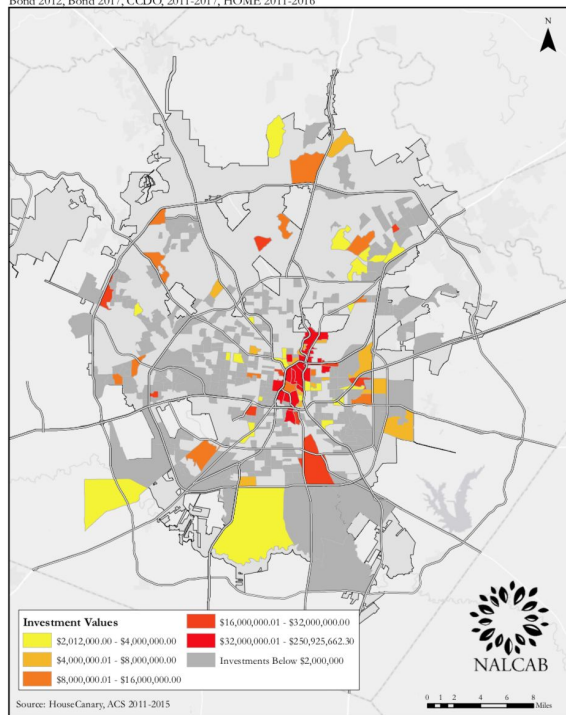
However, the current payment standards consider these areas among the lowest assistance tiers. This is likely due at least in part to data lag in the SAFMRs that doesn't account for the rapid forces of neighborhood change. Hundreds of units are being built each year in the areas in and around the CBD, many of them market rate.

While the "exception overlay" does allow for households already residing in these rapidly changing areas to petition for continued assistance, it does not allow for new households to move into these areas with increased payment standards. The proposed payment standards essentially create a policy in which the central areas, where the majority of new development and amenities are being sited, will be off limits to voucher holders in the future. Given that these are the areas best served by transit, with a large concentration of tourism and service sector jobs, reducing the opportunity for voucher holders to live near downtown is a misstep that must be corrected.

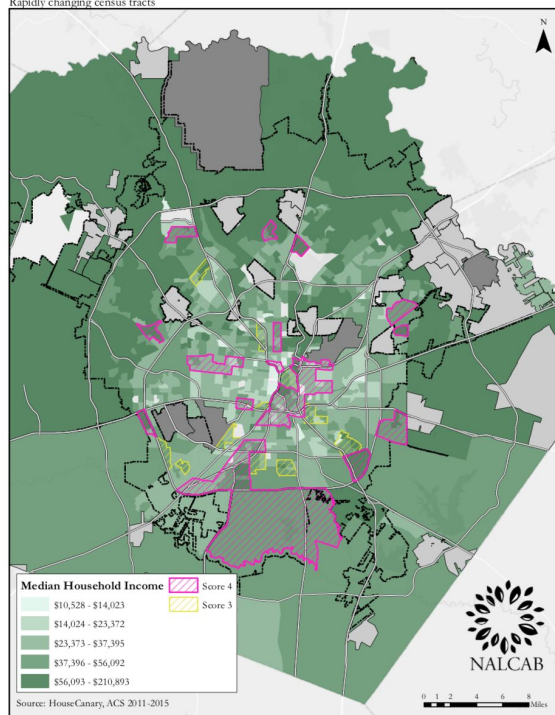
Housing choice doesn't simply mean the choice to move to the majority-white suburbs. Voucher holders should also be able to participate in the increased opportunity that is being brought to areas like the Pearl, the Broadway corridor and Southtown. After all, much of this is being paid for in whole or in part through our collective tax dollars. (See NALCAB's map of Aggregate CoSA Investments below). It is crucial to recognize that these areas are now offering different benefits than they once did. Many of these additions are those that would improve a household's job prospects, mobility, access to essential goods and services, and social support networks.

Aggregate City of San Antonio Investments

Bond 2012, Bond 2017, CCDO, 2011-2017, HOME 2011-2016

**Neighborhood Trend Analysis 2000-2015**

Rapidly changing census tracts



For this reason, many on the SAFMR Committee expected that the exception areas would offer more than the ability to stay in place for families who already live in these neighborhoods before they experienced rapid investment and change (see NALCAB Neighborhood Change map above). We expected that these areas were identified because market rents there are higher than SAFMRs indicate. We expected that payment standards would be higher in these areas or that the policy would provide some form of flexibility to allow families to utilize their vouchers there.

SAHA's current use of the exception overlay does not meet this need. Instead, exception areas are defined for the limited purpose of making existing voucher households (who currently have a lease within these exception areas) eligible to apply for a hardship waiver (see comments on Hardship Policy below). While it is important to ensure that existing households can remain in place, this policy does nothing to provide ongoing access to these neighborhoods. As it stands, the policy accepts that new voucher households will not be able to find housing in some of the city's most amenity- and opportunity-rich areas. This is not in line with the goals of SAFMR and is especially problematic when SAHA has the MTW flexibility to adjust their policy to reflect actual market conditions.

SAHA Must Find Means of Expand Housing Choice Other Than Participant Attrition.

SAHA has failed to holistically examine its budget and operations to find ways of meeting its goals. SAHA estimates that implementing small area fair market rents according to the schedule determined by HUD would result in “\$2.8M in increased annual HAP expenditures.”³ The proposed policy makes the assumption that this increase in expenditures must be balanced by decreasing the number of households served by the Section 8 Program, with an estimated loss of “387 vouchers over a three year period.”⁴ In making this assumption, SAHA has failed to explore other solutions within its budget. To meet its stated objectives of increasing housing choices for low-income families and maintaining the number of households served, SAHA must examine cost saving measures other than shrinking the size of the Section 8 Program by attrition.

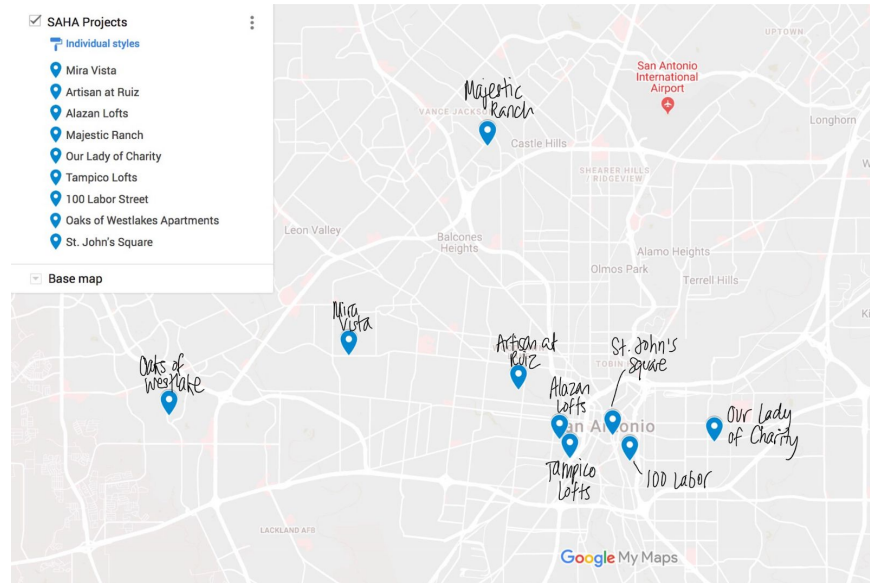
For instance, SAHA has not addressed whether there is enough money in its voucher reserves to cover the costs of implementing SAFMR as determined by HUD. In January 2018, the United States Government Accountability Office released a report regarding the need to better monitor Moving to Work Agencies.⁵ The report stated that “HUD has not implemented a process to better monitor MTW reserves or agencies’ plans for such reserves, which led to agencies accruing relatively large amounts of unused funds that could be used for vouchers.”⁶ SAHA could utilize its reserves to balance the additional costs of SAFMR implementation. To the extent that SAHA has reserves, SAHA should consider using these funds to cover any higher costs of implementing HUD’s SAFMR policy. SAHA must find ways of decreasing concentration of Section 8 vouchers in poor and segregated neighborhoods, allow families the choice of living in rapidly gentrifying neighborhoods and neighborhoods of opportunity, while maintaining the number of households served.

