



# SPECIAL BOARD MEETING



**AUG. 15  
2019**



**SAHA** | SAN ANTONIO  
HOUSING AUTHORITY  
Opportunity Lives Here






---

**BOARD OF COMMISSIONERS**

Morris A. Stribling, DPM  
Chairman

Jessica Weaver  
Vice Chair

Charles Clack  
Commissioner

Jo-Anne Kaplan  
Commissioner

Sofia A. Lopez  
Commissioner

Marie R. McClure  
Commissioner

---

**PRESIDENT & CEO**

David Nisivoccia

---

## SAN ANTONIO HOUSING AUTHORITY

### \*\*SPECIAL BOARD MEETING

**818 S. Flores St., San Antonio, TX 78204**

**2:00 p.m., Thursday, August 15, 2019**

The Board of Commissioners will convene for a Special Board meeting, at the San Antonio Housing Authority, located at 818 N. Flores, San Antonio, TX, 78204, for discussion on the following matters:

#### MEETING CALLED TO ORDER

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

#### OPERATIONS

2. Consideration and appropriate action regarding Resolution 5962, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project (Timothy E. Alcott, Real Estate and Legal Services Officer)
3. Consideration and appropriate action regarding Resolution 5949, authorizing the selection of Catellus Development Corporation as Master Developer for the remaining Victoria Commons sites; authorizing the President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
4. Consideration and appropriate action regarding Resolution 5961, approving the renewal of the Emphasys Computer Solutions annual maintenance and support agreement for an amount not to exceed \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)
5. Consideration and appropriate action regarding Resolution 5951, authorizing the award of an agency wide contract for automatic gate maintenance, repair, and replacement services to Gate Services & Supply, LLC for an annual amount not to exceed \$52,000.00 for year one, \$57,000.00 for year two

and year three, \$59,000.00 for year four, and \$61,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)

6. Consideration and appropriate action regarding Resolution 5960, authorizing the award of an Agency Wide contract for biohazard cleanup services to the Trinidad Group dba BioTechs (ESBE, HABE, MBE, SBE, WBE) for an annual amount not to exceed \$80,000.00 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; Brandee Perez, Director of Federal Housing Programs)
7. Hold a Public Hearing and consideration and appropriate action regarding Resolution 5959, approving Moving to Work Flexibilities for VASH Program (Brandee Perez, Director of Federal Housing Programs)

### **CHOICE NEIGHBORHOOD**

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

### **INDIVIDUAL ITEMS FOR CONSIDERATION**

9. Update and discussion regarding the Federal Housing Quarterly Report (Brandee Perez, Director of Federal Housing Programs)
10. Update and discussion regarding the Beacon Communities Capital Update (Kristi Baird, Director of Beacon Communities)
11. \*Closed Session:

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

Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion of Alazan Lofts

#### **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).

- Fair Avenue Apartments Update

### **12. Adjournment**

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

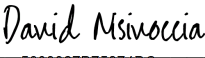
\*\*Note: If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full Board, unless the full Board is present.

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

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



**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****BOARD OF COMMISSIONERS  
Special Board Meeting****RESOLUTION 5962, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING OF THE TAMPICO APARTMENTS PROJECT**

DocuSigned by:  
  
3609927B75274DC...  
**David Nisivoccia**  
President and CEO

DocuSigned by:  
  
B75AC7309C8B466...  
**Timothy E. Alcott**  
Real Estate and Legal Services Officer

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5962, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project.

**FINANCIAL IMPACT:**

None at this time. By authorizing SAHA staff to submit applications early for the aforementioned project, SAHA increases its chance to obtain the volume cap to complete the project and benefit from additional revenue.

**SUMMARY:**

In October 2017, the Board of Commissioners approved to induce this project. Due to the time delay, SAHA is required to re-induce this project. Since the project was initially induced in 2017, the project was designed and a cost estimate indicated there was a gap in the financing. Interest rate reductions and increases in tax credit rents have eliminated that gap and the project can now be financed without any investment by SAHA.

The project consists of 200 multi-family units, approximately 124 of which will be made available to families whose average income is 60% of the area median income and will be rent restricted to Texas Department of Housing and Community Affairs (TDHCA) rents. Approximately 76 of the units will be market rate units.

This project must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. SAHA will be applying for volume cap for the Tampico Apartments, which will not be awarded until the end of the year, if any volume cap is available. Certain state agencies have the right to use available volume cap before local agencies and last year, they used almost all of the volume cap and only seven local agency projects received volume cap. Volume cap available to local agencies is awarded on a first come, first served basis, according to when the application is submitted. Therefore, it is imperative to submit the application as soon as possible. SAHA must also apply for the tax credits with the Texas Department of Housing and Community Development. Accordingly, Staff is requesting that the



**SAN ANTONIO HOUSING AUTHORITY**

**August 15, 2019**

Board authorize this action, so that SAHA may begin the process, but SAHA is ***not asking to specifically approve or be bound to this project. This is a non-binding Resolution.*** This will enable us to move forward, make an application for volume cap and tax credits and begin to coordinate the financing and negotiate the specific terms of the deal, which will be brought back for Board approval.

In this transaction, Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

The attached Resolution authorizes Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve the inducement Resolution for the project.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENT:**

Resolution 5962

Tampico Apartments Map and Concept

**San Antonio Housing Authority  
Resolution 5962**

**RESOLUTION 5962, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING OF THE TAMPICO APARTMENTS PROJECT**

**WHEREAS**, one of the San Antonio Housing Authority's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, a principal financing mechanism for new affordable housing is the 4% low income housing tax credit; and

**WHEREAS**, SAHA induced this project in 2017, and needs to authorize the re-inducement for 2020; and

**WHEREAS**, it is necessary to obtain volume cap allocations for tax-exempt bonds and applications for tax credits for the project; and

**WHEREAS**, it is proposed that Las Varas Public Facility Corporation (LVPFC) apply for volume cap allocation for the project; and

**WHEREAS**, it is proposed that the San Antonio Housing Facility Corporation (SAHFC) create a limited liability company to serve as the general partner of the partnership, which will own the tax credit project; and

**WHEREAS**, LVPFC and SAHFC will pass resolutions to re-induce these projects, authorizing the applications needed to finance this project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

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

- 1) Approves Resolution 5962, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project.
- 2) Approves Resolution 19LVPFC-08-15, authorizing the Las Varas Public Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project.
- 3) Approves Resolution 19FAC-08-15, authorizing the San Antonio Housing Facility Corporation to approve an inducement Resolution for the proposed tax credit and tax exempt bond financing of the Tampico Apartments project.
- 4) Authorizes the President and CEO, or designee, to execute all necessary documents associated therewith.

**Passed and approved the 5th day of September 2019.**

---

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

**Attested and approved as to form:**

---

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





S. PECOS LA TRINIDAD



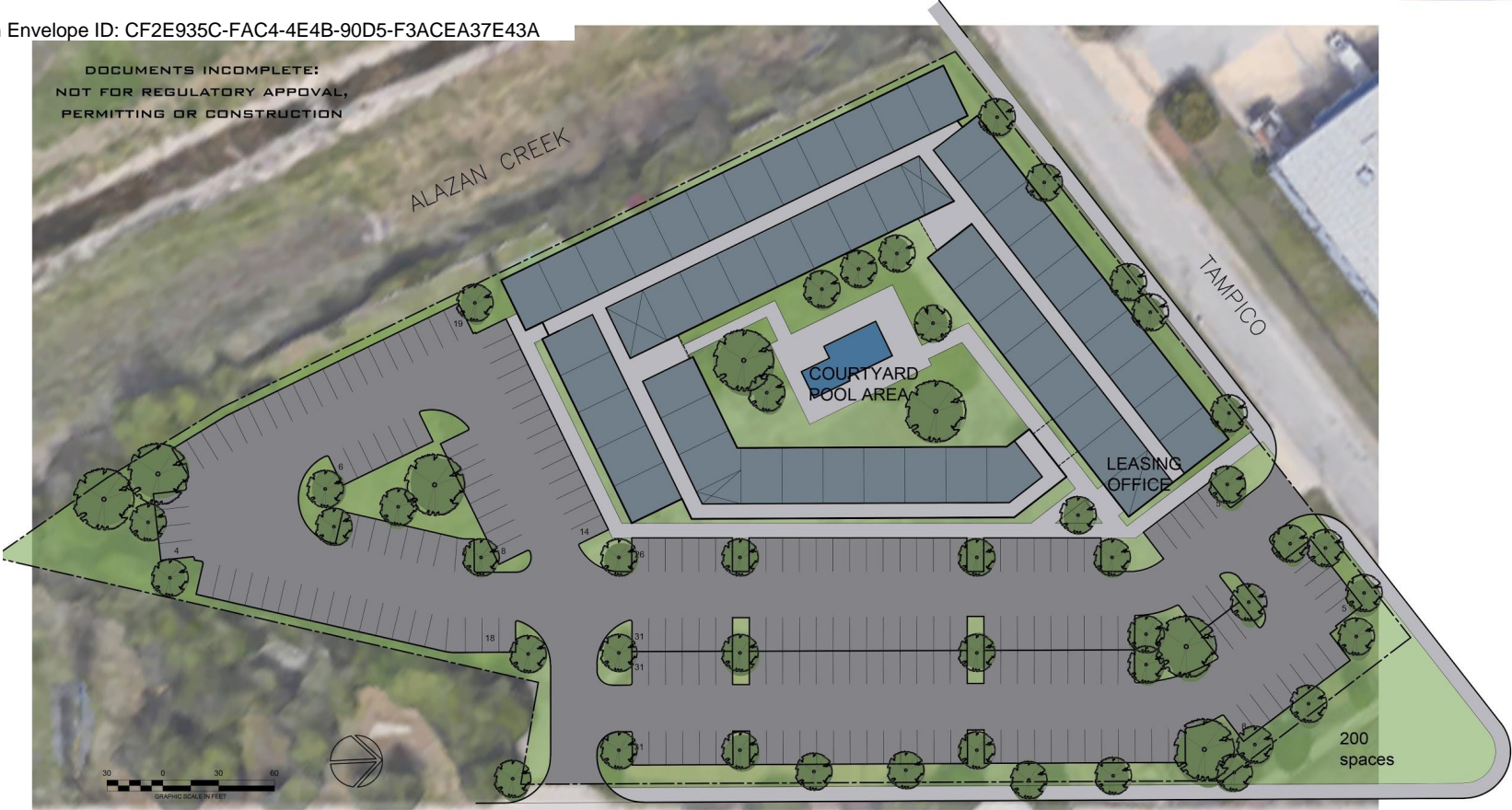
## TAMPICO APARTMENTS - TEST FIT/CONCEPT

Page 8 of 126

JANUARY 2019

GRG

architecture



S. PECOS LA TRINIDAD



TAMPICO APARTMENTS - TEST FIT/CONCEPT  
4 LEVEL - 200 UNITS

Page 9 of 126

MAY 2018





**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****BOARD OF COMMISSIONERS  
Special Board Meeting**

**RESOLUTION 5949, AUTHORIZING THE SELECTION OF CATELLUS DEVELOPMENT CORPORATION AS MASTER DEVELOPER FOR THE REMAINING VICTORIA COMMONS SITES; AUTHORIZING THE PRESIDENT AND CEO AND HIS DESIGNATED STAFF TO NEGOTIATE AND EXECUTE DEVELOPMENT AGREEMENTS AS NEEDED, TO SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES REQUIRED; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ALL OTHER MATTERS IN CONNECTION HEREWITH**

DocuSigned by:

*David Nisivoccia*

5609927B75274DC...

**David Nisivoccia**  
President and CEO

DocuSigned by:

*Steven Morando*

5AC93CF03F5A42Z...

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

DocuSigned by:

*Lorraine Robles*

7BEB7A256030420...

**Lorraine Robles**  
Director of Development  
Services and Neighborhood  
Revitalization

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5949, authorizing the selection of Catellus Development Corporation as Master Developer for the remaining Victoria Commons sites; authorizing the President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith.

**FINANCIAL IMPACT:**

The Board of Commissioners will have the opportunity to review the proposed master plan for the properties and the recommended financial structure for each project at future Board meetings.

**SUMMARY:**

The San Antonio Housing Authority (SAHA) began the redevelopment of the Victoria Commons area through a Department of Housing and Urban Development HOPE VI grant. The completed phases consist of Refugio Apartments, Artisan Park Townhomes Phase IIA, Hemisview Village and Leigh Street Homes. The agency will start construction on its 100 Labor project by the end of 2019, which will add an additional 220 multi-family units to this community.

Victoria Commons still has an additional 100 lots on 8.4 adjacent acres, which were prepared with streets and utilities for Artisan Park Townhomes Phase IIB, but the additional development was put on hold, due to the economic downturn in 2008.

Now, with the demand for market rate, for-sale housing in the downtown area increasing, SAHA had several studies conducted on all of the undeveloped areas of Victoria Commons, to include not only the development of the 8.4 acres of townhome lots, but also the potential reconfiguration of one or both of the two stormwater retention sites and the renovation or



**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

replacement of the former SAHA Administration Building to allow for additional residential or light commercial uses.

The outcomes of the studies included different development options that would maximize the income and reduce the time needed for build-out. One of those options was to sell the property for market-rate townhomes and use the revenue to support SAHA's affordable housing projects.

In order to gauge interest from master developers, SAHA utilized a multiple-step process to select the master development firm for the Victoria Commons sites. On March 18, 2019, SAHA issued a "Request For Qualifications (RFQ) #1903-909-57-4899 for Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB," which closed on April 16, 2019. The RFQ required the firms to clearly articulate and demonstrate previous experience and qualifications relative to the implementation of programs of similar or larger scale, cost and complexity. Respondents were also asked to demonstrate how past experiences and relationships have enabled them to successfully undertake similarly complex development efforts to include predevelopment, development, sale or lease up and occupancy.

The solicitation was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, various other venues and was directly solicited to fifty developers.

A total of five proposals were received in response to the solicitation: Atlantic Pacific Communities, Catellus Development Corporation, Dwell Dominion Group, Franklin Development Properties (WBE), and RedLeaf Partners, LLC. All proposals were evaluated based on the master development firm's qualifications, capacity, and financial capabilities.

The evaluation team then short-listed the top ranked respondents: Atlantic Pacific Communities, Catellus Development Corporation, and RedLeaf Partners, LLC. On May 10, 2019, they were provided "Request For Proposal (RFP) #1903-909-57-4899, Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB", that closed on June 13, 2019.

Two proposals were received in response to the RFP from Catellus Development Corporation and RedLeaf Partners, LLC. Both proposals were evaluated on the following criteria: master development firm's qualifications, proposed development plan, preliminary business plan, and the strength of the developers' Section 3 and SWMBE plans. Additionally, SAHA conducted interviews with both developers on June 24 and 25, 2019.

Based on the above, Catellus Development Corporation is the highest rated proposer and was chosen for negotiation on the terms of the development plan. Their response to the RFQ and RFP highlighted their extensive experience with the master development of mixed-use communities and their ability to work with a public entity to produce a financially successful project. Their interview further demonstrated a deep understanding of the potential financing strategies that might be utilized to provide SAHA a solid return on investment, while completing the Victoria Commons development in a way that both complements the current neighborhood and addresses neighborhood concerns.

Catellus Development Corporation was founded in 1984, and is headquartered in Oakland, California, with field office locations in Tempe, Arizona; Newport Beach, California; and Austin, Texas. They are a nationally recognized master developer with extensive experience in

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

master-planned residential communities, business parks and mixed-use urban redevelopments in high-growth metropolitan areas nationwide. This developer works with cities, governmental entities, corporations and other organizations to plan and revitalize land through public/private partnerships executing large-scale, mixed-use developments involving a variety of product types and tenants, multiple stakeholders, complicated regulatory environments, and challenging construction conditions, i.e., hazardous materials, unstable geotechnical conditions, etc. Their project list includes, but is not limited to, Mueller, a 700-acre mixed-use development in Austin, Texas; Alameda Landing, a 213-acre former Navy site in Alameda, California; Mission Bay, a 303-acre waterfront development in San Francisco, California; Traer Creek, a 120-acre mixed-use development with primarily residential in Hercules, California; and Serrano, a 3,500 mixed-use development with primarily residential in Sacramento, California.

Planning, financial analysis, negotiation and contract development will be led by Timothy E. Alcott, Real Estate and Legal Services Officer, and Lorraine Robles, Director of Development Services and Neighborhood Revitalization (DSNR), with input from other senior staff. Linda Deatrick, a contract staff member of DSNR, will manage the project. The Procurement Department will ensure the Section 3 Compliance reports are submitted on a monthly basis, monitor compliance with the SWMBE good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist the department in the contract renewal or new solicitation process.

**STRATEGIC GOAL**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5949

Map

Presentation

Scoring Matrix

Advertisement List

**San Antonio Housing Authority  
Resolution 5949**

**RESOLUTION 5949, AUTHORIZING THE SELECTION OF CATELLUS DEVELOPMENT CORPORATION AS MASTER DEVELOPER FOR THE REMAINING VICTORIA COMMONS SITES; AUTHORIZING THE PRESIDENT AND CEO AND HIS DESIGNATED STAFF TO NEGOTIATE AND EXECUTE DEVELOPMENT AGREEMENTS AS NEEDED, TO SUBMIT APPLICATIONS FOR FINANCING; CREATE ANY LEGAL ENTITIES REQUIRED; EXECUTE CONTRACTS FOR CONVEYANCE OF LAND; RETAIN LEGAL COUNSEL; AND ALL OTHER MATTERS IN CONNECTION HEREWITH**

**WHEREAS**, SAHA utilized a multiple-step process to select the master development firm for the Victoria Commons sites. On March 18, 2019, SAHA issued a “Request For Qualifications (RFQ) #1903-909-57-4899 for Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB”, which closed on April 16, 2019. A total of five proposals were received in response to the solicitation. The evaluation team then short-listed the top ranked respondents. On May 10, 2019, they were provided “Request For Proposal (RFP) #1903-909-57-4899, Master Developer for Victoria Commons Sites, including Artisan Park Townhomes Phase IIB”, that closed on June 13, 2019. Two proposals were received in response to the RFP; and

**WHEREAS**, Catellus Development Corporation is the highest rated proposer and was chosen for negotiation of the terms of the development plan; and

**WHEREAS**, the Board will have the opportunity to review the proposed master plan for the properties and the recommended financial structure for each project at future Board meetings; 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 5949, authorizing the selection of Catellus Development Corporation as Master Developer for the remaining Victoria Commons sites; the President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 5th day of September 2019.**

---

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

**Attested and approved as to form:**

---

**David Nisivoccia**  
President and CEO



# VICTORIA COMMONS OVERVIEW

1



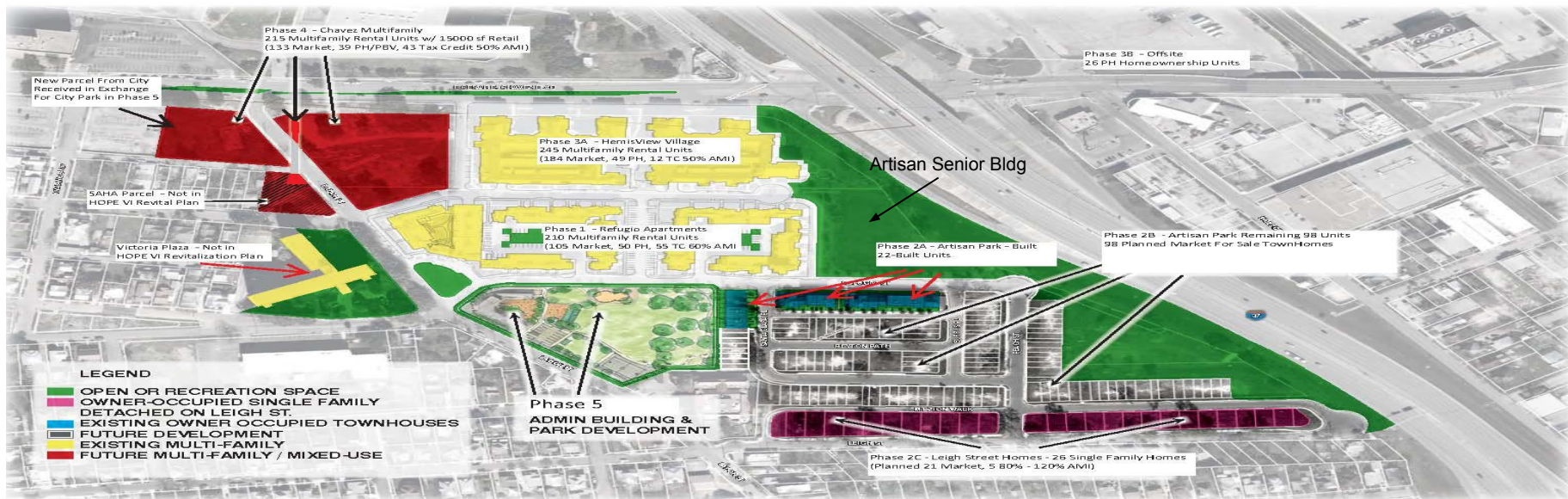
OPPORTUNITY **LIVES HERE**  
**@HousingSAT**