³ San Antonio Housing Authority, Proposed 2019-2020 MTW Agency Plan, Sec. III Proposed MTW Activities 23 (February 15, 2019), available at https://saha.org/images/DRAFTMTW2020Plan2152019_Section3.pdf.

⁴ *Id.*

⁵ See generally United States Government Accountability Office, “*Improvements Needed to Better Monitor the Moving to Work Demonstration, Including Effects on Tenants*” January 2018, available at <https://www.gao.gov/assets/690/689583.pdf>.

⁶ *Id.* at 2.



We believe it is also noteworthy that SAHA is building market rate housing in areas where the payment standard is decreasing. The map above indicates the locations of the SAHA projects listed in the MTW Plan, almost all of which are located in zip codes whose payment standards will be dropping based on SAHA's planned implementation. In these zip codes, SAHA is simultaneously lowering its payment standards for vouchers while building housing that will be unaffordable to voucher holders. Even those projects that include or consist entirely of "affordable" units are counting units that are affordable to those making 80% of AMI or less, not those in very or extremely-low income brackets (60% AMI or lower and 30% or lower, respectively). We need housing for households at all income levels. As projects like these are developed, they will increase the average rent in the surrounding area, making the payment standards proposed by SAHA that much more inadequate to obtain rental housing.

The Proposed Hardship Policy Is Insufficient to Aid Those Negatively Impacted by the SAMFR Policy.

The proposed hardship policy requires rent-burdened families to initiate a request for a hardship waiver.⁷ Despite placing the burden on the voucher holder to request the waiver, the proposal contains no information regarding how tenants will be informed of their right to apply. Without a robust outreach effort, including multiple contacts through multiple means of communication, voucher holders will not have sufficient information to access hardship waivers. Even if tenants are properly notified of their ability to apply for these waivers, many will lack the time, resources, fluency, and schedule flexibility to navigate the bureaucratic hurdles.

⁷ San Antonio Housing Authority, Proposed 2019-2020 MTW Agency Plan, Sec. III Proposed MTW Activities 26 (February 15, 2019), available at https://saha.org/images/DRAFTMTW2020Plan2152019_Section3.pdf.

For tenants who request a hardship waiver “based on the risk of eviction for non-payment of rent or utilities,” the policy requires that the family submit a “copy of written 10-day notice from the landlord of non-payment of rent and the landlord’s intent to terminate the household’s tenancy.”⁸ There are significant problems with this requirement. First, there is no law, regulation or policy that requires landlords to provide a 10-day notice to tenants regarding nonpayment or the intent to terminate a tenancy. The SAHA Administrative Plan requires owners to provide a tenant with a written notice specifying the grounds for termination.⁹ This notice “must be given at or before commencement of the eviction action.”¹⁰ Regarding the timing of the notice, federal regulations require only that the notice be provided in compliance with state or local law.¹¹ The Texas Property Code, in turn, requires that landlords provide a 3-day notice to vacate prior to commencing an action for eviction in court.¹² The hardship policy thus requires tenants to provide a document they will never receive.

This problem cannot be solved simply by requiring submission of a 3-day notice rather than a 10-day notice. The hardship policy further states that the “[t]enant must promptly deliver the 10-day notice from the Landlord well in advance of a scheduled court date for eviction proceedings.”¹³ Due to the expedited nature of eviction proceedings,¹⁴ there is often little time for a tenant to prepare for the hearing itself. In these situations, families are thinking about how to avoid homelessness, where they will move or who they can stay with, how they can reason with their landlord, how they can find legal help, what will happen to their children’s enrollment in school, how they will juggle medical appointments, how they will explain to an employer their absence to attend court, and a litany of additional concerns. When the fast timeline of an eviction proceeding is imposed on a family that is already dealing with the stresses of everyday life compounded by poverty, it is flatly unreasonable to expect them to initiate this kind of application.

Moreover, the proposed hardship remedy in these eviction situations will not prevent eviction. The policy states that the remedy may include lowering the family contribution to 40% or 50% of monthly gross income for the remaining months of the current lease term. At the point that a tenant has missed a rent payment or other payment

⁸ San Antonio Housing Authority, Proposed 2019-2020 MTW Agency Plan, Sec. III Proposed MTW Activities 26 (February 15, 2019), available at https://saha.org/images/DRAFTMTW2020Plan2152019_Section3.pdf.

⁹ San Antonio Housing Authority, Administrative Plan FY 2018-2019, Chapter 12.3.C(1) (2018)

¹⁰ *Id.*

¹¹ 24 C.F.R. § 982.310 (2019).

¹² Tex. Prop. Code Ann. § 24.005 (West)

¹³ San Antonio Housing Authority, Proposed 2019-2020 MTW Agency Plan, Sec. III Proposed MTW Activities 26 (February 15, 2019), available at https://saha.org/images/DRAFTMTW2020Plan2152019_Section3.pdf.

¹⁴ See generally Tex. R. Civ. P. 510 (2019).

under the lease, however, the landlord is entitled to file a suit for eviction.¹⁵ SAHA's Administrative Plan specifies that families may be evicted for "failure to pay rent or other amounts due under the lease."¹⁶ Once the notice to vacate has been issued to the tenant, landlords are not required to provide the tenant an opportunity to pay prior to proceeding with the eviction. By definition, a tenant who is facing the threat of eviction who has been given a relevant notice by their landlord, will not be helped by the remedies proposed in this policy. The tenant will still be evicted. Furthermore, SAHA will most likely terminate the tenant's participation in the Section 8 Program as a result of the eviction.¹⁷ As a result, this policy will do nothing to prevent displacement.

Whether the family is seeking a hardship waiver for the threat of eviction or for other circumstances, the remedies proposed in the SAFMR Hardship Policy are clearly inadequate. A family contribution set to 40% or 50% of monthly gross income is disturbing and unacceptable. At these levels, families will be spending an inordinate portion of their incomes on housing costs. Families will not have enough income left over after paying their rent to afford other basic necessities such as utilities, healthcare, childcare, education, transportation, and food. Family contributions set to 40% or 50% of monthly gross income will lead to evictions, terminations from the Section 8 Program, and homelessness. This will severely harm program participants and promote housing instability in San Antonio. The remedies should reduce household family contribution to 30% of monthly gross income in all situations.

Conclusion

Thank you for the opportunity to comment on this policy publicly. As community members who have been trusted to contribute to the ongoing discussion and implementation of the SAFMR policy through the MTW Alliance and SAFMR Committee, we sincerely urge SAHA to take note of our concerns and act to improve their proposed plan accordingly.

Sincerely,

Rich Acosta - President, My City is my Home

Amelia Adams - Fair Housing Researcher, Texas Housers

Matthew Garcia - Attorney at Law, Texas RioGrande Legal Aid

Sandra Tamez - Executive Director, Fair Housing Council of Greater San Antonio

¹⁵ 24 C.F.R. § 982.310(a);

¹⁶ San Antonio Housing Authority, Administrative Plan FY 2018-2019, Chapter 12.3.B(2)(b) (2018).

¹⁷ Id. Ch. 12.1.D(2).

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

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

DocuSigned by:

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David Nisivoccia
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 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.

FINANCIAL IMPACT:

There is no additional cost or financial impact to the San Antonio Housing Authority or its related non-profit affiliates and instrumentalities, as this procedure will merely streamline approvals required for settlements that would require Board approval. Additionally, in certain circumstances, the increased speed to resolve small, non-employment matters may reduce additional attorney time and expense in handling the matter pending delays associated with seeking Board approvals.

SUMMARY:

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.

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

Occasionally, a third party may bring a non-employment claim or lawsuit of some kind against the San Antonio Housing Authority and/or one or more of its or its related non-profit affiliates and instrumentalities. Sometimes such a claim may be small in size or the claim can be resolved rather quickly and at a low cost (i.e., for no more than \$10,000.00). When a small settlement is possible; however, the President and CEO must obtain formal approval from the Board of Commissioners as only the Board can approve settlements of any kind. Approving this resolution will simplify and streamline the approval process for such small non-employment settlements. This resolution, however, does not seek authority for employment claims or for large claims of any kind over than \$10,000.00, as the Board should retain such authority for purposes of maintaining adequate oversight over the nature of employment claims and large claims of any kind over \$10,000.00.

STRATEGIC GOAL:

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

ATTACHMENT:

Resolution 5924

**San Antonio Housing Authority
Resolution 5924**

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

WHEREAS, third parties may bring non-employment claims or lawsuits of some kind against the San Antonio Housing Authority and/or any of its or its related non-profit affiliates and instrumentalities; and

WHEREAS, such non-employment claims may be for amounts up to \$10,000.00 or can be easily and promptly resolved for up to \$10,000.00, if the President and CEO is empowered to negotiate and settle such small non-employment claims; and

WHEREAS, only the Board of Commissioners is authorized to approve settlements of such claims, and obtaining such approvals can introduce delays that may complicate securing such settlements at a low cost; and

WHEREAS, the Board of Commissioners finds that authorizing the President and CEO to settle such claims is in the interest of the San Antonio Housing Authority and its related non-profit affiliates and instrumentalities; and

WHEREAS, the increased speed to resolve small, non-employment matters may reduce additional attorney time and expense in handling the matter pending delays associated with seeking Board approvals; and

WHEREAS, there is no additional cost or financial impact to the San Antonio Housing Authority or its related non-profit affiliates and instrumentalities, as this procedure will merely streamline approvals required for settlements that would require Board approval.

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

- 1) Approves 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 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.

- 2) 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.
- 3) The President and CEO will ensure that the Board of Commissioners will continue to approve all employment settlements and all settlements of more than \$10,000.00 involving claims of any kind.

Passed and approved the 4th day of April 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

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

DocuSigned by:

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David Nisivoccia
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 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.

FINANCIAL IMPACT:

The cost to the San Antonio Housing Authority is not expected to exceed \$500,000.00 and will be paid with non federal funds.

SUMMARY:

This 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 2,800.

Lack of air conditioning in the summer puts vulnerable populations (children, elderly, and disabled persons) at risk of heat related illnesses. The purchase and installation of the air conditioning units will provide an additional health and safety feature to these Public Housing units.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 5925

**San Antonio Housing Authority
Resolution 5925**

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

WHEREAS, the San Antonio Housing Authority desires to enter into a partnership with the City of San Antonio and other entities to provide air conditioning units to certain Public Housing communities; and

WHEREAS, the number of Public Housing communities is up to 22 and the total number of air conditioning units is estimated at 2,800; and

WHEREAS, the cost to the San Antonio Housing Authority will not exceed \$500,000.00 and will be paid using non federal funds; and

WHEREAS, the lack of air conditioning in the summer puts vulnerable populations (children, elderly, and disabled persons) at risk of heat related illnesses; and

WHEREAS, the purchase and installation of the air conditioning units will provide an additional health and safety feature to these Public Housing units.

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

Approves 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.

Passed and approved the 4th day of April 2019.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:


David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY

April 4, 2019

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented By: Brandee Perez, Director of Federal Housing Programs

RE: Update and Discussion of Federal Housing Programs Quarterly Report

SUMMARY:

San Antonio Housing Authority's (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. The FHP Quarterly Report for the **October 2018 to December 2018 quarter**, provided below, consists of the following data:

- Demographics;
- Waitlist totals;
- Termination totals;
- Voucher utilization rates; and
- Public Housing occupancy rates.

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities administering the Housing Choice Voucher and Public Housing Programs to report several measures of program performance and financial information. Staff has completed data collection and analysis for both programs in the attached report, and will continue to provide updates as requested to the Board of Commissioners.

Table 1 provides an overall waitlist report of the Housing Choice Voucher program. The table includes waitlist maintenance outcomes, demographics of applicants and reasons applicants were removed from the waitlist.

Table 1. Housing Choice Voucher Waitlist Report (October - December 2018)

	Oct. - Dec.
Number of Applicants on Waitlist	14,050
<i>Elderly</i>	1,035
<i>Disabled</i>	724
<i>Elderly/Disabled</i>	148
<i>Family</i>	12,143
Number of Applicants Selected	3,578
<i>Housing Choice Voucher</i>	3,438
<i>Moderate-Rehabilitation and Property Based Voucher</i>	140
Success Rate of Lease Up	19%

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

<i>Housing Choice Voucher</i>	18.4%
<i>Moderate-Rehabilitation and Property Based Voucher</i>	3.9%
Average Wait Time	3 to 5 yrs
CHRs Denied	15
CHRs Approved	387
Maintenance Update	
<i>Letters Mailed</i>	1,987
<i>Returned by Post Office</i>	407 (20.5%)
<i>No Response</i>	1,087 (54.7%)
<i>Responses</i>	493 (24.8%)
Number of Clients Removed from Waitlist	2,362
Reasons for removal: Overincome, No Response, No Show, Debt Owed, Criminal History Record (CHR) Denial, Applicant Requested to be Removed, Letter Returned by Post Office	

Table 2 provides an overall waitlist report of the Public Housing program. The table includes demographics of applicants and reasons applicants were removed from the waitlist.