Page 14 of 126

# VICTORIA COMMONS OVERVIEW

2

## Proposed Victoria Commons Master Plan



VICTORIA COMMONS | MASTER PLAN UPDATE

SAN ANTONIO, TX

JUNE 2014

OPPORTUNITY **LIVES HERE**

@HousingSAT

Page 15 of 126



**SAHA** SAN ANTONIO  
HOUSING AUTHORITY  
Opportunity Lives Here



# VICTORIA COMMONS

Special Board Meeting

August 15, 2019



# VICTORIA COURTS

- **36-acre site**
- **660 units of Public Housing units built in 1941**
- **Located downtown and just south of Hemisfair Park**

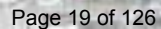


# VICTORIA COURTS REDEVELOPMENT

- HUD approved demolition in 1996
- Demolition, funded by Hope VI Demolition Grant Award was completed in 2001
- Redevelopment was funded by \$18.7M HOPE VI Grant awarded in 2003







# VICTORIA COMMONS MIXED INCOME



**Phase I**  
**Refugio Place Apartments**  
210 units  
105 PH and affordable  
105 market



**Phase IIIB**  
26 Off Site single family assistance

**Phase IIIA**  
**HemisView Village**  
**Apartments**  
245 units  
61 PH and affordable  
184 market



# VICTORIA COMMONS MIXED INCOME



**100 Labor - Mixed-Use and Mixed-Income - 220 units**

# ARTISAN PARK TOWNHOMES - PHASE IIA

## Phase IIA

- 22 units built by SAHA in 2007
- 16 units sold at market rate
- 6 units marketed as affordable: < 80% AMI
- HUD approved sale of remaining affordable town homes lots at market rate in 2015





# VICTORIA COMMONS MASTER DEVELOPER





# ARTISAN PARK TOWNHOMES - PHASE IIB

## Phase IIB

- 98 lots platted, with streets & utilities installed
- HUD approved sale of lots at market rate in 2016
- Affordable units not planned in Phase IIB because they were not financially successful for low income buyers in Phase IIA



# STORMWATER DRAINAGE PONDS

## Option A

### Reclaim north pond

Expand south pond to accommodate capacity of north pond

Reclaim 1.5 acres

## Option B

### Reclaim south pond

Expand north pond to accommodate capacity of south pond

Reclaim 1.8 acres



# VICTORIA COMMONS

Phase	PH Rental Units	LIHTC Rental Units	Market-Rate Rental Units	Affordable Homeownership Units	Market-Rate Homeownership Units	Totals
I	50	55	105			210
IIA					22	22
IIB					98	98
IIC				5	21	26
IIIA	49	12	184			245
IIIB				26		26
IV	39	43	133			215
<b>Totals</b>	<b>138</b>	<b>110</b>	<b>422</b>	<b>31</b>	<b>141</b>	<b>842</b>

When all phases are completed under the HUD approved revised revitalization plan the above chart indicates the quantity of mixed income households that will reside at the various properties.



# QUESTIONS?

<b>Scoring Matrix - RFQ</b> <b>Master Developer Victoria Commons Sites including Artisan Townhomes</b> <b>1903-909-57-4899</b>						
Criterion Description	Max Points Weight	Catellus Development Corporation	Atlantic Pacific Communities	RedLeaf Partners, LLC	Dwell Dominion Group	Franklin Development Properties
<b>Master Development Firm's Qualifications:</b>	1-5 60%					
<b>Rater 1</b>		5.00	5.00	5.00	4.00	2.00
<b>Rater 2</b>		5.00	5.00	4.00	3.00	2.00
<b>Rater 3</b>		5.00	5.00	5.00	3.00	2.00
<b>Total Score</b>		15.00	15.00	14.00	10.00	6.00
<b>Average Score</b>		5.00	5.00	4.67	3.33	2.00
<b>Weighted Score</b>		3.00	3.00	2.80	2.00	1.20
<b>Capacity:</b>	1-5 30%					
<b>Rater 1</b>		5.00	4.00	5.00	4.00	3.00
<b>Rater 2</b>		5.00	5.00	4.00	3.00	4.00
<b>Rater 3</b>		5.00	5.00	5.00	3.00	3.00
<b>Total Score</b>		15.00	14.00	14.00	10.00	10.00
<b>Average Score</b>		5.00	4.67	4.67	3.33	3.33
<b>Weighted Score</b>		1.50	1.40	1.40	1.00	1.00
<b>Respondent Experience:</b>	1-5 10%					
<b>Rater 1</b>		5.00	4.00	5.00	4.00	3.00
<b>Rater 2</b>		5.00	5.00	3.00	3.00	4.00
<b>Rater 3</b>		5.00	5.00	4.00	3.00	3.00
<b>Total Score</b>		15.00	14.00	12.00	10.00	10.00
<b>Average Score</b>		5.00	4.67	4.00	3.33	3.33
<b>Weighted Score</b>		0.50	0.47	0.40	0.33	0.33
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#						
Category I: As detailed in Attachment D	5 (.25)					
Category II: As detailed in Attachment D	4 (.2)					
Category III: As detailed in Attachment D	3 (.15)					
Category IV: As detailed in Attachment D	2 (.1)					
<b>Total Weighted Score</b>		5.00	4.87	4.60	3.33	2.53

**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

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

**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

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



**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

Associations /Vendors	Contact Name	Email	Notes
No Section 3 Developers on	list	No Section 3 Developers on	
ABB Realty, Llc	William Aiyeojenku	willa@abbrealty.com	
CMC Development & Const	Christian Crenshaw	ccrenshaw@cmccorp.us	
Goodson Price Properties	Phillip Gutierrez	phillip@heroeslodge.org	
MONSOON REALTY LLC	Alisha Melvin	info@monsoonrealestate.com	
Sullivan Land Services, Ltd.	Patrick Puckly,	ppuckly@sullivaninterests.com	
Haydon Building Corp	Fritz Behrhorst	fbehrhorst@haydonbc.com	
CMC Commercial Realty Group		info@cmcrealty.com	
First Industrial Realty Group		info@firstindustrial.com	
Franklin Development	Ryan Wilson	ryan@franklindev.net	
Broadway Developments LTD	Web Site		
Live Oak Gottesman		general@liveoak.com	
Carleton Residential Properties		info@carletonrp.com	
Bakke Development		info@bakkedevcorp.com	
HomeSpring Realty Partners	Michael Hogan	mhogan@hoganre.com	
NRP Group LLC	Beth Barker Diane Guerrero Robert Theis	BBarker@nrpgroup.com dguerrero@nrpgroup.com RThies@nrpgroup.com	
McCormack Barron Salazar	Louis Barnardy Monique Chavoya	Louis.Bernardy@mccormackbaron.com monique.chavoya@mccormackbaron.com	
Hunt Companies	Brenda Christman	brenda.christman@huntcompanies.com	
Pinnacle Housing	Megan De Luna Mitch Friedman Lisa Stephens	megan@pinnaclehousing.com mitch@pinnaclehousing.com lisa@pinnaclehousing.com	
Industrial Realty Grp	Tom Messmer Onno Steger	tmessmer@industrialrealtygroup.com osteger@industrialrealtygroup.com	
Laramar		inquiries@laramargroup.com	
Oaktree Development		inquiry@oakdev.com	
GID Development	James Linsey Robert Tullis	jlinsey@gid.com rtullis@gid.com	
Tucker development		info@tuckerdevelopment.com	
Trammell Crow	Adam Nims	anim@trammellcrow.com	
Ryan Companies	Hunter Barrier David Knoll	hunter.barrier@ryancompanies.com david.knoll@ryancompanies.com	
McAlister Development Co.	Merritt Owings Anna Rogers	mowings@mcalistdevelopment.com arogers@mcalistdevelopment.com	
Paladino		info@paladinoandco.com	
Flaherty & Collins		INFO@FLCO.COM	
HKS	Mike Nicolaus	mnicolaus@hksinc.com	
Michael Wibracht		michael@210dg.com	
Casey Development	Darren Casey		
Amtex Development	Sheri Wilhelm	swilhelm@amcalhousing.com	

**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

Associations /Vendors	Contact Name	Email	Notes
Amcal Housing	Mark Morgan	mmorgan@amcalhousing.com	
210 Development Group	Holly Thoman David Richardson	holly@210dg.com david@210dg.com	
YNDO Com Real State		steve@yndoco.com	
Koontz Corporation		marketing@koontzcorp.com	
GFR Development	Adam Schiller Mark Granados	schiller@gfrdevelopment.com granados@gfrdevelopment.com	
Birnbaum	Mike Birnbaum Greg Mann	mbirnbaum@birnbaumproperty.com gmann@birnbaumproperty.com	
Xylon Development		Contact@xylondevelopment.com	
Fulcrum development		fulcrum@fulcrumsa.com	
Christman		webmaster@christmanco.com	
Fallon Company		info@falloncompany.com	
Ryan	Jeff Smith	jeff.smith@ryancompanies.com	
McShane Development Co.	Kenneth Kristofek	kkristofek@conorcommercial.com	
KDC	Marc Flores	marc.flores@kdc.com	
Marque Real Estate Conslts	Daniela Medina	daniela@marqueconsultants.com	
Vesta Corporation	Kyle Ramsey	KRamsey@vestacorp.com	
Itex Development	Kenny Baugh Bobken Simonians	kenny.baugh@itexgrp.com bobken.simonians@itexgrp.com	
Lynd Company	Michael Lynd	mlynd@lyndworld.com	Not Found
Redleaf Properties	Rob Shands Matt Whelan	rshands@redleaf-properties.com mwhelan@redleaf-properties.com	
AREA Real Estate	Davis Adelman	davida@areatx.com	
Catellus Development Corp	Greg Weaver	gweaver@Catellus.com	
SAC Advisors	Ed Cross	ecross@sacadvisors.com	
	Tim Cone	timothycone@gmail.com	
ULI San Antonio	Janis Ploetz	Janis.Ploetz@uli.org	
David Weekly Homes	Ian Dietrich	IDietrich@dwhomes.com	
Terramark Homes	Charles Turner John Cooley	cturner@terramarktx.com jcooley@terramarktx.com	
AIA Houston	Rusty Bienvenue Jennifer Ward	rusty@aiahouston.org jennifer@aiahouston.org	
ULI Austin	Pauletter Gibbins	paulette.gibbins@uli.org austin@uli.org	
ULI Houston	David Kim	david.kim@uli.org houston@uli.org	
AIA Austin	Ingrid Spencer Julia Brown	ingrid@aiaaustin.org julia@aiaaustin.org	
AIA San Antonio	Belinda	belinda@aiaaustin.org	
Presidium	Tiger Smith	tsmith@presidiumre.com	
Overland Partners	Madison Smith Rick Archer	mas@overlandpartners.com rma@overlandpartners.com	
Big Red Dog Engineering	Russell Yeager	russell.yeager@bigreddog.com	
	Irby Hightower	irby@alamoarchitects.com	

**Advertisement List**  
**Solicitation # 1903-909-57-4899**  
**Master Developer Victoria Commons Sites**

Associations /Vendors	Contact Name	Email	Notes
Alamo Architects	Jim Bailey	jim@alamoarchitects.com	
Pape Dawson	Tom Carter	tcarter@pape-dawson.com	
Dorado Development Co	David Cummings	david@doradodev.com	
Foster CM Group	Paul Foster	fostercmg@fostercmggroup.com	
Brownstone Group	Steadman Grisby Andrew Leslie	steadman@thebrownstonegroup.net andrew@thebrownstonegroup.net	Not Found
Dinerstein Companies	Brian Dinerstein	Brian.Dinerstein@tdc-properties.com	

**Advertisement List**  
**Solicitation # 1905-909-57-4919**  
**RFP Master Developer Victoria Commons Sites**

***Send Only to those selected for the shortlist, delete all others***

Catellus Development Corporation	Gregory Weaver	gweaver@catellus.com	
<del>Dwell Dominion Group PSW</del>	<del>Peggy Brimhall</del>	<del>peggy@getfigurd.com</del>	Not short listed
<del>Franklin Development Properties</del>	<del>Ryan Wilson</del>	<del>ryan@franklinddev.net</del>	Not short listed
Atlantic Pacific Communities	Randy Weisburd	dwilson@apcompanies.com	
RedLeaf Partners	John M Whelan	mwhelan@redleaf-properties.com	

<b>Scoring Matrix-Post Interviews</b> <b>Master Developer Victoria Commons Sites Including Artisan Town Homes Phase IIB</b> <b>1904-909-57-4919</b>			
Criterion Description	Max Points Weight	Catellus Development Corp.	Red Leaf Properties
<b><u>Master Development Team Members Qualifications</u></b>	1-5 10%		
<b><u>Rater 1</u></b>		5.00	4.00
<b><u>Rater 2</u></b>		5.00	5.00
<b><u>Rater 3</u></b>		5.00	3.00
<b><u>Total Score</u></b>		15.00	12.00
<b><u>Average Score</u></b>		5.00	4.00
<b><u>Weighted Score</u></b>		0.50	0.40
<b><u>Proposed Development Plan</u></b>	1-5 40%		
<b><u>Rater 1</u></b>		5.00	3.00
<b><u>Rater 2</u></b>		5.00	4.00
<b><u>Rater 3</u></b>		5.00	3.00
<b><u>Total Score</u></b>		15.00	10.00
<b><u>Average Score</u></b>		5.00	3.33
<b><u>Weighted Score</u></b>		2.00	1.33
<b><u>Preliminary Business Plan</u></b>	1-5 40%		
<b><u>Rater 1</u></b>		4.50	3.50
<b><u>Rater 2</u></b>		4.50	4.50
<b><u>Rater 3</u></b>		5.00	3.00
<b><u>Total Score</u></b>		14.00	11.00
<b><u>Average Score</u></b>		4.67	3.67
<b><u>Weighted Score</u></b>		1.87	1.47
<b><u>Strength of the Section 3 plan:</u></b>	1-5 5%		
<b><u>Rater 1</u></b>		3.00	3.00
<b><u>Rater 2</u></b>		3.00	3.00
<b><u>Rater 3</u></b>		3.00	3.00
<b><u>Total Score</u></b>		9.00	9.00
<b><u>Average Score</u></b>		3.00	3.00
<b><u>Weighted Score</u></b>		0.15	0.15
<b><u>Strength of the S/W/M/BE plan:</u></b>	1-5 5%		
<b><u>Rater 1</u></b>		3.00	3.00
<b><u>Rater 2</u></b>		3.00	3.00
<b><u>Rater 3</u></b>		3.00	3.00
<b><u>Total Score</u></b>		9.00	9.00
<b><u>Average Score</u></b>		3.00	3.00
<b><u>Weighted Score</u></b>		0.15	0.15
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.			
<b>Category I:</b>	5 (.25)		
<b>Category II:</b>	4 (.2)		
<b>Category III:</b>	3 (.15)		
<b>Category IV:</b>	2/.1		
<b>Tota Weighted Score</b>		4.67	3.50



**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****BOARD OF COMMISSIONERS  
Special Board Meeting**

**RESOLUTION 5961, APPROVING THE RENEWAL OF THE EMPHASYS COMPUTER SOLUTIONS ANNUAL MAINTENANCE AND SUPPORT AGREEMENT FOR AN AMOUNT NOT TO EXCEED \$156,693.00 FOR YEAR ONE, \$164,527.65 FOR YEAR TWO, \$172,754.03 FOR YEAR THREE, \$181,391.73 FOR YEAR FOUR, AND \$190,461.32 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR, WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
*David Nisivoccia*

5009927B75274DC...  
**David Nisivoccia**  
President and CEO

DocuSigned by:  
*Steven Morando*

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

DocuSigned by:  
*Jo Ana Alvarado*

4248C33558E34F7...  
**Jo Ana Alvarado**  
Director of Innovative  
Technology

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5961, approving the renewal of the Emphasys Computer Solutions annual maintenance and support agreement for an amount not to exceed \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for the Emphasys Computer Solutions annual maintenance and support agreement is not expected to exceed the amount of \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms. We have allowed for an escalation for the annual maintenance and software support that is capped at five percent. This service will be funded through the approved operating budgets and/or reserves.

**SUMMARY:**

SAHA requires the ongoing services of Emphasys Computer Solutions for SAHA's Federal Housing Programs. The Emphasys Computer Solution "Elite" is currently the software being utilized to manage a variety of specialized functions within both the Assisted Housing and Public Housing operations, to include client management data information, landlord accounts, rent collections, landlord payments, unit occupancy data, and HUD reporting.

The continued proprietary software and maintenance will keep SAHA updated with the latest emerging technology for housing authorities, by providing updates to software modules with changing HUD regulations and the latest technological advances for various business functions.

Emphasys features technology databases with robust architecture built to manage extensive client data and specializes in software that is designed for large housing authorities that authorize vouchers of 12,000 or more. Other competitive companies have not demonstrated specialized

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

experience in this niche and have not proven to support this type of robust technological architecture needed to remain customizable to meet SAHA operations.

On January 12, 2006, SAHA's Board of Commissioners granted approval for staff to negotiate and enter into a contract with Emphasys for the purchase of software. The original agreement included provisions for an annual software support contract that includes updates, upgrades and maintenance to be provided by the software vendor. Software licenses are proprietary, thus the annual contract for support is a sole source procurement. We were granted approval by SAHA's Board of Commissioners on September 3, 2009, and November 6, 2014, to renew the software support contract with Emphasys Computer Solutions. Each approval was for a period of one year with the option to renew up to four additional one-year terms.

The contract is nearing its final date under the November 6, 2014, Board approved term; therefore, we are requesting approval that the Board reconfirm our authority to continue participating in the annual software support agreement with Emphasys Computer Solutions, for an additional term of one year with the option to renew up to four additional one-year terms. The continued software support and maintenance will keep SAHA updated with the latest emerging technology for managing our Assisted Housing and Public Housing Programs.

**STRATEGIC GOAL:**

Transfer core operations to be a high performing and financially strong operation.