Table 2. Public Housing Waitlist Report (October - December 2018)

	Oct. - Dec.
Number of Applicants on Waitlist	22,844
<i>Elderly</i>	1,257
<i>Disabled</i>	3,771
<i>Elderly/Disabled</i>	983
<i>Family</i>	16,833
Number of Applicants Selected	3,163
<i>Elderly/Disabled</i>	1,027
<i>Family</i>	2,136
Success Rate of Lease Up	7.6%
Average Wait Time Elderly/Disabled	6 mos. to 2 yrs
Average Wait Time Family	2 to 6 yrs
Number of Clients Removed from Waitlist	2,473
Reasons for removal: No Response, Letter Returned by Post Office, CHR denials, Applicant requested removal, Property Denials.	

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

Tables 3 and 4 provide demographics for the Housing Choice Voucher and Public Housing programs, breaking down the numbers for income levels, percentage of program participants and number of program participants who are primarily Spanish speaking.

Table 3. Housing Choice Voucher Demographics (October - December 2018)

AMI (Area Median Income)	Oct. - Dec.	Percentage
Extremely Low 30%	11,134	84.67%
Very Low 50%	1,689	12.52%
Low 80%	355	2.66%
Over	19	0.15%
Total	13,197	100.00%
Percentage of Population		
Elderly/Disabled		17.0%
Elderly		3.0%
Disabled		41.4%
Non Elderly/Non Disabled		38.6%
Number of Spanish-Speaking Clients	183	1.41%

Table 4. Public Housing Demographics (October - December 2018)

AMI (Area Median Income)	Oct. - Dec.	Percentage
Extremely Low 30%	4,955	87.86%
Very Low 50%	558	9.68%
Low 80%	132	2.22%
Over	13	0.25%
Total	5,658	100.00%
Percentage of Population		
Elderly/Disabled		21.5%
Elderly		7.2%
Disabled		24.8%
Non Elderly/Non Disabled		46.5%
Number of Spanish-Speaking Clients	587	10.39%

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

Table 5 provides combined demographics for the Assisted Housing Programs (Housing Choice Voucher and Special Programs) and Public Housing Program.

Table 5. Federal Housing Programs Demographics (October - December 2018)

AMI (Area Median Income)	Oct. - Dec.	Percentage
Extremely Low 30%	16,089	85.63%
Very Low 50%	2,247	11.67%
Low 80%	487	2.52%
Over	32	0.18%
Total	18,783	100.00%
Percentage of Population		
Elderly/Disabled		19.3%
Elderly		5.1%
Disabled		33.1%
Non Elderly/Non Disabled		42.6%
Number of Spanish-Speaking Clients	770	4.11%

Table 6 provides the Housing Choice Voucher utilization rates of HUD funding under ACC (Annual Contributions Contract) subsidy funds and under MTW (Moving to Work) program funds. The "MTW Baseline" refers to the number of vouchers SAHA must utilize to maintain the agency's Moving to Work classification.

Table 6. Housing Choice Voucher Utilization (October - December 2018)

HCV - ACC	Oct.	Nov.	Dec.	Average
Unit Month Leased (UML)	12,154	12,201	12,262	12,206
Unit Month Available per ACC	13,046	13,046	13,046	13,046
Percentage of Utilization	93.2%	93.5%	94.0%	93.3%
HCV - MTW				
Unit Month Leased (UML)	12,154	12,201	12,262	12,169
MTW Baseline	12,146	12,146	12,146	12,146
Percentage of Utilization	100.1%	100.5%	101.0%	100.2%

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

Table 7 provides occupancy rates of all Public Housing units, including general occupancy developments and elderly/disabled developments.

Table 7. Public Housing Occupancy (October - December 2018)

	Oct.	Nov.	Dec.	Average
Occupied Units	5,651	5,657	5,647	5,652
HUD Approved Offline Unit	191	190	208	196
Total Occupied	5,842	5,847	5,855	5,848
ACC Subsidy	6,137	6,137	6,137	6,137
Percentage of Occupancy	95.2%	95.3%	95.4%	95.3%
Vacancies	295	290	282	289

Table 8 provides vacancy rates of all Public Housing units by property, including the number of units at each property.

Table 8. Public Housing Vacancy by Property (October - December 2018)

	# of Units	Oct.	Nov.	Dec.	Average
Cross Creek	66	3	4	3	3
LC Rutledge	66	0	0	2	1
Morris Beldon	35	3	1	0	1
Lewis Chatham	119	7	4	1	4
OP Schnabel	70	0	2	2	1
Victoria Plaza	185	0	0	0	0
Alazan / Guadalupe	741	47	47	49	48
Blanco	100	1	6	2	3
Marie McGuire	63	4	2	2	3
San Pedro Arms	16	0	0	1	0
Villa Hermosa	66	2	4	4	3
Villa Tranchese	201	6	2	5	4
Olive Park	26	1	0	0	0
Springview	182	12	10	10	11
Village East	24	1	1	1	1
Cheryl West	82	3	4	3	3
Lincoln Heights	338	24	31	36	30
TL Shaley	66	6	5	3	5
Escondida	20	0	0	0	0
Madonna	60	0	0	0	0

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

Sahara Ramsey	16	0	0	0	0
Tarry Towne	98	1	0	0	0
Williamsburg	15	0	0	0	0
Scattered Sites	163	4	5	5	5
BR/SF/PL/VF	48	48	48	32	43
Christ The King	48	1	1	1	1
Mirasol Homes	174	7	7	7	7
Raymundo Rangel	26	0	1	1	1
Villa Veramendi	166	4	6	7	6
Fair Avenue	216	7	5	4	5
Highview	68	3	3	1	2
Matt Garcia	55	3	2	3	3
William Sinkin	50	1	2	3	2
College Park	78	2	3	0	2
Glen Park	26	0	1	1	1
Kenwood Manor	9	0	0	0	0
Kenwood North	53	2	1	1	1
Park Square	26	1	1	2	1
Parkview	153	5	3	3	4
Charles Andrews	52	1	1	2	1
Francis Furey	66	4	3	2	3
Pin Oak I	50	2	2	1	2
Pin Oak II	22	0	0	0	0
Cassiano	499	23	20	27	23
Frank Hornsby	59	3	1	2	2
Le Chalet	34	2	3	2	2
Sun Park Lane	65	5	3	3	4
WC White	75	0	3	2	2
Cisneros	55	1	1	0	1
HB Gonzalez	51	3	2	1	2
Jewett Circle	75	3	2	0	2
Westway	152	10	6	6	7
Lila Cockrell	70	1	1	3	2
Linda Lou	10	0	0	0	0
Midway	20	0	0	0	0
Mission Park	100	3	5	5	4
Riverside	74	3	2	2	2
South San	30	0	0	0	0

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

Alhambra	14	1	0	1	1
Converse Ranch I	25	0	0	0	0
Converse Ranch II	21	1	2	2	2
East Meadows	71	2	3	3	3
Gardens at San Juan	63	2	2	2	2
Hemisview	49	0	0	0	0
Refugio	50	3	1	1	2
San Juan Square I	46	1	1	2	1
San Juan Square II	48	3	3	2	3
Sutton Oaks	49	2	3	5	3
The Park at Sutton Oaks	49	1	5	5	4
Wheatley Senior Park	40	3	1	1	2
Total Vacancies	6137	295	290	282	289

Table 9 and Table 10 provide the breakdown of termination numbers for the Housing Choice Voucher and Public Housing programs, including demographics and the most common reasons for termination.