**ATTACHMENT:**

Resolution 5961

**San Antonio Housing Authority  
Resolution 5961**

**RESOLUTION 5961, APPROVING THE RENEWAL OF THE EMPHASYS COMPUTER SOLUTIONS ANNUAL MAINTENANCE AND SUPPORT AGREEMENT FOR AN AMOUNT NOT TO EXCEED \$156,693.00 FOR YEAR ONE, \$164,527.65 FOR YEAR TWO, \$172,754.03 FOR YEAR THREE, \$181,391.73 FOR YEAR FOUR, AND \$190,461.32 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR, WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on January 12, 2006, SAHA's Board of Commissioners granted approval for staff to negotiate and enter into a contract with Emphasys for the purchase of software. The original agreement included provisions for an annual software support contract that includes updates, upgrades and maintenance to be provided by the software vendor; and

**WHEREAS**, SAHA was granted approval by the Board of Commissioners on September 3, 2009, and November 6, 2014, to renew the software support contract with Oracle America (J.D. Edwards); and

**WHEREAS**, SAHA is requesting approval that the Board reconfirm staff's authority to continue participating in the annual software support agreement with Emphasys Computer Solutions; and

**WHEREAS**, the current award recommendation for the Emphasys Computer Solutions annual maintenance and support agreement is not expected to exceed the amount of \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms. Staff has allowed for an escalation for the annual maintenance and software support that is capped at five percent. This service will be funded through the operating budgets and/or 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 5961, approving the renewal of the Emphasys Computer Solutions annual maintenance and support agreement for an amount not to exceed \$156,693.00 for year one, \$164,527.65 for year two, \$172,754.03 for year three, \$181,391.73 for year four, and \$190,461.32 for year five; for a period of one year, with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 5th day of September 2019.**

---

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

**Attested and approved as to form:**

---

**David Nisivoccia**  
President and CEO

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****BOARD OF COMMISSIONERS  
Special Board Meeting**

**RESOLUTION 5951, AUTHORIZING THE AWARD OF AN AGENCY WIDE CONTRACT FOR AUTOMATIC GATE MAINTENANCE, REPAIR, AND REPLACEMENT SERVICES TO GATE SERVICES & SUPPLY, LLC FOR AN ANNUAL AMOUNT NOT TO EXCEED \$52,000.00 FOR YEAR ONE, \$57,000.00 FOR YEAR TWO AND YEAR THREE, \$59,000.00 FOR YEAR FOUR, AND \$61,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:

*David Nisivoccia*

5609927B75274DC...

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

DocuSigned by:

*Steven Morando*

5AC93CF03F5A422...

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

DocuSigned by:

*Brandee R. Perez*

B60757B8288642A...

**Brandee Perez****Director of Federal Housing  
Programs****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5951, authorizing the award of an agency wide contract for automatic gate maintenance, repair, and replacement services to Gate Services & Supply, LLC for an annual amount not to exceed \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for the automatic gate maintenance, repair, and replacement services is not expected to exceed an amount of \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five. This service will be funded by the operating budgets and/or available reserves.

**SUMMARY:**

SAHA currently has automatic gates at various properties to include Beacon Communities. Their operating types include single and dual, powered by electric, chain driven, cable drive, on rollers, swing, sliding, barrier arms, hydraulic bollards, loops, and are not limited to other mechanisms. Annual, semi-annual or quarterly preventative maintenance, repair, and replacement services are required by the Agency to ensure the automatic gates are in proper working order.

On May 10, 2019, SAHA issued an Invitation For Bids (IFB) #1905-936-37-4921 for Automatic Gate Maintenance, Repair, and Replacement Agency Wide that closed on June 7, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to thirty-nine vendors. A total of three bids were received in response to this solicitation: DH Pace Door Services dba Door Control Services, Inc., Gate Services & Supply, LLC, and H1 Contracting, LLC (ESBE, HABE, MBE, SBE). All 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, 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, SAHA is recommending contract award to Gate Services & Supply, LLC. They are the lowest responsive and responsible bidder.



**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

Gate Services & Supply LLC was established in 2006, and is headquartered in San Antonio, Texas. They service Austin, Corpus Christi, San Antonio, and all surrounding areas. This vendor offers services to include installation and service of gate and access control systems for commercial automatic gates, residential driveway gates, and high security gates; preventative maintenance programs; welding of gates and fence repairs; transmitters, cards and fobs; and saw cutting services to include either asphalt or concrete to provide pathways for electrical, landscaping or plumbing work. Additionally, services are available 24 hours a day, 365 days a year. This vendor has received prior awards from SAHA for automatic gate maintenance and or repair services. Their client list includes Tartan Construction, CIA Services, Fencecrete, San Miguel Apartments, and CMG Management. Gate Services & Supply's Section 3 Good Faith Effort Plan includes hiring one individual in the officer/manager category and one individual in the laborer unskilled category.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5951

Bid Tabulation

**San Antonio Housing Authority  
Resolution 5951**

**RESOLUTION 5951, AUTHORIZING THE AWARD OF AN AGENCY WIDE CONTRACT FOR AUTOMATIC GATE MAINTENANCE, REPAIR, AND REPLACEMENT SERVICES TO GATE SERVICES & SUPPLY, LLC FOR AN ANNUAL AMOUNT NOT TO EXCEED \$52,000.00 FOR YEAR ONE, \$57,000.00 FOR YEAR TWO AND YEAR THREE, \$59,000.00 FOR YEAR FOUR, AND \$61,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on May 10, 2019, SAHA issued an Invitation For Bids (IFB) #1905-936-37-4921 for Automatic Gate Maintenance, Repair, and Replacement Agency Wide that closed on June 7, 2019; and

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

**WHEREAS**, Gate Services & Supply, LLC is being recommended for contract award. They are the lowest responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for automatic gate maintenance, repair, and replacement services is not expected to exceed an amount of \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five. This service will be funded by the 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 5951, authorizing the award of an agency wide contract for automatic gate maintenance, repair, and replacement services to Gate Services & Supply, LLC for an annual amount not to exceed \$52,000.00 for year one, \$57,000.00 for year two and year three, \$59,000.00 for year four, and \$61,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 5th day of September 2019.**

---

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

**Attested and approved as to form:**

---

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

**Bid Tabulation: Automatic Gate Maintenance, Repair, and Replacement Agency Wide**

1905-936-37-4921

Preventative Maintenance- Section 1				Gate Services and Supply, LLC		DH Pace Door Services		H1 Contracting	
Item No	Item Description	Gate Type	UOM/EA	Cost		Cost		Cost	
1	PM for 1st Gate per location	Single Gate	1	\$55.00		\$180.00		\$480.00	
2		Double Gate	1	\$65.00		\$250.00		\$580.00	
3	PM for Additional per Location	Single Gate	1	\$75.00		\$140.00		\$225.00	
4		Double Gate	1	\$85.00		\$210.00		\$340.00	
Gate Operator Installation- Section 2				No. Current Gates	Model No.	UOM	Unit Price w/ Discount	% Discount	Unit Price w/ Discount
5	Gate Operator Installation - Apollo		EA	1	7251	EA	\$2,081.63	17%	\$1,890.00
6	Gate Operator Installation - Door King		EA	1	6100	EA	\$2,804.00	15%	\$2,003.00
6.1	Gate Operator Installation - Door King		EA	10	9150	EA	\$3,094.00	15%	\$2,670.00
6.2	Gate Operator Installation - Door King		EA	8	9100	EA	\$2,890.00	15%	\$2,160.00
7	Gate Operator Installation - Eagle Access		EA	1	Eagle 2000 - FSF	EA	\$2,525.00	16%	\$1,750.00
8	Gate Operator Installation - Elite		EA	1	SL3000UL3	EA	\$3,489.00	14%	\$2,670.00
8.1	Gate Operator Installation - Elite		EA	2	SL - 3000	EA	\$3,489.00	14%	\$2,670.00
8.2	Gate Operator Installation - Elite		EA	1	SL3000UL	EA	\$3,489.00	14%	\$2,670.00
9	Gate Operator Installation - Lift Master		EA	1	CSW-200 UL 8	EA	\$3,598.00	14%	\$2,670.00
									\$1,880.00
Repairs- Section 3				Service Type	UOM/HR	Cost		Cost	
11	On-Site Labor Rate - Normal Hours - First 1/2 Hour		0.5	Routine		\$49.25		\$179.00	
12			0.5	Urgent		n/a		\$269.00	
13	On-Site Labor Rate - Normal Hours - Per Hour		1	Routine		\$98.50		\$140.00	
14			1	Urgent		\$150.00		\$230.00	
15	On-Site Labor Rate - After Hours - First 1/2 Hour		0.5	Routine		n/a		\$320.00	
16			0.5	Urgent		n/a		\$400.00	
17	On-Site Labor Rate - After Hours - Per Hour		1	Routine		n/a		\$300.00	
18			1	Urgent		\$250.00		\$240.00	
Incremental Time Costs									
19	Normal / After Hours are billable in 15-minute increments based on hourly price, after first 1/2 hr?					NO		\$35/15min	\$75/15 min
Cost plus Markup - Section 4				Item Description		Discount (%)		Discount (%)	
20	Markup for Accessories from Cost					14-17%		15%	50%
MSRP Component Minus Discount - Section 5				*Item Description	Qty	MSRP Price	Extended Price	MSRP Price	Extended Price
21	4602-018 Control Board		1			\$782.00	\$664.70	\$764.71	\$650.00
22	6 in Guide Roller Assembly - Single		1			\$35.71	\$30.35	\$33.53	\$28.50
23	Chain Idler Assembly		1			\$20.22	\$17.19	\$150.85	\$128.22
24	2600-442 #40 Chain Nickle Plated, 20ft.		1			\$45.00	\$45.00	\$289.01	\$245.70
25	2600-271 Chain Stop		1			\$30.12	\$25.60	\$43.70	\$37.15
Total of Extended Pricing							\$782.84		1089.57
Total Evaluated Annual Cost w/o Labor							\$29,979.41		\$35,064.84

Notes: \*Door King 9150 parts



## Advertisement List

Solicitation # 1905-936-37-4921

Automatic Gate Maintenance, Repair, and Replacement Agency Wide  
4/29/2019

Entity	Contact Name	Email	Contact N
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aia.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
CDC News		plans@cdcnews.com	
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries of San Antonio	Angélique De Oliveira	<a href="mailto:adeoliveira@goodwillsa.org">adeoliveira@goodwillsa.org</a>	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	David Petersen	<a href="mailto:dpetersen@sachamber.org">dpetersen@sachamber.org</a>	
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 # 1905-936-37-4921

Automatic Gate Maintenance, Repair, and Replacement Agency Wide  
4/29/2019

Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr.	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
	<b>HUBS on CMBL</b>		
PRO SECURITY GROUP, INC.	Denise E. Nicholson	denise@prosecuritygroup.com	254-753-7766
BAYTECH SUPPLY INC	Bonnie YABLONSKI	baytincorp@aol.com	210-828-3100
CDI VENTURES, INC.	Robert Livar	robert@cdi-tech.net	210-488-9066
SEC-OPS, INC.	Robert Lott	robert@secopsinc.com	361-299-6767
	<b>Section 3 Bidders</b>		
No Section 3 vendors			



## Advertisement List

Solicitation # 1905-936-37-4921

Automatic Gate Maintenance, Repair, and Replacement Agency Wide  
4/29/2019

	Direct Solicits		
Texas Gate Repair		mlear@texasgaterepair.com	210-762-6900
Fusion 13		info@ironfencesa.com	(210) 887-4086
SA Quality Fence & Welding	ATTN: Gate Dept.	sales@saqualityfence.com	210-545-6767
Buzz County Wide Fence	Larry Thomas	larryt.kt@gmail.com drew.thomas@att.net	210-545-0012
JP Doors and Gates		service@jpdoorsandgates.com	(830) 624-0405
Fences of Texas		info@moellerranch.com	830-609-1108
AAA Fence Pros		Info@AAAFencePros.com	210-573-6839
de la Garza Fence Company, Inc.		Nick@delagarzafence.com Barbara@delagarzafence.com Mark@delagarzafence.com	210-674-8302
Automatic Gate Services		mlear@texasgaterepair.com	
Gate Services		gateservices@sbcglobal.net	210-867-5451
Door Control Services	James Hall Steve Sweeney	Ssweeney@doorcontrolservices.com Scottl.Davis@dhpac.com	888-833-7857
Advanced Door Control		bmaze@advanceddoorcontrol.com	
Universal Door Control	Dawn Abbot	dabbott@doorcontrolservices.com	830-216-4358
Miner Central Texas	Chris Galvan	salesadminmct@minercorp.com	210-655-8600
United Door Service		ernie@uniteddoorservices.com	
Champion Lock & Safe		rene@championlock.com	
TexDoor Limited		mthompson@tex-door.com	
Automatic Gates Cameras and More		service@sagates.com	<b>210-499-1202</b>
Advan-Edge	Pedro Vargas	petervargas@att.net	210.846.1842
All Pro General Construction	Raul Scott	rs@allprogenconst.com	210.627.2563
Allbrite Constructors of Texas	Patrick yates	jan@allbriteconstruction.com	210.490.6495
All Area Overhead Doors		allen@aaodoors.com	(512) 945-6638
Ariva Contracting	Adan Silva	adan@arivacontracting.com	210.253.0976
McFarland & McFarland Const.	James McFarland	mcfarland958@gmail.com	210.609.7959
Applied Network Security LLC	Samuel Yamthe	styamthe@appliednetworksecurity.com	512.490.1572
Luis Door 7 Closer Service	Luis Estrada	luisdoors1329@sbcglobal.net	512.785.6054
Access & Control, LLC	Jeffrey S. Weimer	jeff@accesscontrol-houston.com	832.744.8388
Advanced Lock Solutions Inc.	Troy/Angie	advancedlock@yahoo.com	512.933.0300
Access Controls		accesscontrols@austin.rr.com	(512) 264-0360
Design Security Controls, LTD.	Rick Johnson	rjohnson@design-security.com	713.464.8407
In Line Fence		INFO@INLINEFENCETX.NET	(830) 428-2660
Pro-Tech Automatic Gates		stevestonept@gmail.com	(210) 635-8011
Poutra Enterprises Inc.		poutra@stic.net	
San Antonio Garage Door & Gate		service@sanantoniogaragedoorandgate.com	(210) 610-2085
South Texas Gate Company			(210) 849-2849
Precision Auto Gates		Info@precisionautogates.com	210-844-0409

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****BOARD OF COMMISSIONERS  
Special Board Meeting****RESOLUTION 5960, AUTHORIZING THE AWARD OF AN AGENCY WIDE CONTRACT FOR BIOHAZARD CLEANUP SERVICES TO THE TRINIDAD GROUP DBA BIOTECHS (ESBE, HABE, MBE, SBE, WBE) FOR AN ANNUAL AMOUNT NOT TO EXCEED \$80,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:

*David Nisivoccia*

3609927B73274DC...

**David Nisivoccia  
President and CEO**

DocuSigned by:

*Steven Morando*

5AC93CF03F5A422...

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

DocuSigned by:

*Brandee R. Perez*

B60757B8288642A...

**Brandee Perez  
Director of Federal Housing  
Programs****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 5960, authorizing the award of an Agency Wide contract for biohazard cleanup services to the Trinidad Group dba BioTechs (ESBE, HABE, MBE, SBE, WBE) for an annual amount not to exceed \$80,000.00 for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for biohazard clean up services is not expected to exceed an annual amount of \$80,000.00 and will be funded through the operating budget and/or available reserves.

**SUMMARY:**

SAHA requires the services of a vendor to perform biohazard clean up services on an as needed basis, agency wide to include Beacon Communities. The vendor shall be responsible for cleanup, disinfecting, decontaminating, deodorizing, sanitizing, and transport of biohazard waste materials, such as blood and bodily fluids to an appropriate treatment, storage or disposal facility. Disposal of all waste collected must be picked up by a licensed medical waste carrier of contaminated items and be incinerated. All work shall be performed in accordance with all Federal (United States Environmental Protection Agency, United States Department of Transportation, and Occupational Health and Safety Administration), State and local laws and regulations. Also covered under this award is waste that is not categorized as biohazard or regulated, such as hoarded items, that SAHA determines is in its best interest to dispose of under the terms of this Agreement.

On June 6, 2019, SAHA issued an Invitation For Bids (IFB) #1903-926-45-4907 for Biohazard Cleanup Services that closed on July 9, 2019. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to forty-one contractors. A total of two bids were received in response to this solicitation: Emergency Cleaning Solutions (HUB) and The Trinidad Group, LLC dba BioTechs (ESBE, HABE, MBE, SBE, 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, extent to which the goods or services meet SAHA's needs, and total long term cost. Based on the above, we are recommending contract award to The Trinidad Group, LLC dba Bio Techs.

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

They are the lowest responsive and responsible bidder.

The Trinidad Group, LLC dba Bio Techs was established in 2002, and is headquartered in San Antonio, Texas, with field office locations in Dallas and Houston, Texas. They have been certified by the South Central Texas Regional Certification Agency as an ESBE, HABE, MBE, SBE, WBE. This company specializes in decontamination services for residential, commercial and vehicular environments. Over the past twenty years they have assisted communities with clean up services to include crime scene, death, industrial accident, vehicle accident, animal waste, chemical spill, and hoarding. BioTechs is currently under contract with SAHA to provide biohazard clean up services. Their client list includes Bexar County Housing Authority, San Antonio Police Department, Bexar County Sheriff Fleet, Elmendorf Police Department, Olmos Police Department, Live Oak Police Department, the Texas Commission on Environmental Quality, Sutherland Springs Church, Alamodome, USAA, Wendy's, Las Palapas. Wellington Estates, and The Gallery Apartments. Their Section 3 Good Faith Effort Plan includes hiring one individual in the office/clerical category and two individuals in the laborers (unskilled) category.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 5960

Bid Tabulation

Advertisement List

**San Antonio Housing Authority  
Resolution 5960**

**RESOLUTION 5960, AUTHORIZING THE AWARD OF AN AGENCY WIDE CONTRACT FOR BIOHAZARD CLEANUP SERVICES TO THE TRINIDAD GROUP DBA BIOTECHS (ESBE, HABE, MBE, SBE, WBE) FOR AN ANNUAL AMOUNT NOT TO EXCEED \$80,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on June 6, 2019, SAHA issued an Invitation For Bids (IFB) #1903-926-45-4907 for Biohazard Cleanup Services that closed on July 9, 2019; and

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

**WHEREAS**, we are recommending contract award to the Trinidad Group, LLC dba BioTechs. They are the lowest responsive and responsible bidder; and

**WHEREAS**, the current award recommendation for biohazard clean up services is not expected to exceed an annual amount of \$80,000.00 and will be funded through the 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 5960, authorizing the award of an Agency Wide contract for biohazard cleanup services to the Trinidad Group dba BioTechs (ESBE, HABE, MBE, SBE, WBE) for an annual amount not to exceed \$80,000.00 for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 5th day of September 2019.**

---

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

**Attested and approved as to form:**

---

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



**Bid Tabulation**  
**Biohazard Cleanup Services**  
**1903-926-45-4907**

Personnel	Quantity (20 avg per year@ 8 hours)	The Trinidad Group, LLC dba BioTechs		Emergency Cleaning Solutions	
		Cost per hour (normal hours)	Cost per hour (after hours)	Cost per hour (normal hours)	Cost per hour (after hours)
Supervisor	160	\$ 113.00	\$ 127.00	\$ 130.00	\$ 140.00
		\$ 18,080.00	\$ 20,320.00	\$ 20,800.00	\$ 22,400.00
Technician	160	\$ 88.00	\$ 99.00	\$ 105.00	\$ 115.00
		\$ 14,080.00	\$ 15,840.00	\$ 16,800.00	\$ 18,400.00
Laborer	160	\$ 18.00	\$ 18.00	\$ 25.00	\$ 27.00
		\$ 2,880.00	\$ 2,880.00	\$ 4,000.00	\$ 4,320.00
<b>Total</b>		<b>\$ 35,040.00</b>	<b>\$ 39,040.00</b>	<b>\$ 41,600.00</b>	<b>\$ 45,120.00</b>



**Advertisement List**  
**Solicitation # 1903-926-45-4907**  
**Biohazard Cleanup Services**

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

**Advertisement List**  
**Solicitation # 1903-926-45-4907**  
**Biohazard Cleanup Services**

Plumbing Heating Cooling Contractors Association	Heidi Timble	<a href="mailto:Heidi@phcc-sanantonio.org">Heidi@phcc-sanantonio.org</a>	
Professional Engineers in Private Practice	Diane Hoskins	<a href="mailto:bexarpepp@sbcglobal.net">bexarpepp@sbcglobal.net</a>	
Real Estate Council of San Antonio	Martha Mangum	<a href="mailto:martham@recsanantonio.com">martham@recsanantonio.com</a>	
SAABE	Melodie	<a href="mailto:mg.assoc.mgmt@gmail.com">mg.assoc.mgmt@gmail.com</a>	
San Antonio Board of Realtors	Suzanne	<a href="mailto:Suzanne@sabor.com">Suzanne@sabor.com</a>	
SA Chapter of the Associated General Contractors	Dana Marsh	<a href="mailto:sanantonioagc@gmail.com">sanantonioagc@gmail.com</a>	
San Antonio Hispanic Chamber of Commerce	Dave Peterson Brianna Dimas	<a href="mailto:dpetersen@sachamber.org">dpetersen@sachamber.org</a> <a href="mailto:briannad@sahcc.org">briannad@sahcc.org</a>	
San Antonio Masonry Contractors Association	Debbie Mason	<a href="mailto:thesamca@gmail.com">thesamca@gmail.com</a>	
San Antonio Women's Chamber of Commerce	Cindy Libera	<a href="mailto:admin@sawomenschamber.org">admin@sawomenschamber.org</a>	
SmartApartmentData.com		<a href="mailto:constructionadmin@smartlocating.com">constructionadmin@smartlocating.com</a>	
South Central Regional Certification Agency	Charles Johnson	<a href="mailto:cjohnson@sctrca.org">cjohnson@sctrca.org</a>	
South San Antonio Chamber of Commerce	Al Arreola Jr	<a href="mailto:al@southsa.org">al@southsa.org</a>	
Southwest Minority Supplier Diversity Council	Robert Casas	<a href="mailto:smsdc@smsdc.org">smsdc@smsdc.org</a> <a href="mailto:carol@smsdc.org">carol@smsdc.org</a> <a href="mailto:gabrielle@smsdc.org">gabrielle@smsdc.org</a>	
Surety Association of South Texas, Inc.	Jim Swindle	<a href="mailto:jim@alamobonds.com">jim@alamobonds.com</a>	
Texas Society of Professional Engineers	Laura Campa	<a href="mailto:jennifer@tspe.org">jennifer@tspe.org</a>	
TIBH Industries	Robert Olivo	<a href="mailto:robertolivo@tibh.org">robertolivo@tibh.org</a>	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	<a href="mailto:orestes.hubbard@utsa.edu">orestes.hubbard@utsa.edu</a> <a href="mailto:jennifer.mort@utsa.edu">jennifer.mort@utsa.edu</a> <a href="mailto:Jacqueline.Jackson@utsa.edu">Jacqueline.Jackson@utsa.edu</a>	
UTSA Procurement Technical Assistance Center	Terri Williams	<a href="mailto:ptac@utsa.edu">ptac@utsa.edu</a>	
West San Antonio Chamber of Commerce	Julie Jimenez	<a href="mailto:info@westsachamber.org">info@westsachamber.org</a> <a href="mailto:julie@westsachamber.org">julie@westsachamber.org</a>	
Women's Business Enterprise NAHRO	Avery Smith	<a href="mailto:bids@wbea-texas.org">bids@wbea-texas.org</a>	
Public Purchase	Web Site	<a href="http://nahro.economicengine.com">http://nahro.economicengine.com</a> <a href="mailto:support@internationaleprocurement.com">support@internationaleprocurement.com</a>	
Texas ESBD	Web Site	<a href="http://www.publicpurchase.com">www.publicpurchase.com</a>	
North San Antonio Chamber of Commerce	Web Site	<a href="https://portal.cpa.state.tx.us/">https://portal.cpa.state.tx.us/</a> <a href="mailto:info@northsachamber.com">info@northsachamber.com</a>	
<b>Direct Solicits as of 11/15/18</b>			
	<b>HUBS on CMBL</b>		
ALAMO 1	President/Joseph Salas	<a href="mailto:frontdesk@alamo1.com">frontdesk@alamo1.com</a>	210-404-1220



**Advertisement List**  
**Solicitation # 1903-926-45-4907**  
**Biohazard Cleanup Services**

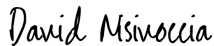
ALL BUSINESS MACHINES, INC.	Mackenzie Evers	<a href="mailto:sales@attainit.net">sales@attainit.net</a>	512-298-4665
ARMSTRONG FORENSIC LABORATORY, INC.	Ben Armstrong	<a href="mailto:aflab@aflab.com">aflab@aflab.com</a>	817-275-2691
BORDER DEMOLITION AND	BONNIE SOLIS	<a href="mailto:bonniesol@borderdemo-enviro.com">bonniesol@borderdemo-enviro.com</a>	915-860-8855
CACTUS ABATEMENT & DEMOLITION, LLC	Nelda Hall	<a href="mailto:office@cactusabatement.net">office@cactusabatement.net</a>	817-491-4791
CHEMSOL SERVICES INC.	MELISSA MARTINEZ	<a href="mailto:robinodom@chemsolservices.com">robinodom@chemsolservices.com</a>	956-440-7408
DOBRO SERVICES, LIMITED LIABILITY	Manager/Kelly Hauck	<a href="mailto:lifeisgood@dobroservices.com">lifeisgood@dobroservices.com</a>	713-504-0668
EASTEX ENVIRONMENTAL LABORATORY, INC.	Susan Cogar-Daniels	<a href="mailto:sdaniels@eastex.net">sdaniels@eastex.net</a>	936-653-3249
GREEN PLANET INC	President/Virginia Belmore	<a href="mailto:Vbelmore@greenplanetinc.com">Vbelmore@greenplanetinc.com</a>	972-636-1515
HARRIS TRUCKING SERVICES	ANTHONY HARRIS	<a href="mailto:bdlmjz@aol.com">bdlmjz@aol.com</a>	903-738-4003
IKON ENVIRONMENTAL SOLUTIONS, LP	John Savage	<a href="mailto:jsavage@ikonenviro.com">jsavage@ikonenviro.com</a>	281-766-4566
INLAND ENVIRONMENTS, LTD.	VP/Jed A Landrey	<a href="mailto:lori@inlandenvironments.com">lori@inlandenvironments.com</a>	281-354-7500
INTERCON ENVIRONMENTAL, INC.	President / Karen Andrews	<a href="mailto:karen@intercon-environmental.com">karen@intercon-environmental.com</a>	817-477-9995
PACIFIC ENVIRONMENTAL GROUP, LLC	John Moala, Partner	<a href="mailto:lisia@pacific-environmental.com">lisia@pacific-environmental.com</a>	214-989-4044
PARKS CONVENIENT SOLUTIONS, LLC	George E Parks	<a href="mailto:pcsconvolutions@gmail.com">pcsconvolutions@gmail.com</a>	254-630-4107
PROTECT ENVIRONMENTAL SERVICES INC	Alicia Cameron	<a href="mailto:acameron@protectusa.net">acameron@protectusa.net</a>	817-589-9005
RNDI COMPANIES, INC.	DIANA I. CROSS	<a href="mailto:diana@rndicompanies.com">diana@rndicompanies.com</a>	214-771-3977
<b>Section 3 Bidders</b>			
Trauma & Hazmat Scene	Alena Gutierrez	<a href="mailto:traumaandhazmatss@hotmail.com">traumaandhazmatss@hotmail.com</a>	e-mail
Bio Tech	Audrey Trinidad	<a href="mailto:Biotechs11@gmail.com">Biotechs11@gmail.com</a> <a href="mailto:audrey@biotechsonline.com">audrey@biotechsonline.com</a>	e-mail
Paul Davis Restoration	Paul Davis	<a href="mailto:nstx@pdr-usa.net">nstx@pdr-usa.net</a>	e-mail
Aftermath, Inc.	Website	<a href="mailto:twhaley@aftermathinc.com">twhaley@aftermathinc.com</a>	e-mail
Crime Clean of Texas	Website	<a href="mailto:crimescenecleaning@gmail.com">crimescenecleaning@gmail.com</a> <a href="mailto:Charlie@crimecleanoftexas.com">Charlie@crimecleanoftexas.com</a>	e-mail
Texas Decon Environmental Services	Website	<a href="mailto:texasdecon@yahoo.com">texasdecon@yahoo.com</a>	e-mail
SERVPRO	Website	<a href="mailto:servpro8639@gmail.com">servpro8639@gmail.com</a>	e-mail
Bio-One San Antonio	John Bland	<a href="mailto:jbland@bioonesa.com">jbland@bioonesa.com</a>	e-mail
CG Environmental	Website	<a href="mailto:Weston.lothringer@cleaningguys.com">Weston.lothringer@cleaningguys.com</a>	e-mail
Advanced Bio-Treatment	Website	<a href="mailto:jerry@advancedbio-treatment.com">jerry@advancedbio-treatment.com</a>	e-mail
ECS Emergency Cleaning Solutions	Website Christopher Brown	<a href="mailto:crimescenechris@yahoo.com">crimescenechris@yahoo.com</a> <a href="http://www.crimescenecleaning.co">www.crimescenecleaning.co</a>	210-764-6352 210-392-8891
All Nation Restoration	Website	<a href="mailto:info@AllNationRestoration.com">info@AllNationRestoration.com</a>	855-533-5663

**Advertisement List**  
**Solicitation # 1903-926-45-4907**  
**Biohazard Cleanup Services**

	Direct Solicits		
ALLIED INTERNATIONAL EMERGENCY, LLC	Ty McKee, Managing Partner	<a href="mailto:tmckee@aiemergency.com">tmckee@aiemergency.com</a>	817-595-0100
CORE PROJECTS GROUP LLC	Matthew White	<a href="mailto:mwhite@cnoperations.com">mwhite@cnoperations.com</a>	210-290-9624
FRONTIER K2	Rob Tellez	<a href="mailto:rob@kcdisposal.net">rob@kcdisposal.net</a>	361-289-5588
LONE STAR HAZMAT RESPONSE, LLC	Richard Lineus	<a href="mailto:richard@lonestarhazmat.com">richard@lonestarhazmat.com</a>	903-531-0000
NSSI	Brian Cole	<a href="mailto:bcole@nssienvrimental.com">bcole@nssienvrimental.com</a>	210-388-8155
PROGRESSIVE ENV SRVS INC DBA SWS ENV SRV	Sandy Johnson	<a href="mailto:sjohnson@swses.com">sjohnson@swses.com</a>	210-889-5634
REGULATED WASTE MANAGEMENT	Rolanda Parsons	<a href="mailto:regulatedwastemanagement@gmail.com">regulatedwastemanagement@gmail.com</a>	210-491-6500
SECUR LPT, LLC	Chad Runnion	<a href="mailto:chad.runnion@securllc.com">chad.runnion@securllc.com</a>	615-454-0461
TRADEBE ENVIRONMENTAL SERVICES, LLC	David Holmgreen	<a href="mailto:david.holmgreen@tradebe.com">david.holmgreen@tradebe.com</a>	800-388-7242
TRIDENT WASTE SERVICES	William Jewett	<a href="mailto:bill@tridentwaste.com">bill@tridentwaste.com</a>	830-837-3766
USFS	Barry Stem	<a href="mailto:barry.stem@usfsllc.com">barry.stem@usfsllc.com</a>	901-268-6314
VEOLIA ES TECHNICAL SOLUTIONS, LLC		<a href="mailto:customers.gulfcoast@veolia.com">customers.gulfcoast@veolia.com</a>	281-427-4099
WHOLE ENVIRONMENTAL	Owner/Brenda Keilers	<a href="mailto:Brenda@WholeEnvironmental.com">Brenda@WholeEnvironmental.com</a>	214-500-6338

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****BOARD OF COMMISSIONERS  
Special Board Meeting****RESOLUTION 5959, APPROVING MOVING TO WORK FLEXIBILITIES FOR VASH PROGRAM**

DocuSigned by:



5609927B75274DC...

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

DocuSigned by:



B60757B8288642A...

**Brandee Perez**  
**Director of Federal Housing Programs****REQUESTED ACTION:**

Hold a Public Hearing and consideration and appropriate action regarding Resolution 5959, approving Moving to Work Flexibilities for VASH Program.

**FINANCIAL IMPACT:**

There is no estimated financial impact.

**SUMMARY:**

On June 13, 2019, the U.S. Department of Housing and Urban Development (HUD) approved the San Antonio Housing Authority (SAHA) to extend approved Moving to Work (MTW) flexibilities for its HUD-Veterans Affairs Supportive Housing (VASH) participants.

The application of SAHA's MTW activities to these special vouchers would enable program administration to be more efficient for our agency and benefit participants by increasing housing opportunities and simplifying program processes.

The following sections provide a summary of SAHA's Housing Choice Voucher (HCV) Program MTW activities and their application to SAHA's VASH Program policies:

**FY2019-1: Local SAFMR Implementation**

As a local implementation of HUD's Small Area Fair Market Rents (SAFMRs), this activity is designed to increase housing choices for low-income families by creating local submarket payment standards that better reflect market conditions in different parts of San Antonio; thereby, making a larger number of San Antonio neighborhoods affordable for voucher households. The adoption of local submarket payment standards rather than HUD's SAFMRs will contribute to the affordability of housing opportunities in San Antonio for VASH participants.

**FY2019-2: Alternate Recertification Process**

This activity has two main components that are designed to streamline and simplify the recertification process for the Housing Choice Voucher (HCV) Program: (1) triennial recertifications for elderly/disabled households on a 100% fixed income and biennial recertifications for all other households, and (2) streamlined methods of income verification that allows SAHA to skip the third-party verification form and use oral third-party verification instead. Both components of this MTW activity would streamline the recertification process for our participants without compromising the nature of the special purpose. Although the recertification



**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

schedule for participants will move to either biennial or triennial schedules, SAHA will work with partner agencies to ensure participants are still receiving supportive services or receiving the offer of supportive services on a regular basis.

**FY2014-6: Rent Simplification**

This activity eliminates allowances and deductions and uses 27.5% of the monthly gross income to calculate rent. VASH participant rent is calculated according to Housing Choice Voucher (HCV) rules and regulations, so the simplified rent calculation would not stand in contrast of any VASH policies.

**FY2015-4: Simplified Utility Allowance Schedule**

This activity establishes a simplified utility allowance schedule for all bedroom sizes and benefits property owners and participants, who will have a more accurate understanding of the total gross rent that will be paid to the owner. The activity would not contradict the special program's rules and regulations, as they use utility allowance schedules based on current market consumption data and this MTW activity simplifies that data for use in program administration.

Upon approval of this resolution, the following language will be added to the FY2019-20 Administrative Plan to address implementation of MTW flexibilities to the VASH program:

**1.4.B Moving to Work Agreement and Activities**

\*\*\*

- (3) The MTW activities apply only to certain assisted housing programs administered by SAHA. All non-MTW programs are subject to normal program rules and regulations.
  - (a) SAHA's MTW programs include:
    - (i) HCV Program
    - (ii) Set Aside Homeless Voucher Program (SHVP)
    - (iii) Homeless Services Voucher (HSV) Program
    - (iv) 5-Year Mainstream Program
    - (v) Veterans Affairs Supportive Housing (VASH) Program
  - (b) SAHA's non-MTW programs include:
    - ~~(i) Veterans Affairs Supportive Housing (VASH) Program~~
    - (ii) Moderate-Rehabilitation (MOD) Program

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****16.2.B PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]**

\*\*\*

**(2) Small Area Fair Market Rents [FR Notice 11/16/16]**

- (a) In October 2017, HUD will publish Small Area FMRs for the San Antonio-Bexar County area for use in the administration of tenant-based assistance under the HCV program.
- (b) Small Area FMR areas refer to the U.S. Postal Service ZIP code areas within the San Antonio-Bexar County area.
- (c) SAHA must revise the payment standard amount no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range -- between 90 and 110 percent of the published FMR for each unit size.

~~(d) SAHA will apply HUD SAFMRs to the following non-MTW programs:~~  
~~(i) Veterans Affairs Support Housing (VASH) Program~~

- (e) SAHA will implement local submarket payment standards for MTW Housing Choice Voucher applicants and participants through a phase-in approach.
  - (i) Phase I will establish the local submarket payment standards through two (2) tiers. Phase I will be effective for vouchers issued October 1, 2018, or later and November recertifications.
  - (ii) Phase II will establish the local submarket payment standards through ten (10) tiers. Effective date of Phase II will be determined upon HUD approval of SAHA's MTW Plan.

The recommended policy will be effective for all new admissions and annual recertifications with an effective date of January 1, 2020, or later.

**STRATEGIC GOAL:**

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

**ATTACHMENT:**

Resolution 5959

Policy Change

**San Antonio Housing Authority  
Resolution 5959**

**RESOLUTION 5959, APPROVING MOVING TO WORK FLEXIBILITIES FOR VASH PROGRAM**

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) approved the San Antonio Housing Authority (SAHA) to extend approved Moving to Work (MTW) flexibilities for its HUD-Veterans Affairs Supportive Housing (VASH) participants; and

**WHEREAS**, the application of SAHA's MTW activities to these special vouchers would enable program administration to be more efficient for our agency and benefit participants by increasing housing opportunities and simplifying program processes; and

**WHEREAS**, SAHA staff request authorization to establish the following policy, which enables SAHA to texted MTW flexibilities to VASH Program participants:

**1.4.B Moving to Work Agreement and Activities**

\*\*\*

- (3) The MTW activities apply only to certain assisted housing programs administered by SAHA. All non-MTW programs are subject to normal program rules and regulations.
  - (a) SAHA's MTW programs include:
    - (i) HCV Program
    - (ii) Set Aside Homeless Voucher Program (SHVP)
    - (iii) Homeless Services Voucher (HSV) Program
    - (iv) 5-Year Mainstream Program
    - (v) Veterans Affairs Supportive Housing (VASH) Program
  - (b) SAHA's non-MTW programs include:
    - ~~(i) Veterans Affairs Supportive Housing (VASH) Program~~
    - (ii) Moderate-Rehabilitation (MOD) Program

**16.2.B PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]**

\*\*\*

- (2) Small Area Fair Market Rents [FR Notice 11/16/16]
  - (a) In October 2017, HUD will publish Small Area FMRs for the San Antonio-Bexar County area for use in the administration of tenant-based assistance under the HCV program.

- (b) Small Area FMR areas refer to the U.S. Postal Service ZIP code areas within the San Antonio-Bexar County area.
- (c) SAHA must revise the payment standard amount no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range -- between 90 and 110 percent of the published FMR for each unit size.

~~(d) SAHA will apply HUD SAFMRs to the following non-MTW programs:~~

~~(i) Veterans Affairs Support Housing (VASH) Program~~

(e) SAHA will implement local submarket payment standards for MTW Housing Choice Voucher applicants and participants through a phase-in approach.

(i) Phase I will establish the local submarket payment standards through two (2) tiers. Phase I will be effective for vouchers issued October 1, 2018 or later and November recertifications.

(ii) Phase II will establish the local submarket payment standards through ten (10) tiers. Effective date of Phase II will be determined upon HUD approval of SAHA's MTW Plan.

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

- 1) Resolution 5959, approving Moving to Work Flexibilities for VASH Program.
- 2) Approving the extension of MTW flexibilities to VASH participants for new admissions and annual recertifications with an effective date of January 1, 2020, or later.

**Passed and approved the 5th day of September 2019.**

---

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

**Attested and approved as to form:**

---

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



## **FY19-20 Administrative Plan Revision**

**Indicates policy has been added**

~~**Indicates policy has been removed**~~

On June 13, 2019, the U.S. Department of Housing and Urban Development (HUD) approved the San Antonio Housing Authority (SAHA) to extend approved Moving to Work (MTW) flexibilities for its HUD-Veterans Affairs Supportive Housing (VASH) participants.

The following sections provide a summary of SAHA's Housing Choice Voucher (HCV) Program MTW activities and their application to SAHA's VASH Program policies:

### **FY2019-1: Local SAFMR Implementation**

As a local implementation of HUD's Small Area Fair Market Rents (SAFMRs), this activity is designed to increase housing choices for low-income families by creating local submarket payment standards that better reflect market conditions in different parts of San Antonio, thereby making a larger number of San Antonio neighborhoods affordable for voucher households. The adoption of local submarket payment standards rather than HUD's SAFMRs will contribute to the affordability of housing opportunities in San Antonio for VASH participants.

### **FY2019-2: Alternate Recertification Process**

This activity has two main components that are designed to streamline and simplify the recertification process for the Housing Choice Voucher (HCV) Program: (1) triennial recertifications for elderly/disabled households on a 100% fixed income and biennial recertifications for all other households, and (2) streamlined methods of income verification that allows SAHA to skip the third-party verification form and use oral third-party verification instead. Both components of this MTW activity would streamline the recertification process for our participants without compromising the nature of the special purpose. Although the recertification schedule for participants will move to either biennial or triennial schedules, SAHA will work with partner agencies to ensure participants are still receiving supportive services or receiving the offer of supportive services on a regular basis.