Table 9. Housing Choice Voucher Termination Report (October - December 2018)

	Oct. - Dec.	
Total Terminated	287	100.00%
<i>Elderly</i>	10	3.5%
<i>Disabled</i>	93	32.4%
<i>Non Elderly/Non Disabled</i>	139	48.4%
Of all clients terminated, these attended Early Engagement	17	5.9%
Average Tenure	6.6 years	
Top 3 Reasons for Termination:	<i>End of Participation (EOP)*</i> <i>Vacating Without Notice</i> <i>Voucher/Lease Expired</i>	

*Non-Punitive Terminations

Table 10. Public Housing Termination Report (October - December 2018)

	Oct. - Dec.	
Total Terminated	332	100.00%
<i>Elderly</i>	14	4.2%
<i>Disabled</i>	63	19.0%
<i>Non Elderly/Non Disabled</i>	202	60.8%

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019**

<i>Elderly/Disabled</i>	53	16.0%
Of all clients terminated, these attended Early Engagement	25	7.5%
Of all clients terminated, these were in FSS Program	3	0.9%
Of all clients terminated, these were in Jobs Plus Program	5	1.5%
Average Tenure	6.9 years	
Top 3 Reasons for Termination:	<i>Abandon/Vacate Without Notice</i> <i>Moved to Section 8</i> <i>TR - Reasonable Accommodation</i>	

Table 11 provides combined termination numbers for the Assisted Housing Programs (Housing Choice Voucher and Special Programs) and Public Housing Program.

Table 11. Federal Housing Programs Termination Report (October - December 2018)

Oct. - Dec.		
Total Terminated	619	100.00%
<i>Elderly</i>	24	3.9%
<i>Disabled</i>	156	25.2%
<i>Non Elderly/Non Disabled</i>	341	55.1%
Of all clients terminated, these attended Early Engagement	42	

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

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

ATTACHMENT:

FY 2018-2019 FHP Quarterly Report as of December 31, 2018

SAN ANTONIO HOUSING AUTHORITY

Federal Housing Programs Quarterly Report

FY 2018-2019

DEMOGRAPHIC REPORT					
		Jul-Sep	Oct-Dec	Average	%
Section 8	AMI				
	Extremely Low 30%	11,091	11,134	11,113	84.67%
	Very low 50%	1,598	1,689	1,644	12.52%
	Low 80%	342	355	349	2.66%
	Over	20	19	20	0.15%
	Total	13,051	13,197	13,124	100.00%
Percentage of Population	Elderly/Disabled	16.7%	17.0%		16.85%
	Elderly/Non Disabled	2.9%	3.0%		2.95%
	Non Elderly/Disabled	41.5%	41.4%		41.45%
	Non Elderly/Non Disabled	38.9%	38.6%		38.75%
	# of Spanish Speaking Clients	186	183	185	1.41%
Public Housing	AMI				
	Extremely Low 30%	4,988	4,955	4,972	87.86%
	Very low 50%	537	558	548	9.68%
	Low 80%	119	132	126	2.22%
	Over	15	13	14	0.25%
	Total	5,659	5,658	5,659	100.00%
Percentage of Population	Elderly/Disabled	21.2%	21.5%		21.3%
	Elderly/Non Disabled	7.4%	7.2%		7.3%
	Non Elderly/Disabled	24.6%	24.8%		24.7%
	Non Elderly/Non Disabled	46.9%	46.5%		46.7%
	# of Spanish Speaking Clients	589	587	588	10.39%
FHP Total	AMI				
	Extremely Low 30%	16,079	16,089	16,084	85.63%
	Very low 50%	2,135	2,247	2,191	11.67%
	Low 80%	461	487	474	2.52%
	Over	35	32	34	0.18%
	Total	18,710	18,855	18,783	100.00%
Percentage of Population	Elderly/Disabled	18.9%	19.3%		19.09%
	Elderly/Non Disabled	5.1%	5.1%		5.11%
	Non Elderly/Disabled	33.1%	33.1%		33.08%
	Non Elderly/Non Disabled	42.9%	42.6%		42.72%
	# of Spanish Speaking Clients	775	770	773	4.11%

SAN ANTONIO HOUSING AUTHORITY
Federal Housing Programs Quarterly Report
FY 2018-2019

AHP - UTILIZATION / PH-OCCUPANCY REPORT										
		Jul	Aug	Sep	Jul - Sep Avg	Oct	Nov	Dec	Oct - Dec Avg	FY to date (Average)
Section 8 - ACC	Unit Month Leased (UML)	12,147	12,092	12,158	12,132	12,154	12,201	12,262	12,206	12,169
	Unit Month Available per ACC	13,046	13,046	13,046	13,046	13,046	13,046	13,046	13,046	13,046
	% of Utilization	93.1%	92.7%	93.2%	93.0%	93.2%	93.5%	94.0%	93.6%	93.3%
Section 8 - MTW	Unit Month Leased (UML)	12,147	12,092	12,158	12,132	12,154	12,201	12,262	12,206	12,169
	MTW Baseline	12,146	12,146	12,146	12,146	12,146	12,146	12,146	12,146	12,146
	% of Utilization	100.0%	99.6%	100.1%	99.9%	100.1%	100.5%	101.0%	100.5%	100.2%
Public Housing	Occupied Units	5,678	5,675	5,649	5,667	5,651	5,657	5,647	5,652	5,660
	HUD Approved Offline Unit	189	189	189	189	191	190	208	196	193
	Total Occupied	5,867	5,864	5,838	5,856	5,842	5,847	5,855	5,848	5,852
	ACC	6,137	6,137	6,137	6,137	6,137	6,137	6,137	6,137	6,137
	% Occupancy	95.6%	95.6%	95.1%	95.4%	95.2%	95.3%	95.4%	95.3%	95.4%
	Vacancies	270	273	299	281	295	290	282	289	285

SAN ANTONIO HOUSING AUTHORITY

Federal Housing Programs Quarterly Report

FY 2018-2019

WAIT LIST REPORT				
July 2018 - Sep 2018			Oct 2018 - Dec 2018	
Section 8	# of applicants on Waitlist (WL) as of 09/30/18	17,863	as of 12/31/18	14,050
	<i>Elderly</i>	1,244		1,035
	<i>Disabled</i>	856		724
	<i>Elderly/Disabled</i>	152		148
	<i>Family</i>	15,611		12,143
	# of applicants selected	1,483		3,578
	<i>HCV</i>	1,202		3,438
	<i>MOD & PBV</i>	281		140
	Success rate of lease up	19.7%		19%
	<i>HCV</i>	22.2%		18.4%
	<i>MOD & PBV</i>	4.5%		3.9%
	Average wait time	3-5 years		3-5 years
	CHRs Denied	10		15
	CHRs Approved	313		387
	Maintenance Update (Latest Application Dated January 2016)		Pre-eligibility	
	<i>Letters mailed</i>	1,653		1,987
	<i>Returned by Post Office</i>	374 22.6%	407 20.5%	
	<i>No response</i>	793 48.0%	1,087 54.7%	
	<i>Responses</i>	486 29.4%	493 24.8%	
	# of clients removed from the WL ¹	1,760		2,362
	(Reasons - overcome, no response, no shows, debt owed, CHR denials, applicant requested to be removed, letter returned by Post Office)			
Public Housing	# of applicants on Waitlist	22,990		22,844
	<i>Elderly</i>	1,522		1,257
	<i>Disabled</i>	3,204		3,771
	<i>Elderly/Disabled</i>	862		983
	<i>Family</i>	17,402		16,833
	# of applicants selected	3,817		3,163
	<i>Elderly/Disabled</i>	1,061		1,027
	<i>Family</i>	2,756		2,136
	Success rate of lease up	6.9%		7.6%
	Average wait time PH E/D (6 mos. to 2 years)	6 mos. to 2 years		6 mos. to 2 years
	Average wait time PH Family (2 to 6 years)	2 to 6 years		2 to 6 years
	# of clients removed from the WL	2,128		2,473
	(Reasons - no response to selection letter, letter returned by Post Office, CHR denials, Applicant requested removal, property denials)			