### **FY2014-6: Rent Simplification**

This activity eliminates allowances and deductions and uses 27.5% of the monthly gross income to calculate rent. VASH participant rent is calculated according to Housing Choice Voucher (HCV) rules and regulations, so the simplified rent calculation would not stand in contrast of any VASH policies.

### **FY2015-4: Simplified Utility Allowance Schedule**

This activity establishes a simplified utility allowance schedule for all bedroom sizes and benefits property owners and participants, who will have a more accurate understanding of the total gross rent that will be paid to the owner. The activity would not contradict the special program's rules and regulations as they use utility allowance schedules based on current market consumption data and this MTW activity simplifies that data for use in program administration.

the following language will be added to the FY2019-20 Administrative Plan to address implementation of MTW Flexibilities to the VASH program:

#### **1.4.B Moving to Work Agreement and Activities**

- (1) SAHA's MTW authorizations and administrative responsibilities are provided in the Amended and Restated Moving to Work Agreement entered into on June 25, 2009, by and between the HUD and SAHA. Pursuant to the Agreement, SAHA will include any new MTW initiatives in an Annual MTW Plan and have the Plan approved by HUD prior to implementation. SAHA will also prepare Annual MTW Reports, which will compare the performance of SAHA's activities with its Annual MTW Plan.
- (2) SAHA's implemented MTW activities are incorporated in each applicable section of this Administrative Plan. A complete list of MTW activities is provided in Exhibit 1-1.
- (3) The MTW activities apply only to certain assisted housing programs administered by SAHA. All non-MTW programs are subject to normal program rules and regulations.
  - (a) SAHA's MTW programs include:
    - (i) HCV Program
    - (ii) Set Aside Homeless Voucher Program (SHVP)
    - (iii) Homeless Services Voucher (HSV) Program
    - (iv) 5-Year Mainstream Program
    - (v) Veterans Affairs Supportive Housing (VASH) Program
  - (b) SAHA's non-MTW programs include:
    - ~~(i) Veterans Affairs Supportive Housing (VASH) Program~~
    - (ii) Moderate-Rehabilitation (MOD) Program

#### **16.2.B PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]**

\*\*\*

- (2) Small Area Fair Market Rents [FR Notice 11/16/16]
  - (a) In October 2017, HUD will publish Small Area FMRs for the San Antonio-Bexar County area for use in the administration of tenant-based assistance under the HCV program.
  - (b) Small Area FMR areas refer to the U.S. Postal Service ZIP code areas within the San Antonio-Bexar County area.
  - (c) SAHA must revise the payment standard amount no later than 3 months following the effective date of the published FMR if a change is

necessary to stay within the basic range -- between 90 and 110 percent of the published FMR for each unit size.

~~(d) SAHA will apply HUD SAFMRs to the following non-MTW programs:~~

~~(i) Veterans Affairs Support Housing (VASH) Program~~


(e) SAHA will implement local submarket payment standards for MTW Housing Choice Voucher applicants and participants through a phase-in approach.

(i) Phase I will establish the local submarket payment standards through two (2) tiers. Phase I will be effective for vouchers issued October 1, 2018 or later and November recertifications.

(ii) Phase II will establish the local submarket payment standards through ten (10) tiers. Effective date of Phase II will be determined upon HUD approval of SAHA's MTW Plan.

**San Antonio Housing Authority****August 15, 2019**

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO 

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

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

**SUMMARY**

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

CHOICE NEIGHBORHOOD GRANT ADMINISTRATION
<p>The regularly scheduled HUD monthly call was held on August 13, 2019, from 12:00 p.m. to 1:00 p.m.</p> <p>Budget Revision 17 was submitted to HUD on July 26, 2019, and is pending HUD approval.</p> <p>Choice dollars remaining in the grant under Critical Community Improvements that have not been obligated are approximately \$71,000.00. On July 31, 2019, SAHA proposed to use \$5,000.00 in the Park and \$51,000.00 for Public Improvements Phase I and II. At the time of this call, HUD recommended using any remaining CCI dollars in Neighborhood Beautification, if possible.</p> <p>Choice dollars remaining in the grant under Community &amp; Supportive Services for the Endowment are \$572,463.68 and are pending HUD approval of the Endowment Plan. Outside of the Endowment \$227,716.12 remains in Supportive Services, all of these funds should be expended by August 31, 2019, by either Urban Strategies or CCI staff salaries. The Endowment Trust Proposal has been submitted and is being routed for review and approval. The HUD legal department has signed off on the proposal and it is now being routed amongst other HUD staff for approval.</p> <p><b>FY 2020 Target</b>            Expend all CNI funds by September 2019 - Pending            Establish Endowment by September 2019 - Pending</p>
PEOPLE
<p><b>Final Year Results</b>  <b>Original Goals:</b></p> <ol style="list-style-type: none"> <li>1. Begin with education and improve at every level.</li> <li>2. Strengthen the relationship with CoSA Police Department and other partners to promote a safe neighborhood.</li> <li>3. Improve and create new workforce career ladders and growing industries; make job creation a priority.</li> </ol>



4. Ensure residents have access to wrap around services, including healthcare.
5. Ensure a sense of community, neighborhood stability and cohesion through promotion of programs and activities that bring people together.

**Employment:**

Transformation Plan: 47%

Year 5: 61% +14 pts

**Health:**

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

Year 5: 12% of Adults used the emergency room for healthcare purposes.

**Education:**

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

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

Reading standards have fallen, while math standards have increased. The increase in math can be attributed to the increased rigor in STEM related curriculum. Urban Case Management programming will continue to supplement youth reading and comprehension programming to increase and encourage growth in reading.

**Current Achievements:** The five years of Urban Case management has reduced family conditions and improved stability among residents by reducing family risk scores by 57% (256 down to 110).

**Overall Goal:**

Employment Goal: 55% of Population Employed - Exceeded Target

USI is completing the last 60 days of work with Choice Families. USI is working with the SAHA CDI department to provide background and share data and best practices with SAHA to sustain services to assure Choice Families are stable and thriving. USI will submit a five-year results report for our final Choice Update for September.

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

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

**Accomplishments***Former Wheatley Households*

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

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

- 38 households are eligible for case management services

## San Antonio Housing Authority

August 15, 2019

- 7 households are being case managed

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

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

*Wheatley Park Senior*

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

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

**CHOICE EMPLOYMENT****Objectives/Metrics**

Baseline in September 2013

47% of the able-bodied population is employed

**FY 2018 Target**

68% of the able-bodied population will be employed. **Currently, 77% of Able-Bodied residents are employed.**

**\*Able-bodied Residents: 110 Target Population (includes all former Wheatley residents in assisted housing)**  
89 are active in Case Management

**Objectives/Metrics**

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

**Accomplishments**

**66 (77%) employed** (32 full-time and 34 part-time) are in case management

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

**USI Employment**

Total Population - 110

Able-bodied (ages 18-64) Employed Population - 66

There are currently 11 able-bodied unemployed individuals.

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

Increase the number of residents employed by offering free training.

**Case Management Support**

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

**High School Diploma Graduates from South Texas Leadership**

- YTD - 20 Graduates - 2017-2019
- 8 of the High School graduates are Wheatley Relocated
- 1 - Graduated June 19, 2019, with an interest in Culinary Arts or Healthcare
- 1 - Completed High School Diploma - July 26, 2019

**Wheatley Relocated Client Training updates - Current**

- 1 - Start-date February 26, 2019, enrolled in Champion Real Estate School - Progressing
- 1 - Start date - June 5, 2019, Parenting Classes for Foster Care 10 weeks - 2019 - Progressing

**Employment**

- YTD - 29 of the Urban/Choice client referrals for support - 31% are employed  
11 Employed - maintained employment for 90 days

**Healthcare - Services Offered**

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

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

Fee: \$5.00

**Summer Child Care for JPE Clients - St. Paul Ministries- June 8 - August 10, 2019**

One time fee only \$20.00 for one child for two children or more the fee is \$50.00 for children ages 6 - 14 yrs.

**Recruitment**

- JPE staff continues to saturate the community with available resources, trainings, community events, and employment linkage via emails and three Early Headstart Centers (SAISD) Miller Child Development Center, Ella Austin and Carmelite Centers and home visits and job fairs.
- JPE hosts a weekly information presentation focusing on free available trainings at the Eastside Education Center.

**Community Events - JPE Vendor - Set-up**

Paletas in the Park - Woodard Gym - July 13, Community Healthcare Partners Attended - 8

Antioch Career Fair- July 11 - Community Partners - Employers- Attended - 15

Father's Day Event - July 15

**FY 2019 Target**

258 Enrolled and 59 Employed

SEID YTD - \$22,050

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

9: New enrollments in job training in the past quarter

**Accomplishments Year 5:**

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

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

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

**Year-to-date Metrics**

- 97% of children have a medical home; 97% of children have health insurance; 100% of children have seen a doctor in the last 12 months
- 77% of adults have a medical home; 77% of adults now have health insurance; 88% of adults have seen a doctor in the last 12 months
- The Adult Assessment Survey showed that 76% of respondents self-identified as having depression or other mental health issues and were screened and referred to counseling or reported very high to severe levels of stress.
- 6 women have been automatically enrolled in the Texas Healthy Woman Program after delivering babies
- 8 residents have been referred to Turner of Life Counseling

**Accomplishment**

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

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

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

**CHOICE EDUCATION****Objectives/Metrics:**

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

80% of 3<sup>rd</sup> - 12<sup>th</sup> grade students improve academic performance in math and reading

80% four-year graduation rate



**Population Update**

USI continues to serve 57 families with children, 40 youth in the early childhood population and 135 youth in the school aged population.

■ Early Childhood Population (ages 0-5) – 58% are receiving early childhood development services.

Early Head Start	1
Head Start	3
Pre-K in public school	4
Licensed child care center	6
Licensed child care home	1
Unlicensed care by friend, relative, or church	6

After-school program	34
Summer program	30
Sports, recreation, or cultural program	26
Youth leadership development	3
Youth employment	2
Academic support/tutoring	15
Mentoring	3
Technology training/computer classes	3

## HOUSING

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

1. Ensure one-for-one replacement of the assisted housing
2. Create an economically integrated community and maximize affordable housing
3. Include residents in all levels of planning and execution of the housing plan
4. Leverage substantial additional resources to ensure maximum impact in the neighborhood
5. Integrate the “Housing” component and other study area components, including anticipating future housing needs

6. Provide appropriate bedroom configurations that are energy efficient, sustainable, accessible, connected, and free from discrimination
7. Create a strong sense of community through community design

#### **Current Achievements:**

1. Of the 246 replacement units, 208 have been completed to date.
2. Twelve Facade Improvement grants have been provided to the businesses within the Choice Neighborhood, which have assisted current small businesses, as well as, bring in new small businesses to the area.
3. Wheatley Choice Neighborhood residents have been engaged since the creation of both the Planning and Implementation grant submissions. They are included in all decision making regarding the housing to include the design, amenities, construction, naming and lease-up. They have also been engaged in the neighborhood improvement planning and implementation.
4. Choice Neighborhood was able to secure \$20,000,000.00 from the City of San Antonio, as well as, \$43 million in tax credits and private investments for the implementation of the Housing and Neighborhood components. In all, the \$29,750,000.00 Choice Neighborhood Implementation grant has provided for over \$180,000,000.00 in investment to this community.
5. Choice Neighborhood has acquired fifteen vacant lots, three of these lots have vacant structures that are in line for demolition, in order to make way for owner occupied single family housing.
6. Choice has provided twenty Owner Occupied Rehab grants in the neighborhood. All twenty rehab projects have been completed.
7. The unit mix for all four housing phases provides for families of all income levels to reside at the new development. Each phase offers Public Housing, Section 8 or Public Based Voucher, affordable and market rate units.
8. The new development was designed to be inclusive of the surrounding community. Each building fronts the street with fencing only between the buildings for limited access to the public. A BiblioTech library was created on-site for use by residents of the new development, and by the surrounding community. Finally, the new Phillis Wheatley Park, which is currently under construction, and is located between the East Meadows and Wheatley Park Senior Living community will provide a meeting, play and art space for the neighborhood.

#### **Replacement Housing**

##### **Objective**

***Replace all 246 units demolished at Wheatley Courts***

##### **Accomplishments**

The Park at Sutton Oaks - CNI Phase I (**49 PH replacement units**)

The development as a whole is 96 percent occupied.

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

The development as a whole is 94 percent occupied.

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

The development as a whole is 91 percent occupied.

**FY 2018 Target**

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

**FY 2020 Target**

Complete final 42 replacement units by December 2019 - pending

***To date, 208 replacement units have been completed.***

**Phase II - East Meadows Multi-Family Housing (215 Units)****Objective**

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

**Accomplishments**

Current occupancy is 94 percent. PH units are in leasing process; however, residents have not yet moved into units.

**Half-Baths** - Geofill was selected as the contractor for the East Meadows Phase I half baths. MBS has direct solicited three third party relocation specialists for proposals to determine the relocation plan and cost. Proposals are pending.

**FY 2018 Target**

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

**FY 2019 Target**

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

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

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

**Accomplishments**

The project is 100% complete. Current occupancy is 91.25 percent occupied and 98.75 percent leased.

**FY 2018 Target**

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

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

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

**Accomplishments**

Project is 45.28% complete as of June 30, 2019, Draw #12/#13 is currently being reviewed by DSNR. After Draw#12/#13, a total of \$2,019,800.80 will have been used out of the \$4M in HOME Funds. All \$4,449,385.00 in CNI Funds have been expended. Draw #11/#12 for May 2019, has been funded. Cadence McShane is currently completing framing and roofing on the majority of building at all blocks. Siding and concrete paving

continues at Block E and F. The contractor has started installing drywall at Block E Buildings. Construction meetings are being held with the owner, developer, architect and the contractor every two weeks. The next Construction Meeting (call) will be held on August 13, 2019, for an update.

**FY 2018 Target**

Close on financing by August 2018 - Not Met

**FY 2019 Target**

Close on financing by September 2018 - Target Met

**FY 2020 Target**

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

Substantial Completion by December 30, 2019 - Pending

**Public Improvements Phase I and II Construction**

**Objective**

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

**Accomplishments**

To date, the remaining scope of work is the removal of electrical utility poles in the right of way. MBS has released the main vendors to begin work at the site and work is scheduled to be completed by mid August 2019, in time to expend the CNI funds. As of June 2019, SAHA has funded about 60% of the fees required for all of the subcontractors and engineers to schedule the start of the relocation of the utilities work.

**FY 2018 Target**

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

SAHA continues to work with MBS to compile a final budget and identify funding to cover the outstanding scope of work.

**Public Improvements Phase III**

**Objective**

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

**Accomplishments**

Construction is 14.5% completed. CPS Energy and SAWS have been paid to begin work. Street closures and trenching in the right of way has begun.

**FY 2018 Target**

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

**FY 2019 Target**

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

Commencement of Public Improvements revised schedule December 2018 - Target Met



**FY 2020 Target**

Expend all CNI funds allotted for Public Improvements Phase III by September 2019 - Pending

**Non-Replacement Housing - Phase I****Objective**

***Development and lease-up of 372 non-replacement units.***

**Accomplishments**

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

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

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

**FY 2017 Target**

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

**FY 2018 Target**

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

**FY 2020 Target**

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

***To date 295 non-replacement units have been completed.***

**Phillis Wheatley Park****Objective**

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

**Accomplishments**

To date, the park is 90% complete with a Substantial Completion date of August 6, 2019. Current work involves completing the pavilion, installing furnishings, placing concrete, and installing six more trees.

**FY 2020 Goal**

Expend all CNI and CCI dollars allotted for the Park by August 2019 - Pending

**NEIGHBORHOOD****Final Year****Original Goals:**

1. Increase green space
2. Implement Byrne Act-funded crime prevention and safety-enhancing activities in partnership with EPN to improve a sense of personal safety
3. Establish community gardens and produce a food co-op
4. Increase connectivity

5. Increase home ownership through infill housing and rehab of single family units
6. Prioritize neighborhood level retail and services
7. Promote a retail facade program
8. Create incentives for businesses to locate in the area

**Current Achievements:**

1. The Phillis Wheatley Park is under construction, and an estimated completion date has been moved to August 6, 2019. After completion, the Park will be conveyed to the City of San Antonio, who will operate and maintain it into perpetuity.
2. Terramark Urban homes has begun construction of single family Infill Homes this month. Remaining appraisals and surveys are in the final stages of completion for the conveyance of remaining lots to Terramark.
3. Merced Housing Owner Occupied Rehab - HUD approved our proposed strategy for remaining dollars, for completion of previously identified projects. All projects have been completed.
4. HUD approved additional facade projects. SAGE is administering the projects. Two projects have been completed and two still remain.
5. The Artist installation for the Phillis Wheatley park has been completed.

**Overall Goal:** Successfully complete remaining five CCI strategies

### CRITICAL COMMUNITY IMPROVEMENTS (CCI)

#### Administrative—CCI Plan

**FY 2018 Target**

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

**FY 2020 Target**

Expend all CCI funds by August 2019 - pending

#### Infill - Vacant Lots

**Accomplishments**

Terramark LLC commits to having twelve homes completed by Nov. 1, 2019. Contract executed.

The lots located at 1714, and 1718 Burnet, and 1071 Poinsettia are pending demolition of structures, and subsequent surveys.

**FY 2019 Target**

HUD approval was received to utilize remaining Infill dollars for the enhancement of the Park and the Urban Farm.

**FY 2020 Target**

Completion of the first twelve homes by November 2019 - Pending

**Owner Occupied Rehab****Accomplishments**

Merced Housing initiated rehab projects on a total of twenty homes. All projects are now complete.

**FY 2018 Target**

Rehabilitate twelve homes in the Choice footprint by December 31, 2018 - Target met

**FY 2019 Target**

Complete additional projects that were above budgeted amount - HUD approved

**FY 2020 Target**

Expend all CCI funds by September 2019 - Pending

**Business Facade Restoration****Accomplishments**

HUD approved moving forward with all additional projects. Two projects are complete and two remain. Estimated completion by August 9, 2019.

**FY 2018 Target**

Award up to twelve grants for qualifying businesses - Target Met

**FY 2020 Target**

Expend all CCI facade funds by September 2019 - Pending

**Urban Farm**

Final procurements are underway at the Farm, which include additional storage sheds, the completion of a fence for the Farm, and signage. A fall planting is anticipated.

**FY 2017 Target**

Initiate Development of Urban Farm in the Choice Footprint - Target Met

**FY 2018 Target**

Initiate build-out of Farm - Not Met

**FY 2019 Target**

Initiate build-out of Farm - Target Met

Groundbreaking by June 2019 - Target Met

First planting by June 2019 - Target Not Met

**FY 2020 Target**

First planting by fall 2019 - Pending

Expend all CCI funds for this strategy by September 2019 - Pending

**Neighborhood Beautification****Accomplishments**

Phillis Wheatley Park artist completed installation of art on July, 25, 2019. Maintenance on neighborhood trees is ongoing.

**FY 2017 Target**

Selection of artists - Target met

**FY 2018 Target**

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

**FY 2019 Target**

Selection of the general contractor - Target met

**FY 2020 Target**

Expend all CCI dollars by September 2019 - Pending

Completion of art installation by July 31, 2019 - **Target Met**

**ENHANCE PUBLIC INFRASTRUCTURE****Public Improvements (Streets, Sidewalks, Curbs, and Lighting)**

Improvements for Target Area III are scheduled for November 2019.

**Accomplishments**

Public Improvements in Target II completed

**FY 2018 Target**

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

**FY 2019 Target**

Completion of work in Target Area III - Not met

**FY 2020 Target**

Completion of work in Target Area III - Pending

**REQUESTED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

None.

**STRATEGIC GOAL:**

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

**ATTACHMENTS:**

None.




## SAN ANTONIO HOUSING AUTHORITY

August 15, 2019

## MEMORANDUM

To: Operations and Choice Neighborhood Committee Meeting

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 **April 2019 to June 2019 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 (April - June 2019)**

	Apr. - Jun.
Number of Applicants on Waitlist	10,766
<i>Elderly</i>	868
<i>Disabled</i>	759
<i>Elderly/Disabled</i>	123
<i>Family</i>	9,016
Number of Applicants Selected	1,198
<i>HCV</i>	733
<i>MOD &amp; PBV</i>	465
Success Rate of Lease Up	22%

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

<i>HCV</i>	28.9%
<i>MOD &amp; PBV</i>	2.8%
Average Wait Time	3 to 5 yrs
Criminal History Record (CHR) Denied	42
CHRs Approved	604
Maintenance Update	
<i>Letters Mailed</i>	381
<i>Returned by Post Office</i>	81 (21.5%)
<i>No Response</i>	206 (54.1%)
<i>Responses</i>	93 (24.4%)
Number of Clients Removed from Waitlist	1,611
Reasons for removal: Overincome, No Response, No Show, Debt Owed, 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 (April - June 2019)**

	Apr. - Jun.
Number of Applicants on Waitlist	25,965
<i>Elderly</i>	1,168
<i>Disabled</i>	5,035
<i>Elderly/Disabled</i>	1,177
<i>Family</i>	18,585
Number of Applicants Selected	2,186
<i>Elderly/Disabled</i>	625
<i>Family</i>	1,561
Success Rate of Lease Up	10.57%
Average Wait Time Elderly/Disabled	1 to 2 yrs
Average Wait Time Family	2 to 6 yrs
Number of Clients Removed from Waitlist	833
Reasons for removal: No Response, Letter Returned by Post Office, CHR denials, Applicant requested removal, Property Denials	

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.

## SAN ANTONIO HOUSING AUTHORITY

August 15, 2019

**Table 3. Housing Choice Voucher Demographics (April - June 2019)**

<b>AMI (Area Median Income)</b>	<b>Apr. - Jun.</b>	<b>Percentage</b>
Extremely Low 30%	11,278	84.3%
Very Low 50%	1,681	12.8%
Low 80%	324	2.8%
Over	16	0.2%
<b>Total</b>	<b>13,299</b>	<b>100.00%</b>
<b>Percentage of Population</b>		
Elderly/Disabled		14.2%
Elderly		3.8%
Disabled		38.1%
Non Elderly/Non Disabled		43.9%
<b>Number of Spanish-Speaking Clients</b>	<b>201</b>	<b>1.45%</b>

**Table 4. Public Housing Demographics (April - June 2019)**

<b>AMI (Area Median Income)</b>	<b>Apr. - Jun.</b>	<b>Percentage</b>
Extremely Low 30%	4,970	87.8%
Very Low 50%	518	9.7%
Low 80%	102	2.2%
Over	13	0.2%
<b>Total</b>	<b>5,603</b>	<b>100.00%</b>
<b>Percentage of Population</b>		
Elderly/Disabled		17.5%
Elderly		6.9%
Disabled		26.3%
Non Elderly/Non Disabled		49.3%
<b>Number of Spanish-Speaking Clients</b>	<b>569</b>	<b>10.28%</b>

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 (April - June 2019)**

<b>AMI (Area Median Income)</b>	<b>Apr. - Jun.</b>	<b>Percentage</b>
Extremely Low 30%	16,112	85.5%
Very Low 50%	2,231	11.8%
Low 80%	478	2.5%
Over	33	0.2%
<b>Total</b>	<b>18,853</b>	<b>100.00%</b>
<b>Percentage of Population</b>		
Elderly/Disabled		17.4%
Elderly		5.3%
Disabled		22.2%

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****Number of Spanish-Speaking Clients****771****4.1%**

Table 6 provides the average gross income for the Assisted Housing Programs and the Public Housing Program, breaking down the numbers by property.

**Table 6. Gross Annual Income in Assisted Housing Programs and Public Housing Program by Property (April - June 2019)**

	<b>Average Gross Income</b>
Assisted Housing Programs	\$12,480
Alazan / Guadalupe	\$11,093
Alhambra	\$10,609
Blanco	\$10,603
Cassiano	\$9,835
Charles Andrews	\$13,193
Cheryl West	\$12,997
Christ The King	\$10,490
Cisneros	\$9,878
College Park	\$10,316
Converse Ranch I	\$12,776
Converse Ranch II	\$14,268
Cross Creek	\$9,068
East Meadows	\$8,976
Escondida	\$10,809
Fair Avenue	\$10,640
Francis Furey	\$12,864
Frank Hornsby	\$11,125
Gardens at San Juan	\$8,912
Glen Park	\$12,871
HB Gonzalez	\$10,435
Hemisview	\$10,282
Highview	\$8,212
Jewett Circle	\$9,965
Kenwood Manor	\$15,604
Kenwood North	\$11,614
LC Rutledge	\$11,072
Le Chalet	\$10,990
Lewis Chatham	\$10,177
Lila Cockrell	\$10,467

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

Lincoln Heights	\$12,414
Linda Lou	\$9,910
Madonna	\$10,854
Marie McGuire	\$11,095
Matt Garcia	\$10,734
Midcrown	\$11,155
Midway	\$10,092
Mirasol Homes	\$10,861
Mission Park	\$13,405
Morris Beldon	\$12,435
Olive Park	\$14,144
OP Schnabel	\$11,235
Park Square	\$10,390
Parkview	\$10,432
Pin Oak I	\$10,069
Pin Oak II	\$8,395
Raymundo Rangel	\$9,654
Refugio	\$10,435
Riverside	\$11,993
Sahara Ramsey	\$10,043
San Juan Square I	\$9,318
San Juan Square II	\$10,545
San Pedro Arms	\$10,070
Scattered Sites	\$15,221
South San	\$10,628
Springview	\$13,419
Sun Park Lane	\$11,340
Tarry Towne	\$11,701
The Park at Sutton Oaks	\$8,786
TL Shaley	\$9,716
Villa Hermosa	\$10,537
Villa Tranchese	\$10,480
Villa Veramendi	\$16,307
Village East	\$13,809
WC White	\$12,218
Westway	\$13,587
Wheatley Senior Park	\$12,024
William Sinkin	\$10,964



**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

Williamsburg

\$10,340

**FHP Average Gross Income****\$11,208**

Table 7 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 7. Housing Choice Voucher Utilization (April - June 2019)**

<b>HCV - ACC</b>	<b>Apr.</b>	<b>May</b>	<b>Jun.</b>	<b>Average</b>
Unit Month Leased (UML)	12,541	12,562	12,598	<b>12,567</b>
Unit Month Available per ACC	13,046	13,046	13,046	<b>13,046</b>
Percentage of Utilization	96.1%	96.3%	96.6%	<b>96.3%</b>
<b>HCV - MTW</b>				
Unit Month Leased (UML)	12,541	12,562	12,598	<b>12,567</b>
MTW Baseline	12,146	12,146	12,146	<b>12,146</b>
Percentage of Utilization	103.1%	103.4%	103.7%	<b>103.7%</b>

Table 8 provides occupancy rates of all Public Housing units, including general occupancy developments and elderly/disabled developments.

**Table 8. Public Housing Occupancy (April - June 2019)**

	<b>Apr.</b>	<b>May</b>	<b>Jun.</b>	<b>Average</b>
Occupied Units	5,618	5,626	5,611	<b>5,618</b>
HUD Approved Offline Unit	242	225	241	<b>236</b>
Total Occupied	5,860	5,851	5,852	<b>5,854</b>
Percentage of Occupancy	95.5%	95.9%	95.9%	<b>95.7%</b>
Vacancies	277	252	251	<b>260</b>

Table 9 provides vacancy rates of all Public Housing units by property, including the number of units at each property.

**Table 9. Public Housing Vacancy by Property (April - June 2019)**

	<b># of Units</b>	<b>Average</b>
Alazan / Guadalupe	741	<b>57</b>
Alhambra	14	<b>1</b>
Blanco	100	<b>3</b>
Cassiano	499	<b>36</b>

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

Charles Andrews	52	2
Cheryl West	82	3
Christ The King	48	0
Cisneros	55	0
College Park	78	1
Converse Ranch I	25	1
Converse Ranch II	21	2
Cross Creek	66	4
East Meadows	71	4
Escondida	20	0
Fair Avenue	216	3
Francis Furey	66	3
Frank Hornsby	59	0
Gardens at San Juan	63	3
Glen Park	26	1
HB Gonzalez	51	2
Hemisview	49	3
Highview	68	4
Jewett Circle	75	1
Kenwood Manor	9	0
Kenwood North	53	1
LC Rutledge	66	1
Le Chalet	34	0
Lewis Chatham	119	3
Lila Cockrell	70	0
Lincoln Heights	338	21
Linda Lou	10	0
Madonna	60	1
Marie Mcguire	63	0
Matt Garcia	55	1
Midcrown	39	1
Midway	20	0
Mirasol Homes	174	3
Mission Park	100	4
Morris Beldon	35	1
Olive Park	26	1
OP Schnabel	70	1
Park Square	26	3

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

Parkview	153	<b>4</b>
Pin Oak I	50	<b>2</b>
Pin Oak II	22	<b>2</b>
Raymundo Rangel	26	<b>0</b>
Refugio	50	<b>1</b>
Riverside	74	<b>4</b>
Sahara Ramsey	16	<b>0</b>
San Juan Square I	46	<b>1</b>
San Juan Square II	48	<b>0</b>
San Pedro Arms	16	<b>0</b>
Scattered Sites	155	<b>2</b>
Sun Flower / Palm Lake	22	<b>20</b>
South San	30	<b>1</b>
Springview	182	<b>15</b>
Sun Park Lane	65	<b>1</b>
Tarry Towne	98	<b>1</b>
The Park at Sutton Oaks	49	<b>4</b>
TL Shaley	66	<b>3</b>
Victoria Plaza	185	<b>0</b>
Villa Hermosa	66	<b>1</b>
Villa Tranchese	201	<b>4</b>
Villa Veramendi	166	<b>4</b>
Village East	24	<b>2</b>
WC White	75	<b>0</b>
Westway	152	<b>6</b>
Wheatley Senior Park	40	<b>3</b>
Williamsburg	15	<b>0</b>
William Sinkin	50	<b>0</b>
<b>Total Vacancies</b>	<b>6103</b>	<b>260</b>

Table 10 provides the breakdown of termination numbers for the Housing Choice Voucher Program, including demographics and the most common reasons for termination.

**Table 10. Housing Choice Voucher Termination Report (April - June 2019)**

<b>Apr. - Jun.</b>		
<b>Total Terminated</b>	<b>435</b>	<b>100.00%</b>
<i>Elderly</i>	11	2.5%
<i>Disabled</i>	151	34.7%
<i>Non Elderly/Non Disabled</i>	204	46.9%

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

<i>Elderly / Disabled</i>	69	175.9%
Attended Early Engagement Program (EEP)	52	12.0%
Average Tenure	6.2 years	
Top 3 Reasons for Termination (EEP Attended):	<i>End of Participation (EOP)*</i>	18 34.6%
	<i>Vacating Without Notice</i>	5 9.6%
	<i>Voucher/Lease Expired</i>	5 9.6%
Top 3 Reasons for Termination (Non-EEP Attended):	<i>End of Participation (EOP)*</i>	123 32.1%
	<i>Vacating Without Notice</i>	46 12.0%
	<i>Voucher/Lease Expired</i>	41 10.7%

\*Non-Punitive Terminations

Table 11 provides the breakdown of termination numbers for the Public Housing programs, including demographics and the most common reasons for termination.

**Table 11. Public Housing Termination Report (April - June 2019)**

<b>Apr. - Jun.</b>		
<b>Total Terminated</b>	<b>255</b>	<b>100.00%</b>
<i>Elderly</i>	14	5.5%
<i>Disabled</i>	71	27.8%
<i>Non Elderly/Non Disabled</i>	139	54.5%
<i>Elderly/Disabled</i>	31	12.2%
Evicted through Court System	47	18.4%
Attended Early Engagement	96	37.6%
Average Tenure	4.1 years	
Top 3 Reasons for Termination (EEP Attended):	<i>Moved to Section 8</i>	26 16.4%
	<i>Abandon/Vacate Without Notice</i>	16 16.7%
	<i>Eviction - Nonpayment of Rent</i>	9 9.4%
Top 3 Reasons for Termination (Non-EEP Attended):	<i>Moved to Section 8</i>	26 16.4%
	<i>Abandon/Vacate Without Notice</i>	3 17.6%
	<i>Eviction - Nonpayment of Rent</i>	3 17.6%

Table 12 provides combined termination numbers for the Assisted Housing Programs (Housing Choice Voucher and Special Programs) and Public Housing Program.

**Table 12. Federal Housing Programs Termination Report (April - June 2019)**

<b>Apr. - Jun.</b>
--------------------

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

<b>Total Terminated</b>	<b>690</b>	<b>100.00%</b>
<i>Elderly</i>	25	3.6%
<i>Disabled</i>	222	32.2%
<i>Non Elderly/Non Disabled</i>	343	49.7%
<i>Elderly/Disabled</i>	100	14.5%
Of all clients terminated, these attended Early Engagement	148	

**STRATEGIC GOAL:**

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

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

None.

**ATTACHMENT:**

FY 2018-2019 FHP Quarterly Report as of June 30, 2019



# SAN ANTONIO HOUSING AUTHORITY

## FHP Quarterly Report





FY 2018-2019

DEMOGRAPHIC REPORT								
		Sparkline Charts	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	FY Average	%
<b>Section 8</b>								
Area Median Income (AMI)	Extremely Low 30%		11,091	11,134	11,129	11,278	11,118	84.3%
	Very low 50%		1,598	1,689	1,760	1,681	1,682	12.8%
	Low 80%		342	355	397	324	365	2.8%
	Over		20	19	22	16	20	0.2%
Total			13,051	13,197	13,308	13,299	13,185	100.0%
Percentage of Population	Elderly/Disabled		16.7%	17.0%	13.9%	14.2%		15.5%
	Elderly/Non Disabled		2.9%	3.0%	3.8%	3.8%		3.4%
	Non Elderly/Disabled		41.5%	41.4%	39.1%	38.1%		40.0%
	Non Elderly/Non Disabled		38.9%	38.6%	43.2%	43.9%		41.1%
# of Spanish Speaking Clients			186	183	196	201	192	1.45%
<b>Public Housing</b>								
Area Median Income (AMI)	Extremely Low 30%		4,988	4,955	4,901	4,970	4,954	87.8%
	Very low 50%		537	558	584	518	549	9.7%
	Low 80%		119	132	141	102	124	2.2%
	Over		15	13	12	13	13	0.2%
Total			5,659	5,658	5,638	5,603	5,640	100.0%
Percentage of Population	Elderly/Disabled		21.2%	21.5%	17.1%	17.5%		19.3%
	Elderly/Non Disabled		7.4%	7.2%	7.2%	6.9%		7.2%
	Non Elderly/Disabled		24.6%	24.8%	26.5%	26.3%		25.6%
	Non Elderly/Non Disabled		46.9%	46.5%	49.2%	49.3%		48.0%
# of Spanish Speaking Clients			589	587	574	569	580	10.28%
<b>FHP Total</b>								
Area Median Income (AMI)	Extremely Low 30%		16,079	16,089	16,030	16,248	16,112	85.5%
	Very low 50%		2,135	2,247	2,344	2,199	2,231	11.8%
	Low 80%		461	487	538	426	478	2.5%
	Over		35	32	34	29	33	0.2%
Total			18,710	18,855	18,946	18,902	18,853	100.0%
Percentage of Population	Elderly/Disabled		18.9%	19.3%	15.5%	15.9%		17.4%
	Elderly/Non Disabled		5.1%	5.1%	5.5%	5.4%		5.3%
	Non Elderly/Disabled		33.1%	33.1%	32.8%	32.2%		32.8%
	Non Elderly/Non Disabled		42.9%	42.6%	46.2%	46.6%		44.6%
# of Spanish Speaking Clients			775	770	770	770	771	4.1%

# SAN ANTONIO HOUSING AUTHORITY

## FHP Quarterly Report

FY 2018-2019

AHP - UTILIZATION / PH-OCCUPANCY REPORT									
	Jul - Sep Avg	Oct - Dec Avg	Jan - Mar Avg	Apr	May	Jun	Apr - Jun Avg	FY to date (Average)	
<b>Section 8 - ACC</b> Unit Month Leased (UML) 	12,132	12,206	12,467	12,541	12,562	12,598	12,567	12,343	
Unit Month Available per ACC	13,046	13,046	13,046	13,046	13,046	13,046	13,046	13,046	
% of Utilization	93.0%	93.6%	95.6%	96.1%	96.3%	96.6%	96.3%	94.6%	
<b>Section 8 - MTW</b> Unit Month Leased (UML) 	12,132	12,206	12,467	12,541	12,562	12,598	12,567	12,343	
MTW Baseline	12,146	12,146	12,146	12,146	12,146	12,146	12,146	12,146	
% of Utilization	99.9%	100.5%	102.6%	103.3%	103.4%	103.7%	103.5%	101.6%	
<b>Public Housing</b> Occupied Units	5,667	5,652	5,640	5,618	5,626	5,611	5,618	5,644	
HUD Approved Offline Unit	189	196	226	242	225	241	236	212	
Total Occupied 	5,856	5,848	5,866	5,860	5,851	5,852	5,854	5,856	
ACC	6,137	6,137	6,137	6,137	6,103	6,103	6,114	6,131	
% Occupancy	95.4%	95.3%	95.6%	95.5%	95.9%	95.9%	95.7%	95.5%	
Vacancies 	281	289	271	277	252	251	260	275	

# SAN ANTONIO HOUSING AUTHORITY

## FHP Quarterly Report

### FY 2018-2019

WAITLIST REPORT					
			Apr 2019 - Jun 2019		
Section 8	# of applicants on Waitlist (WL) as of 06/30/19		as of 06/30/19 10,766		
	Elderly	WL AHP Elderly	868	8.1%	
	Disabled	WL AHP Disabled	759	7.0%	
	Elderly/Disabled	WL AHP E/D	123	1.1%	
	Family	WL AHP Family	9,016	83.7%	
	# of applicants selected		1,198		
	HCV		733		
	MOD & PBV		465		
	Success rate of lease up		22%		
	HCV		28.9%		
	MOD & PBV		2.8%		
	Average wait time		3-5 years		
	CHRs Denied		42		
	CHRs Approved		604		
	Maintenance Update (Latest Application Dated for Pre-eligibility Draw August 2016)		Pre-eligibility		
	Letters mailed		381		
	Returned by Post Office		82	21.5%	
	No response		206	54.1%	
	Responses		93	24.4%	
	# of clients removed from the WL¹		1,611		
(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		25,965		
	Elderly	WL PH Elderly	1,168	4.5%	
	Disabled	WL PH Disabled	5,035	19.4%	
	Elderly/Disabled	WL PH E/D	1,177	4.5%	
	Family	WL PH Family	18,585	71.6%	
	# of applicants selected		2,186		
	Elderly/Disabled		625		
	Family		1,561		
	Success rate of lease up		10.57%		
	Average wait time PH E/D (6 mos. to 2 years)		1 to 2 years		
	Average wait time PH Family (2 to 6 years)		2 to 6 years		
	# of clients removed from the WL		833		
	(Reasons - no response to selection letter, letter returned by Post Office, CHR denials, Applicant requested removal, property denials)				
	FHP Total	# of applicants on Waitlist		36,731	
		Elderly	WL FHP Elderly	2,036	5.5%
Disabled		WL FHP Disabled	5,794	15.8%	
Elderly/Disabled		WL FHP E/D	1,300	3.5%	
Family		WL FHP Family	27,601	75.1%	