1 - it includes the maintenance update

SAN ANTONIO HOUSING AUTHORITY

Federal Housing Programs Quarterly Report

FY 2018-2019

TERMINATION REPORT									
July 2018 - Sep 2018					Oct 2018 - Dec 2018				
Section 8	Total Termination	345			287				
	<i>Elderly</i>	54			10	3.5%			
	<i>Disabled</i>	107			93	32.4%			
	<i>Non Elderly/Non Disabled</i>	184			139	48.4%			
	<i>Elderly/Disabled</i>	0			45	15.7%			
	Of clients terminated, number who attended EE	34	9.9%		17	5.9%			
	Average Tenure is 6 years				6.6 year				
	Top 3 reasons for Termination								
	<i>End of Participation (EOP)</i>	70	20.3%		80	27.9%	<i>End of Participation (EOP)</i>		
	<i>Vacating Without Notification</i>	41	11.9%		36	12.5%	<i>Vacating Without Notification</i>		
	<i>Voucher/Lease Expired</i>	33	9.6%		32	11.1%	<i>Voucher/Lease Expired</i>		
Public Housing	Total Termination	315			332				
	<i>Elderly</i>	13	4.1%		14	4.2%			
	<i>Disabled</i>	71	22.5%		63	19.0%			
	<i>Non Elderly/ Non Disabled</i>	188	59.7%		202	60.8%			
	<i>Elderly/Disabled</i>	43	13.7%		53	16.0%			
	Clients who attended EE was terminated	37	11.7%		25	7.5%			
	Clients who participated in FSS Program were terminated	14	4.4%		3	0.9%			
	Clients who participated Jobs Plus Program were terminated	4	1.3%		5	1.5%			
	Average Tenure is 6.9 years								
	Top 3 reasons for Termination								
	<i>Vol R-Abandon/Skip-Out</i>	34	10.8%		31	9.3%	<i>Vol R-Abandon/Skip-Out</i>		
	<i>Vol R-Moved to Section 8</i>	31	9.8%		44	13.3%	<i>Vol R-Moved to Section 8</i>		
	<i>Vol TR-Reas Accom</i>	30	9.5%		30	9.0%	<i>Vol R-Deceased</i>		
FHP Total	Total Termination	660			619				
	<i>Elderly</i>	67	10.2%		24	3.9%			
	<i>Disabled</i>	178	27.0%		156	25.2%			
	<i>Non Elderly/ Non Disabled</i>	372	56.4%		341	55.1%			
	<i>Elderly/Disabled</i>	43	6.5%		98	15.8%			
	Clients who attended EE were terminated	71			42				

SAN ANTONIO HOUSING AUTHORITY
Public Housing Vacancy by Properties
July 2018 - December 2018


		Public Housing Vacancies							
Property Name	ACC Unit	Jul	Aug	Sep	Q1 Average	Oct	Nov	Dec	Q2 Average
Cross Creek	66	2	5	4	4	3	4	3	3
LC Rutledge	66	4	3	4	4	0	0	2	1
Morris Beldon	35	2	3	2	2	3	1	0	1
Lewis Chatham	119	1	3	2	2	7	4	1	4
OP Schnabel	70	3	0	0	1	0	2	2	1
Victoria Plaza	185	0	0	0	0	0	0	0	0
Alazan/Guad	741	47	38	60	48	47	47	49	48
Blanco	100	3	4	6	4	1	6	2	3
Marie Mcguire	63	3	4	4	4	4	2	2	3
San Pedro Arms	16	2	1	1	1	0	0	1	0
Villa Hermosa	66	1	1	1	1	2	4	4	3
Villa Tranchese	201	4	6	6	5	6	2	5	4
Olive Park	26	2	1	0	1	1	0	0	0
Springview	182	12	12	11	12	12	10	10	11
Village East	24	1	1	1	1	1	1	1	1
Cheryl West	82	3	3	5	4	3	4	3	3
Lincoln Heights	338	24	22	18	21	24	31	36	30
TL Shaley	66	4	6	7	6	6	5	3	5
Escondida	20	0	0	0	0	0	0	0	0
Madonna	60	1	1	1	1	0	0	0	0
Sahara Ramsey	16	0	0	0	0	0	0	0	0
Tarry Towne	98	1	3	4	3	1	0	0	0
Williamsburg	15	0	0	0	0	0	0	0	0
Scattered sites	163	5	4	4	4	4	5	5	5
SF/PL/VF	48	48	48	48	48	48	48	32	43
Christ The King	48	0	1	0	0	1	1	1	1
Mirasol Homes	174	2	6	7	5	7	7	7	7
Raymundo Rangel	26	0	1	0	0	0	1	1	1
Villa Veramendi	166	5	8	4	6	4	6	7	6
Fair Avenue	216	6	1	3	3	7	5	4	5
Highview	68	1	1	2	1	3	3	1	2
Matt Garcia	55	2	0	0	1	3	2	3	3
William Sinkin	50	0	0	0	0	1	2	3	2
College Park	78	2	3	3	3	2	3	0	2
Glen Park	26	0	0	0	0	0	1	1	1
Kenwood Manor	9	1	0	0	0	0	0	0	0
Kenwood North	53	0	0	1	0	2	1	1	1
Park Square	26	0	2	2	1	1	1	2	1
Parkview	153	6	11	12	10	5	3	3	4
Charles Andrews	52	2	2	0	1	1	1	2	1
Francis Furey	66	2	2	5	3	4	3	2	3
Pin Oak I	50	1	3	3	2	2	2	1	2
Pin Oak II	22	0	0	0	0	0	0	0	0
Cassiano Homes	499	23	22	20	22	23	20	27	23
Frank Hornsby	59	3	4	6	4	3	1	2	2

SAN ANTONIO HOUSING AUTHORITY
Public Housing Vacancy by Properties
July 2018 - December 2018