1 - it includes the maintenance update

**SAN ANTONIO HOUSING AUTHORITY**  
**FHP Quarterly Report**  
**FY 2018-2019**

TERMINATION REPORT				
Apr 2019 - Jun 2019				
<b>Section 8</b>	Total Termination	435		
	<i>Elderly</i>	11	2.5%	
	<i>Disabled</i>	151	34.7%	
	<i>Non Elderly/Non Disabled</i>	204	46.9%	
	<i>Elderly/Disabled</i>	69	15.9%	
	Of clients terminated, number who was attended EE	52	12.0%	
	Top 3 reasons for Termination	Terms. Reason - EEP attended		
	<i>End of Participation (EOP)</i>	18	34.6%	<i>End of Participation (EOP)</i>
	<i>Vacating Without Notification</i>	5	9.6%	<i>Vacating Without Notification</i>
	<i>Voucher/Lease Expired</i>	5	9.6%	<i>Voucher/Lease Expired</i>
	Of clients terminated, number who was not attended EE	383	88.0%	
		Terms. Reason - Non EEP attended		
		123	32.1%	<i>End of Participation (EOP)</i>
		46	12.0%	<i>Vacating Without Notification</i>
		41	10.7%	<i>Voucher/Lease Expired</i>
	Average Tenure is	6.2 year		
<b>Public Housing</b>	Total Termination	255		
	<i>Elderly</i>	14	5.5%	
	<i>Disabled</i>	71	27.8%	
	<i>Non Elderly/ Non Disabled</i>	139	54.5%	
	<i>Elderly/Disabled</i>	31	12.2%	
	Eviction through Court System	47	18.4%	
	Of clients terminated, number who attended EE	96	37.6%	
	Top 3 reasons for Termination	Terms. Reason - EEP attended		
	<i>Vol R-Abandon/Skip-Out</i>	31	32.3%	<i>Vol R-Moved to Section 8</i>
	<i>Vol R-Moved to Section 8</i>	16	16.7%	<i>Vol R-Abandon/Skip-Out</i>
	<i>Vol TR-Reas Accom</i>	9	9.4%	<i>Invol Evicted - Non Payment</i>
	Of clients terminated, number who was not attended EE	159	62.4%	
		Terms. Reason - Non EEP attended		
		26	16.4%	<i>Vol R-Moved to Section 8</i>
		20	12.6%	<i>Vol R-Abandon/Skip-Out</i>
		19	11.9%	<i>Invol Evicted - Non Payment</i>
	Clients who participated in FSS Program were terminated	17	6.7%	
	Top 3 reasons for Termination - FSS Participants	Terms. Reason - FSS Participants		
		4	23.5%	<i>Vol R-Abandon/Skip-Out</i>
		3	17.6%	<i>Vol R-Moved to Section 8</i>
		3	17.6%	<i>Invol Evicted - Non Payment</i>
	Clients who participated Jobs Plus Program were terminated	1	0.4%	
	Average Tenure	4.1 Years		
<b>FHP Total</b>	Total Termination	690		
	<i>Elderly</i>	25	3.6%	
	<i>Disabled</i>	222	32.2%	
	<i>Non Elderly/ Non Disabled</i>	343	49.7%	
	<i>Elderly/Disabled</i>	100	14.5%	
	Clients who attended EE was terminated	148		

**SAN ANTONIO HOUSING AUTHORITY**  
**Public Housing Vacancy by Properties**  
 July 2018 - June 2019

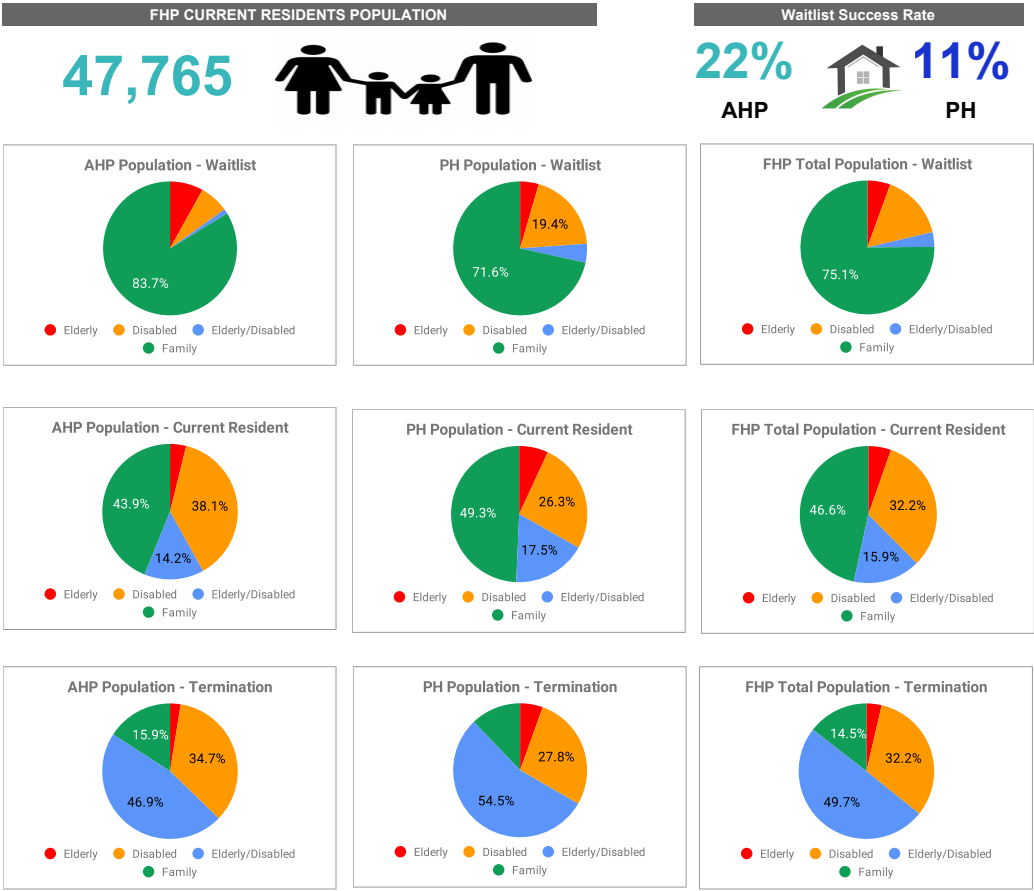
Public Housing Vacancies		
Property Name	ACC Unit	Q4 Average (Apr-Jun)
Alazan/Guad	741	57
Alhambra	14	1
Blanco	100	3
Cassiano Homes	499	36
Charles Andrews	52	2
Cheryl West	82	3
Christ The King	48	0
Cisneros	55	0
College Park	78	1
Converse Ranch I	25	1
Converse Ranch II	21	2
Cross Creek	66	4
East Meadows	71	4
Escondida	20	0
Fair Avenue	216	3
Francis Furey	66	3
Frank Hornsby	59	0
Gardens at San Juan	63	3
Glen Park	26	1
HB Gonzalez	51	2
Hemisview	49	3
Highview	68	4
Jewett Circle	75	1
Kenwood Manor	9	0
Kenwood North	53	1
LC Rutledge	66	1
Le Chalet	34	0
Lewis Chatham	119	3
Lila Cockrell	70	0
Lincoln Heights	338	21
Linda Lou	10	0
Madonna	60	1
Marie McGuire	63	0
Matt Garcia	55	1
Midcrown	39	1
Midway	20	0
Mirasol Homes	174	3
Mission Park	100	4
Morris Beldon	35	1
Olive Park	26	1
OP Schnabel	70	1
Park Square	26	3
Parkview	153	4
Pin Oak I	50	2
Pin Oak II	22	2
Raymundo Rangel	26	0
Refugio	50	1
Riverside	74	4
Sahara Ramsey	16	0
San Juan Sq I	46	1
San Juan Sq II	48	0
San Pedro Arms	16	0
Scattered sites	155	2
Sun Flower/Palm Lake	22	20
South San	30	1
Springview	182	15
Sun Park Lane	65	1
Sutton Oaks Ph I	49	2
Tarry Towne	98	1
The Park at Sutton Oaks	49	4
TL Shaley	66	3
Victoria Plaza	185	0
Villa Hermosa	66	1
Villa Tranchese	201	4
Villa Veramendi	166	4
Village East	24	2
WC White	75	0
Westway	152	6
Wheatley Senior Park	40	3
Williamsburg	15	0
William Sinkin	50	0
<b>Total Public Housing</b>	<b>6103</b>	<b>260</b>



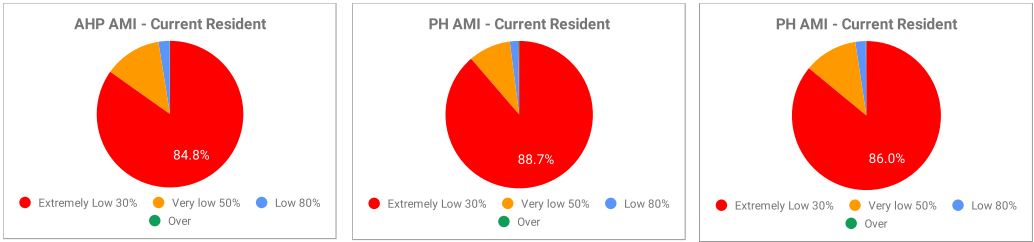
**SAN ANTONIO HOUSING AUTHORITY**  
**FHP Average Gross Income**  
**As of 06/30/19**

Property Name	Property Type	Average Gross Income
<b>AHP:</b>		
Section 8		\$12,480
<b>Public Housing:</b>		
Alazan/Guad	Family	\$11,093
Alhambra	Elderly/Disabled	\$10,609
Blanco	Elderly/Disabled	\$10,603
Cassiano Homes	Family	\$9,835
Charles Andrews	Family	\$13,193
Cheryl West	Family	\$12,997
Christ The King	Elderly/Disabled	\$10,490
Cisneros	Elderly/Disabled	\$9,878
College Park	Elderly/Disabled	\$10,316
Converse Ranch I	Family	\$12,776
Converse Ranch II	Family	\$14,268
Cross Creek	Family	\$9,068
East Meadows	Family	\$8,976
Escondida	Elderly/Disabled	\$10,809
Fair Avenue	Elderly/Disabled	\$10,640
Francis Furey	Family	\$12,864
Frank Hornsby	Elderly/Disabled	\$11,125
Gardens at San Juan	Family	\$8,912
Glen Park	Family	\$12,871
HB Gonzalez	Elderly/Disabled	\$10,435
Hemisview	Family	\$10,282
Highview	Family	\$8,212
Jewett Circle	Elderly/Disabled	\$9,965
Kenwood Manor	Family	\$15,604
Kenwood North	Elderly/Disabled	\$11,614
LC Rutledge	Family	\$11,072
Le Chalet	Elderly/Disabled	\$10,990
Lewis Chatham	Elderly/Disabled	\$10,177
Lila Cockrell	Elderly/Disabled	\$10,467
Lincoln Heights	Family	\$12,414
Linda Lou	Elderly/Disabled	\$9,910
Madonna	Elderly/Disabled	\$10,854
Marie McGuire	Elderly/Disabled	\$11,095
Matt Garcia	Elderly/Disabled	\$10,734
Midcrown	Elderly/Disabled	\$11,155
Midway	Elderly/Disabled	\$10,092
Mirasol Homes	Family	\$10,861
Mission Park	Family	\$13,405
Morris Beldon	Family	\$12,435
Olive Park	Family	\$14,144
OP Schnabel	Elderly/Disabled	\$11,235
Park Square	Family	\$10,390
Parkview	Elderly/Disabled	\$10,432
Pin Oak I	Elderly/Disabled	\$10,069
Pin Oak II	Family	\$8,395
Raymundo Rangel	Elderly/Disabled	\$9,654
Refugio	Family	\$10,435
Riverside	Family	\$11,993
Sahara Ramsey	Elderly/Disabled	\$10,043
San Juan Sq I	Family	\$9,318
San Juan Sq II	Family	\$10,545
San Pedro Arms	Elderly/Disabled	\$10,070
Scattered sites	Family	\$15,221
South San	Elderly/Disabled	\$10,628
Springview	Family & Elderly/Disabled	\$13,419
Sun Park Lane	Elderly/Disabled	\$11,340
Tarry Towne	Elderly/Disabled	\$11,701
The Park at Sutton Oaks	Family	\$8,786
TL Shaley	Family	\$9,716
Villa Hermosa	Elderly/Disabled	\$10,537
Villa Tranchese	Elderly/Disabled	\$10,480
Villa Veramendi	Family	\$16,307
Village East	Family	\$13,809
WC White	Elderly/Disabled	\$12,218
Westway	Family	\$13,587
Wheatley Senior Park	Elderly/Disabled	\$12,024
William Sinkin	Elderly/Disabled	\$10,964
Williamsburg	Elderly/Disabled	\$10,340
<b>FHP Average Gross Income</b>		<b>\$11,208</b>

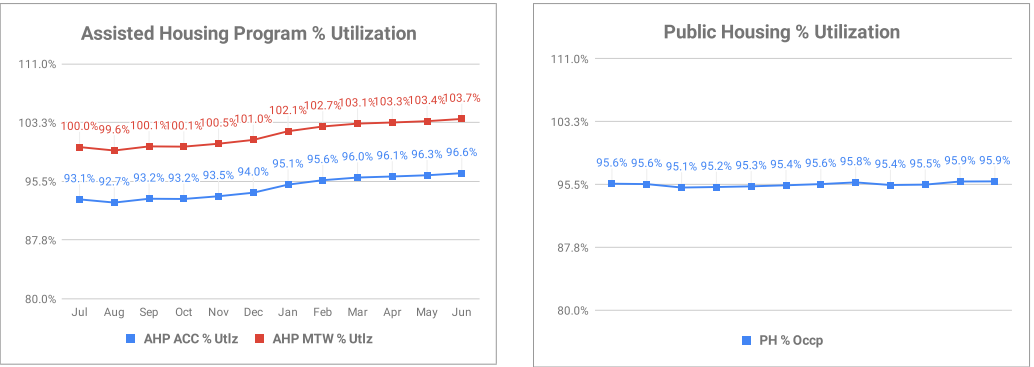
User Selection    **FY19**    **Q4**



SAHA AREA MEDIAN INCOME (AMI)



SAHA Utilization



## SAN ANTONIO HOUSING AUTHORITY

August 15, 2019

## MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Kristi Baird, Director of Beacon Communities

RE: Beacon Communities Capital Update

---

**SUMMARY:****WOODHILL:**

Parking Lot - Management is moving forward with the proposal from Texas Materials in the amount of \$152,014.08 to repair, seal and stripe the remaining parking lot to begin in Phase II, which has significantly deteriorated through the stages of roof and HVAC replacement.

Demo/Rehab - Buildings 23 and 24 have been demolished, water lines rerouted thirty days ahead of the projected completion date. The bids for redevelopment of building 24, from a four unit to an eight unit building to prevent a net unit number loss, have been received and the contract between the managing agent and the selected vendor has been signed. Replatting of the property has been completed and the project is in the final stages of permitting, which took longer than expected, due to the requirement for a commercial sprinkler system. The contract cost is \$596K and construction is scheduled to begin in August. The estimated completion is October 2019.

*Woodhill Apartments are located at 4909 Woodstone on the city's Northwest side of town, near Shavano Park. The community consists of 532 affordable apartments. They are under a bond program, which requires residents and applicants to qualify within the income limits of the program and 50% of all residents must have an income at or below 80% of the area median income (AMI) and be receiving subsidy. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 88.49%, which includes all off-line or uninhabitable units.*

**MONTERREY PARK:**

Management has executed the contract and work began on a \$1.475M comprehensive property rehab. Work is estimated to be completed by September 2019. The contract includes roofs, windows and patio doors, stairwells, landings, railings, balconies, sidewalks, property fencing, exterior facade, painting and site drainage. The maintenance shop has been framed, stairwell, balcony, and sidewalk work is in progress. The project is 50% complete and on track to be completed in September.

*Monterrey Park Apartments are located at 6060 W. Commerce on the city's Westside near Monterrey Park. The community consists of 200 affordable apartments. Affordability is maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 93.21%, which includes all off-line or uninhabitable units.*

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019****CASTLE POINT:**

The comprehensive exterior rehab is being rebid due to the vendor's failure to include all scope requirements in their pricing and were unable to meet the scope specifications. The project includes roofs, gutters, siding, stairwells, landings, railings, patio enclosures and supports, parking lots, and perimeter fencing repairs.

*Castle Point Apartments are located at 5320 Blanco Rd. on the city's North Central side near Robert E. Lee High School. The community consists of 220 affordable apartments. They are under an Affordable Housing Disposition Program (AHDP), which requires forty-four to qualify within the income limits of the program at or below 50% of the area median income (AMI) and thirty-three units to qualify within the income limits at or below 80% of the (AMI). Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 97.77%, well above the area market average.*

**LA PROVIDENCIA:**

The comprehensive design work has been completed and is with the City for permitting approval. The project includes roofs, gutters, siding, stairwells, landings, railings, patio enclosures and supports, parking lot, and perimeter fencing repairs. The estimated budget is \$2.5M.

*La Providencia Apartments are located at 2525 Castroville Rd. on the city's Westside near Nelson Wolff Municipal Stadium. The community consists of ninety affordable apartments. Affordability is maintained by keeping the rental rates lower than market average rates for the immediate area. Additional affordability via a low income bond as required for the refinance requires 50% of the units to be rented at 80% AMI. The community is maintaining an average annual occupancy of 95.74%, well above the area market average.*

**VILLA DE VALENCIA:**

Submittal of five applications for Alamo Area of Council Governments (AACOG) Weatherization program have been completed and discussions to focus heavily on our HVAC, windows and doors have begun. There is no cost above the administrative efforts to participate in the weatherization program. Additionally, comprehensive roof replacements have started. The contract was awarded to JMI Contractors for \$185,596.00 and is projected to be completed in September.

*Villa de Valencia Apartments is located at 13656 O'Connor Rd. on the city's Northeast side near S.T.A.R Soccer Complex. The community consists of 104 affordable apartments. They are under a Project Based Assistance (PBA) program, which requires residents and applicants to qualify within the income limits of the program and 74 households must have an income at or below 80% of the area median income (AMI) and be receiving subsidy. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 89.90%, which includes all off-line or uninhabitable units.*

**SUNSHINE PLAZA:**

The 95% review of the design work has been completed. Projecting is set to be ready for the City review and permitting in August. The project includes windows, doors, HVAC, exterior repairs to

**SAN ANTONIO HOUSING AUTHORITY****August 15, 2019**

stucco, walkways, lighting, and complete elevator rehabilitation. The estimated budget is \$2.5M.

*Sunshine Plaza Apartments is located at 455 E. Sunshine Dr. on the city's Northwest side near the Medical Center Area. The community consists of 100 affordable apartments. They are under a Project Based Assistance (PBA) program, which requires residents and applicants to qualify within the income limits of the program and 100% of all residents must have an income at or below 80% of the area median income (AMI). Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 97.58%, well above the area market average.*

**PECAN HILL:**

The design plans for a comprehensive sewer, site drainage and tree plan are under review with the CoSA. These projects are the initial response to the foundation, which is heaving due to failing sewer systems. The engineering study recommended we address the plumbing and site drainage concerns and follow up with foundation tracking to monitor settling. The estimated budget is \$800K. The tree plan is in the final stages of review with the City and we anticipate the project being ready for solicitation in August.

*Pecan Hill Apartments are located at 1600 W. Lawndale on the city's North Central side near the airport. The community consists of 100 affordable apartments. They are under a Project Based Assistance (PBA) program, which requires residents and applicants to qualify within the income limits of the program and 100% of all residents must have an income at or below 80% of the area median income (AMI). Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 94.75%, well above the area market average.*

**BURNING TREE - ENCANTA VILLA - CHURCHILL ESTATES TOWNHOMES**

After refinancing Burning Tree and Encanta Villa, an in-house physical needs assessment (PNA) has been completed for each community. Churchill Estates had unplanned maintenance that required the engagement of an in-house PNA. Projects for each of the three communities have been reviewed and prioritized. Construction Services is working with an engineering firm on the applicable projects and preparing scope items in-house, in an effort to reduce unnecessary expenses. The project is expected to be ready for solicitation in September.