		Public Housing Vacancies							
Property Name	ACC Unit	Jul	Aug	Sep	Q1 Average	Oct	Nov	Dec	Q2 Average
Le Chalet	34	0	0	0	0	2	3	2	2
Sun Park Lane	65	3	4	5	4	5	3	3	4
WC White	75	1	1	1	1	0	3	2	2
Cisneros	55	3	0	1	1	1	1	0	1
HB Gonzalez	51	2	2	2	2	3	2	1	2
Jewett Circle	75	2	2	2	2	3	2	0	2
Westway	152	6	6	8	7	10	6	6	7
Lila Cockrell	70	1	0	1	1	1	1	3	2
Linda Lou	10	0	0	1	0	0	0	0	0
Midway	20	0	0	0	0	0	0	0	0
Mission Park	100	2	3	3	3	3	5	5	4
Riverside	74	4	4	3	4	3	2	5	3
South San	30	1	0	0	0	3	2	2	2
Alhambra	14	2	2	1	2	0	0	0	0
Converse Ranch I	25	1	1	1	1	1	0	1	1
Converse Ranch II	21	0	0	0	0	0	0	0	0
East Meadows	71	1	1	1	1	1	2	2	2
Gardens at San Juan	63	2	3	2	2	2	3	3	3
Hemisview	49	1	0	0	0	2	2	2	2
Midcrown	39	2	0	0	1	0	0	0	0
Refugio	50	1	4	4	3	3	1	1	2
San Juan Sq I	46	2	1	1	1	1	1	2	1
San Juan Sq II	48	3	2	3	3	3	3	2	3
Sutton Oaks Ph I	49	1	1	1	1	2	3	5	3
The Park at Sutton Oaks	49	0	0	0	0	1	5	5	4
Wheatley Senior Park	40	0	0	1	0	3	1	1	2
Total Public Housing	6137	270	273	299	281	295	290	282	289

SAN ANTONIO HOUSING AUTHORITY**April 4, 2019****MEMORANDUM**

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented By: David Nisivoccia, President and CEO; Michael Reyes, Director of Communications and Public Affairs

RE: Update and Discussion Regarding U.S. Legislative Requests

SUMMARY:

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.

The list below represents relevant Public Housing-related legislative issues being considered by the U.S. Congress this year for consideration by the SAHA Board of Commissioners:

- To reconsider change to the Uniform Physical Condition Standards for Vouchers (UPCS-V) inspection protocol that institutes a **14-day notification period** for PHAs and inspectors.
- To support increased funding for **Low-income Housing Tax Credits**.
- To preserve funding for HUD's **Choice Neighborhood Initiative**.
- To support increased funding to the **Public Housing Capital Fund** to make rehabilitation and modernization improvements to Public Housing.
- To support expansion of the **Moving-to-Work Program**.
- To support expanded funding to PHAs for **affordable housing infrastructure investment**.
- To encourage the removal of **Faircloth Amendment**, which states HUD cannot fund the construction or operation of new Public Housing units with capital or operating funds, if the construction of those units would result in a net increase in the number of units the PHA-owned, assisted or operated, as of October 1, 1999.
- To continue supporting programs, such as the **HUD-Veterans Affairs VASH Program and Family Self Sufficiency Program**.

PROPOSED ACTION:

Determine which legislative issues SAHA will discuss during the NAHRO-sponsored legislative outreach.

FINANCIAL IMPACT:

None.

SAN ANTONIO HOUSING AUTHORITY

April 4, 2019

STRATEGIC GOAL:

Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents.

ATTACHMENT:


None.

SAN ANTONIO HOUSING AUTHORITY

April 4, 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 are currently four Invitation For Bids (IFB), and one Request for Qualifications currently 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.

Closed/Pending Solicitations: There are four solicitations that have closed and are currently being evaluated. The four solicitations include System Administrator Services, Swimming Pool Water Quality Maintenance Equipment for Beacon Communities, Demolition of 1535 and 1533 Hays Street, and Public Housing Inspection Software.

Solicitations in Development: Procurement is currently working on a number of solicitations for advertisement. These include Rent Reasonableness Software, Work Order Request Center and Answering Services for Beacon Communities, Pecan Hill Tree Removal and Sanitary Sewer Retrofit, Public Relations Consulting Services, Printing and Publication Services, Media Monitoring Services, Natural Gas Systems Operator Qualified Training, Generator Maintenance and Repair Services, Rehabilitation of Seven Offline Burn Units at Cassiano Homes, Roof Replacement at Alazan Community Office Building, Mirasol Properties - Security Cameras and Monitoring, Demolition Services for Infill Properties, Development Partners for SAHA Projects - Pool, Oracle America, Inc. (JD Edwards), Emphasys Software, Products and Related Services for Surveillance, Security and Monitoring (DIR) - Agency - Wide, Biohazard Clean Up Services - Agency Wide, Towing Services - Agency Wide, Vending Machine Concessions - Agency Wide, Collection Services - Agency Wide, Tree Trimming Services - Agency Wide, Records Storage Services - State of Texas Contract, Third Party Fleet Maintenance Services, and Insurance Broker of Record for Property, Casualty and Workers Compensation.

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 March 25, 2019

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Beacon Communities	IFB	Removal, Repair and Replacement of Shingle Roofs at Villa de Valencia Apartments	3/15/2019	3/26/2019
Public Housing	IFB	Automatic Gate Maintenance, Repair and Replacement Agency Wide	3/19/2019	3/26/2019
Construction Services	IFB	Villa Tranchese Fire Protection Improvements	2/26/2019	4/5/2019
Construction Services	IFB	Castle Point Exterior Renovations and Site Improvements	3/22/2019	4/2/2019
Development Services	RFQ	Master Developer for Victoria Commons Sites including Artisan Park Townhomes Phase II B	3/26/2019	4/16/2019
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
Public Housing	IFB	Remodel of Vacant Units for ConnectHome Computer Lab and Offices	1/17/2019	Board Meeting 4/4/2019
Beacon Communities	IFB	Swimming Pool Maintenance and Repair for Various Beacon Communities	2/15/2019	
Construction Services	IFB	Fair Avenue Apartments Fire Protection Improvements	2/19/2019	
Innovative Technology	QQ	System Administrator Services	3/11/2019	Negotiation Due Diligence Procurement Evaluation
Beacon Communities	IFB	Swimming Pool Water Quality Maintenance Equipment for Beacon Communities	3/19/2019	
Development Services	QQ	Demolition of 1535 and 1533 Hays Street	3/22/2019	
Public Housing	RFI	Public Housing Inspection Software	3/22/2019	
Future Solicitations				
Assisted Housing Programs		Rent Reasonableness Software	April 2019	
Beacon Communities		Work Order Request Center and Answering Services for Beacon Communities	April 2019	
		Pecan Hill Tree Removal and Sanitary Sewer Retrofit	April 2019	
Communications and Public Affairs		Public Relations Consulting Services	May 2019	
		Printing and Publication Services	May 2019	
		Media Monitoring Services	May 2019	
Construction Services		Natural Gas Systems Operator Qualified Training	April 2019	
		Generator Maintenance and Repair Services	May 2019	
		Rehabilitation of Seven Offline Burn Units at Cassiano Homes	May 2019	
		Roof Replacement at Alazan Community Office Building	May 2019	
DSNR		Mirasol Properties - Security Cameras and Monitoring	May 2019	
		Demolition Services for Infill Properties	May 2019	
		Development Partners for SAHA Projects - Pool	May 2019	
Innovative Technology		Oracle America, Inc. (JD Edwards)	July 2019	
		Emphasys Software	August 2019	
Procurement and General Services		Records Storage Services - State of Texas Contract	April 2019	
		Third Party Fleet Maintenance Services	April 2019	
Public Housing		Products and Related Services for Surveillance, Security and Monitoring (DIR) - Agency Wide	April 2019	
		Biohazard Clean Up Services - Agency Wide	April 2019	
		Towing Services - Agency Wide	April 2019	
		Vending Machine Concessions - Agency Wide	April 2019	
		Collection Services - Agency Wide	May 2019	
		Tree Trimming Services - Agency Wide	May 2019	
Risk Management		Insurance Broker of Record Property Casualty and Workers Compensation	April 2019	

Informal Awards Up to \$50,000

SAHA Department	Solicitation Name	Vendor	Amount	Date
Public Housing	Library Floor Tile Installation at Fair Avenue	R&J Muniz Remodeling	\$2,829.15	2/22/2019
Public Housing	Door Replacement at Blanco	A&S Landscaping	\$7,800.00	2/22/2019
Public Housing	Aluminum Screen Panels for Cassiano Homes	Olney Sales	\$7,716.00	2/25/2019
Federal Housing Programs	Docking Stations	Dell Marketing	\$6,520.16	2/28/2019
Public Housing	Chiller Repair at Villa Hermosa	Carrier Corporation	\$24,396.33	2/28/2019
Public Housing	Removal and Replacement of Sheetrock in Water Heater Closets	AC Plumbing Services	\$26,465.00	3/5/2019
Assisted Housing Programs	Mail Inserter	Pitney Bowes, Inc.	\$10,150.00	3/8/2019
Beacon Communities	Appliance Rental	Appliance Warehouse of America	\$849.93	3/14/2019
Human Resources	Human Resources Management Consulting Services	Teachout and Associates	\$18,000.00	3/15/2019

PRESIDENT'S REPORT

Annual Rib Cook-Off

The 3rd Annual Rib Cook-off is scheduled for Friday, March 29, 2019, at the SAHA Park from 11:30 a.m. to 1:00 p.m. The event is open to all SAHA employees and supports the Education Investment Foundation (EIF). Teams of four will be formed to compete for the best tasting ribs! Employees can support the Education Investment Foundation by signing up for a cooking team or by signing up to taste the different rib entries. EIF provides scholarships for students residing in SAHA programs.

St. John's Square Apartments Clear Hurdle

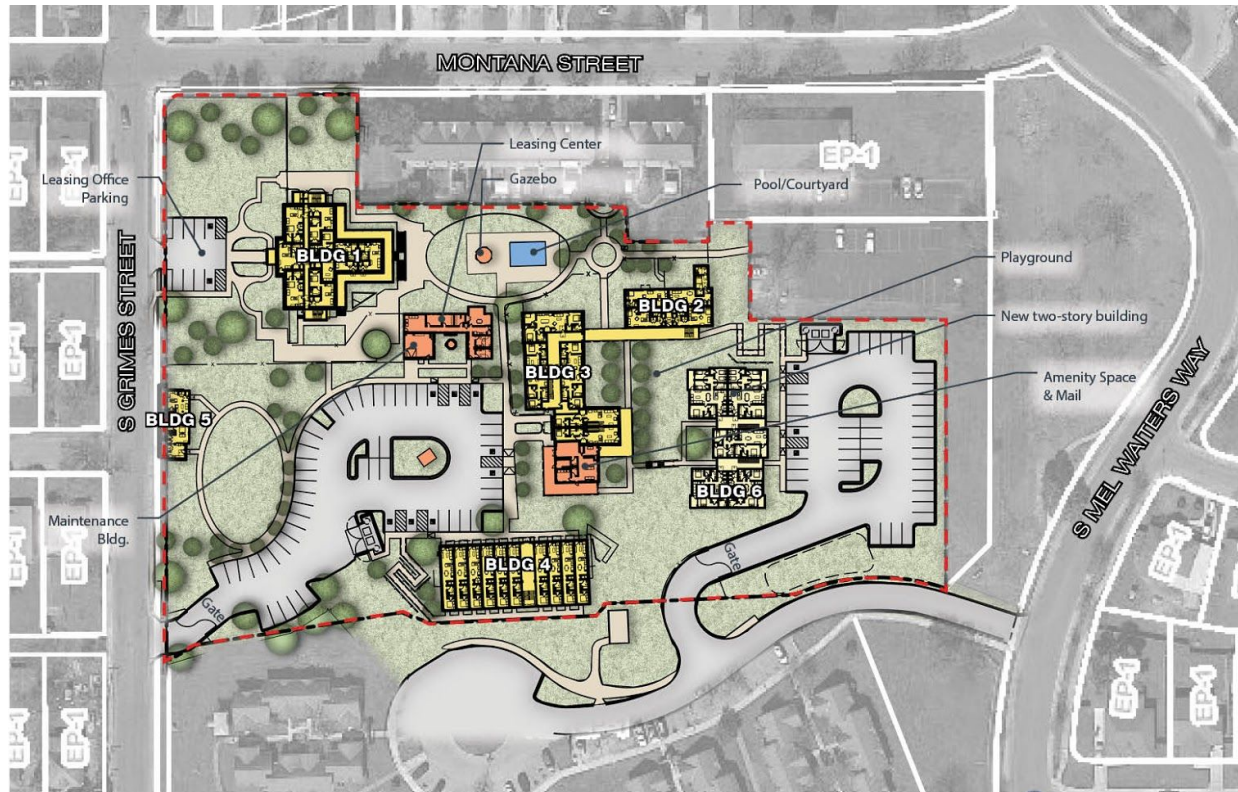
The City of San Antonio's Historic Design and Review Commission has provided initial approval for a proposed eight-story apartment complex at La Villita Historic Arts Village located at the southeastern corner of Nueva and St. Mary's Street. The new development, St. John's Square, will include 250 apartments, an eight-floor parking garage and about 10,000 square feet of ground-floor retail. The developer, Weal Development, plans to break ground by the end of the year. Because at least twenty percent of the units will be set aside for affordable housing, SAHA has partnered with Weal Development to provide tax-exempt bonds along with state housing tax credits to finance the project.



Photos Courtesy of Mark Odom Architects

Our Lady of Charity Redevelopment Plan

On March 19, 2019, the San Antonio Housing Authority introduced the redevelopment plan for “Our Lady of Charity” which will transform the Convent, B and C buildings, the carriage house and the former Miller Child Development buildings into affordable housing. SAHA, along with its partners (Franklin Companies and Alamo Architects), provided the community preliminary proposed site plans, historical buildings to be preserved, unit availability based on annual median income, site amenities and a project timeline.



Buildings to be preserved:

Historic Building 1 - Chapel



Historic Building 2



Building 3



Historic Building 4



Historic Building 5 - Carriage House



Fair Avenue Goes Digital

Six residents living at Fair Avenue Apartments were celebrated by Older Adults Technology Services (OATS) for completing the 10-course technology track Senior Planet, a program designed to assist seniors to engage and become comfortable with technology. Throughout the course, the residents registered for an email address, learned about online banking, cyber security and more. OATS awarded each resident with a completion certificate and provided light refreshments for the residents.



Youth Financial Literacy Fair

Families from the Alazan-Apache Communities enjoyed fun-filled activities during their spring break. The Community Initiatives Department, along with several partners, held a Youth Financial Literacy Fair on March 11, 2019, to engage youth and equip them with basic financial literacy.