*Burning Tree Apartments is located at 14438 Jones Maltsberger Rd. on the city's North Central side near the airport. The community consists of 108 affordable apartments. They are under an AHDP program, which requires twenty-two units to qualify within the income limits of the program at or below 50% of the area median income (AMI) and sixteen units to qualify within the income limits at or below 80% of the AMI. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 91.74%, which includes all off-line or uninhabitable units.*

*Encanta Villa Apartments is located at 5300 Encanta on the city's Northeast side near S.T.A.R Soccer Complex. The community consists of fifty-six affordable apartments. Affordability is additionally maintained by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 88.10%, which includes all off-line or uninhabitable units.*



**SAN ANTONIO HOUSING AUTHORITY**

**August 15, 2019**

*Churchill Estates Townhomes is located at 14121 Churchill Estates on the city's Northside near Phil Hardberger Park and Blanco Rd. The community consists of forty two-story townhomes. Affordability is achieved by keeping the rental rates lower than market average rates for the immediate area. The community is maintaining an average annual occupancy of 97.71%, well above the area market average.*

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

The financial impact is included in each community capital project update above, where applicable.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

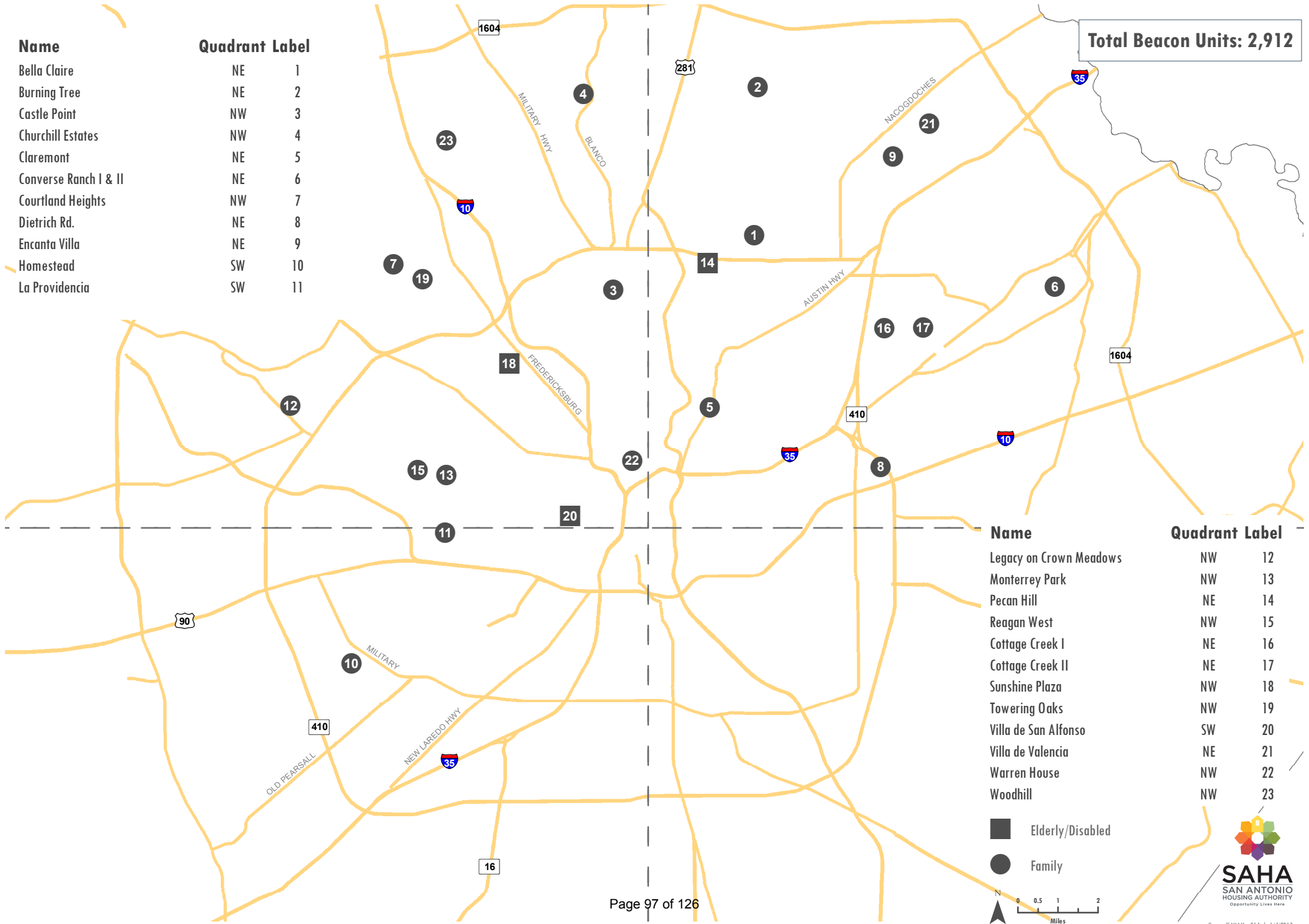
**ATTACHMENTS:**

Beacon Communities Map

Bid Worksheets

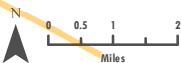
Name	Quadrant Label	
Bella Claire	NE	1
Burning Tree	NE	2
Castle Point	NW	3
Churchill Estates	NW	4
Claremont	NE	5
Converse Ranch I & II	NE	6
Courtland Heights	NW	7
Dietrich Rd.	NE	8
Encanta Villa	NE	9
Homestead	SW	10
La Providencia	SW	11

Total Beacon Units: 2,912



Name	Quadrant Label	
Legacy on Crown Meadows	NW	12
Monterrey Park	NW	13
Pecan Hill	NE	14
Reagan West	NW	15
Cottage Creek I	NE	16
Cottage Creek II	NE	17
Sunshine Plaza	NW	18
Towering Oaks	NW	19
Villa de San Alfonso	SW	20
Villa de Valencia	NE	21
Warren House	NW	22
Woodhill	NW	23

- Elderly/Disabled
- Family



## ORION REAL ESTATE SERVICES BID WORKSHEET

**DATE:** 5/20/2019

**PROPERTY NAME:** Woodhill Apartments

**Scope of work to be performed:**

4909/4951 Woodstone/78230- Seal Coat/Asphalt Repair/Stripping:

Blackout- Seal (Asphalt) Sf- 345,459, Repairs- 24,945 (Sf.)

Wheeler- Seal (Asphalt) Sf- 305,200 Repairs- 27,028 (Sf.)

JMI- Seal (Asphalt) Sf- 341,000

**Vendor/Contractor:**

**Amount:**

1.	<u>Blackout Paving, LLC.</u>	<u>\$98,599.24</u>
2.	<u>Texas Materials Group (Wheeler)</u>	<u>\$152,014.08</u>
3.	<u>JMI Contractors, LLC.</u>	<u>\$920,330.00</u>

**Recommended Vendor:** Texas Materials Group (Wheeler Coatings)

**Reason for Recommendation:**

Based on the detail of submissions by the vendor along with previous and current  
experience with vendor services we recommend Texas Materials Group (Wheeler Coating).  
Texas Materials (Wheeler) provided the same service last year between buildings 3 & 4  
the most extensively damaged area of the community parking areas.

*O.K.  
 EA 7/31  
 Better  
 quality  
 repair  
 than  
 low  
 bidder.*

**Budget:**

**Amount:** \_\_\_\_\_  
**Variance:** \_\_\_\_\_

**Month Budgeted:** N/A

<b>Workers Comp Insurance?</b>	<u>X</u>	<b>Yes</b>	<u>      </u>	<b>No</b>
<b>General Liability Insurance?</b>	<u>X</u>	<b>Yes</b>	<u>      </u>	<b>No</b>

**Comments:**

All updated licenses and insurances to be provided prior to contract agreement.

**Submitted by:** Lawrence Fernandez

**Owner/Asset Manager Approval:** \_\_\_\_\_

**Approval Date:** \_\_\_\_\_

5/15/2019 8:10:46AM



A CRH COMPANY

**TEXAS MATERIALS GROUP**

5723 University Hts Blvd

San Antonio Tx 78249

Telephone No: 210-253-0603

EMail: joe.moon@texasmaterials.com

Customer Acct: 262577  
Customer Name: Woodhill Apartments  
Billing Address: 4909 Woodstone Dr  
 San Antonio Tx 78230  
Customer Ph: 210-558-4500  
Customer Cont:  
Customer Email: lfernandez@allied-orion.com

Job Name: Woodhill Apts Phase 1 Pavement repairs  
Job Address: 4909 Woodstone Dr.  
Estimate # JM051319-001  
Estimate Date: 05/14/19  
Tax: ON MATERIALS

## PHASE 1 OF THE MAINTENANCE REPAIRS

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
40202	ASPHALT REPAIRS 3 INCH	464.00	SY		18,527.52
44401	JENNITE AE SEALCOAT	77,000.00	SF		12,936.00
80101	RESTRIPE	1.00	LSU		2,873.00
<b>GRAND TOTAL</b>					<b>\$34,336.52</b>

NOTES:

## SCOPE OF WORK:

## 1. ASPHALT REPAIRS

EXCAVATE DOWN 3 INCHES AND HAUL OFF SPOILS. COMPACT THE SUBGRADES. TACK AREA FOR ADHESION. INSTALL 3 INCHES OF HOT MIX ASPHALT PG 64-22 W/RAP. COMPACT ASPHALT PROPERLY. APPROX 4,172 SF

## 2. SEALCOAT

BARRICADE PROPOSED AREA FROM ALL TRAFFIC. CLEAN AND SWEEP AREAS FREE FROM ALL LOOSE DEBRIS. TREAT OIL SPOTS WITH PRIMER. APPLY TWO COATS OF JENNITE AE SEALCOAT MATERIAL PROPERLY. APPROX 77,000 SF

THIS ESTIMATE IS BASED OFF OF 2 MOBILIZATIONS

ALL CARS MUST BE MOVED BY 10AM BY MANAGEMENT SO THE PRODUCT HAS THE RECOMMENDED MANUFACTURE CURE TIME. IF AN ADDITIONAL MOBILIZATION IS REQUIRED IT WILL BE AN ADDITIONAL \$1,500.00 ADDED TO THIS ESTIMATE.

## 3. RESTRIPE

RESTRIPE THE PARKING LOT AS IT CURRENTLY EXISTS.

The undersigned states that all the information provided herein is true and correct and undersigned and read and hereby agrees

to the terms and conditions listed above on this quote.

The net amount of contract is to be paid upon completion of work. Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders for same and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Asphalt paving for newly constructed parking lots, roadways, and driveways are proposed to comply with typical TXDOT hot mix standards. Any other paving specification must be noted in the comment section under each paving line item of this proposal form and priced accordingly.

All permits and fees are excluded unless otherwise noted. Texas Materials group, Inc. are not responsible for utility lines less than 12 inches deep. Texas Materials group, Inc. is to carry Workers Compensation, General Liability and Auto Insurance upon the labor furnished in this Contract. Your signed acceptance constitutes a contract between you and the undersigned. All sums payable under this contract [or agreement] shall be paid to Texas Materials group, Inc. at its offices located in Cedar Park, Williamson County, Texas. The proper venue for any action hereunder, whether legal or equitable, shall be maintained in Cedar Park, Williamson County, Texas. Interest will accrue on all sums past due or found to be past due under this contract [or agreement] at the rate of eighteen percent (18%) compound interest per annum. The prevailing party agrees to pay reasonable attorney fees, all costs of court, and any other expenses incurred in the event of a litigated dispute between the parties.

Owner of Property \_\_\_\_\_ Address \_\_\_\_\_


Job Address \_\_\_\_\_ City/ST \_\_\_\_\_ Zip Code \_\_\_\_\_ Telephone \_\_\_\_\_  
Fax \_\_\_\_\_

Tax Exempt: Yes or No [Please attach tax exempt certificate] Certified Payroll: Yes or No Bond # \_\_\_\_\_  
Name of Surety \_\_\_\_\_

Address \_\_\_\_\_ City/ST \_\_\_\_\_ Zip Code \_\_\_\_\_ Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

Due to fluctuating asphalt prices, prices quoted above shall remain in effect for no more than 60 days from proposal date. This proposal must be endorsed and returned by an authorized company official, owner, owner's agent, or individual seeking the above scope of work within the 30 day period in order to hold these unit prices firm for no longer than 60 days from proposal date. Contracts or subcontracts generated from our proposed unit prices may be used to same effect as long as written contract is agreed to and endorsed by a company officer of Texas Materials group, Inc. within the 30 days from proposal date. Safety is the utmost importance.

RESPECTFULLY SUBMITTED BY:

  
\_\_\_\_\_  
TEXAS MATERIALS

Quote Accepted by:

Signed: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_



5/14/2019 10:18:15AM



A CRH COMPANY

**TEXAS MATERIALS GROUP**

5723 University Hts Blvd

San Antonio Tx 78249

Telephone No: 210-253-0603

EMail: joe.moon@texasmaterials.com

<u>Customer Acct:</u>	262577	<u>Job Name:</u>	Woodhill Apts Phase 3 & 4 Pavement repairs
<u>Customer Name:</u>	Woodhill Apartments	<u>Job Address:</u>	4909 Woodstone Dr.
<u>Billing Address:</u>	4909 Woodstone Dr	<u>Estimate #</u>	JM051319-001
	San Antonio Tx 78230	<u>Estimate Date:</u>	5/13/19
<u>Customer Ph:</u>	210-558-4500	<u>Tax:</u>	ON MATERIALS
<u>Customer Cont:</u>			
<u>Customer Email:</u>	lfernandez@allied-orion.com		

## PHASE 3 &amp; 4 OF THE MAINTENANCE REPAIRS

ITEM	DESCRIPTION	QUANTITY	UNIT	AMOUNT
40202	ASPHALT REPAIRS 3 INCH	2,172.00	SY	58,083.62
44401	JENNITE AE SEALCOAT	58,200.00	SF	10,941.60
80101	RESTRIPE	1.00	LSU	2,377.00
<b>GRAND TOTAL</b>				<b>\$71,402.22</b>

NOTES:

## SCOPE OF WORK:

## 1. ASPHALT REPAIRS

EXCAVATE DOWN 3 INCHES AND HAUL OFF SPOILS. COMPACT THE SUBGRADES. TACK AREA FOR ADHESION. INSTALL 3 INCHES OF HOT MIX ASPHALT PG 64-22 W/RAP. COMPACT ASPHALT PROPERLY. APPROX 19,545 SF

## 2. SEALCOAT

BARRICADE PROPOSED AREA FROM ALL TRAFFIC. CLEAN AND SWEEP AREAS FREE FROM ALL LOOSE DEBRIS. TREAT OIL SPOTS WITH PRIMER. APPLY TWO COATS OF JENNITE AE SEALCOAT MATERIAL PROPERLY. APPROX 58,200 SF

THIS ESTIMATE IS BASED OFF OF 3 MOBILIZATIONS

ALL CARS MUST BE MOVED BY 10AM BY MANAGEMENT SO THE PRODUCT HAS THE RECOMMENDED MANUFACTURE CURE TIME. IF AN ADDITIONAL MOBILIZATION IS REQUIRED IT WILL BE AN ADDITIONAL \$1,500.00 ADDED TO THIS ESTIMATE.

## 3. RESTRIPE

RESTRIPE THE PARKING LOT AS IT CURRENTLY EXISTS.

The undersigned states that all the information provided herein is true and correct and undersigned and read and hereby agrees

to the terms and conditions listed above on this quote.

The net amount of contract is to be paid upon completion of work. Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders for same and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Asphalt paving for newly constructed parking lots, roadways, and driveways are proposed to comply with typical TXDOT hot mix standards. Any other paving specification must be noted in the comment section under each paving line item of this proposal form and priced accordingly.

All permits and fees are excluded unless otherwise noted. Texas Materials group, Inc. are not responsible for utility lines less than 12 inches deep. Texas Materials group, Inc. is to carry Workers Compensation, General Liability and Auto Insurance upon the labor furnished in this Contract. Your signed acceptance constitutes a contract between you and the undersigned. All sums payable under this contract [or agreement] shall be paid to Texas Materials group, Inc. at its offices located in Cedar Park, Williamson County, Texas. The proper venue for any action hereunder, whether legal or equitable, shall be maintained in Cedar Park, Williamson County, Texas. Interest will accrue on all sums past due or found to be past due under this contract [or agreement] at the rate of eighteen percent (18%) compound interest per annum. The prevailing party agrees to pay reasonable attorney fees, all costs of court, and any other expenses incurred in the event of a litigated dispute between the parties.

Owner of Property \_\_\_\_\_ Address \_\_\_\_\_

Job Address \_\_\_\_\_ City/ST \_\_\_\_\_ Zip Code \_\_\_\_\_ Telephone \_\_\_\_\_  
Fax \_\_\_\_\_

Tax Exempt: Yes or No [Please attach tax exempt certificate] Certified Payroll: Yes or No Bond # \_\_\_\_\_  
Name of Surety \_\_\_\_\_

Address \_\_\_\_\_ City/ST \_\_\_\_\_ Zip Code \_\_\_\_\_ Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

Due to fluctuating asphalt prices, prices quoted above shall remain in effect for no more than 60 days from proposal date. This proposal must be endorsed and returned by an authorized company official, owner, owner's agent, or individual seeking the above scope of work within the 30 day period in order to hold these unit prices firm for no longer than 60 days from proposal date. Contracts or subcontracts generated from our proposed unit prices may be used to same effect as long as written contract is agreed to and endorsed by a company officer of Texas Materials group, Inc. within the 30 days from proposal date. Safety is the utmost importance.

RESPECTFULLY SUBMITTED BY:

  
TEXAS MATERIALS

Quote Accepted by:

Signed: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

5/14/2019 10:14:23AM



## TEXAS MATERIALS GROUP

5723 University Hts Blvd

San Antonio Tx 78249

Telephone No: 210-253-0603

EMail: joe.moon@texasmaterials.com

Customer Acct: 262577  
Customer Name: Woodhill Apartments  
Billing Address: 4909 Woodstone Dr  
 San Antonio Tx 78230  
Customer Ph: 210-558-4500  
Customer Cont:  
Customer Email: lfernandez@allied-orion.com

Job Name: Woodhill Apts Phase 5 Pavement repairs  
Job Address: 4909 Woodstone Dr.  
Estimate # JM050819-001  
Estimate Date: 5/10/19  
Tax: ON MATERIALS

### PHASE 5 OF THE MAINTENANCE REPAIRS

ITEM	DESCRIPTION	QUANTITY	UNIT	AMOUNT
40202	ASPHALT REPAIRS 3 INCH	367.00	SY	16,692.63
44401	JENNITE AE SEALCOAT	170,000.00	SF	26,180.00
80101	RESTRIPE	1.00	LSU	3,402.71
<b>GRAND TOTAL</b>				<b>\$46,275.34</b>

### NOTES:

#### SCOPE OF WORK:

##### 1. ASPHALT REPAIRS

EXCAVATE DOWN 3 INCHES AND HAUL OFF SPOILS. COMPACT THE SUBGRADES. TACK AREA FOR ADHESION. INSTALL 3 INCHES OF HOT MIX ASPHALT PG 64-22 W/RAP. COMPACT ASPHALT PROPERLY. APPROX 3,000 SF

##### 2 SEALCOAT

BARRICADE PROPOSED AREA FROM ALL TRAFFIC. CLEAN AND SWEEP AREAS FREE FROM ALL LOOSE DEBRIS. TREAT OIL SPOTS WITH PRIMER. APPLY TWO COATS OF JENNITE AE SEALCOAT MATERIAL PROPERLY. APPROX 170,000 SF

THIS ESTIMATE IS BASED OFF OF 3 MOBILIZATIONS

ALL CARS MUST BE MOVED BY 10AM BY MANAGEMENT SO THE PRODUCT HAS THE RECOMMENDED MANUFACTURE CURE TIME. IF AN ADDITIONAL MOBILIZATION IS REQUIRED IT WILL BE AN ADDITIONAL \$1,500.00 ADDED TO THIS ESTIMATE.

##### 3. RESTRIPE

RESTRIPE THE PARKING LOT AS IT CURRENTLY EXISTS.

The undersigned states that all the information provided herein is true and correct and undersigned and read and hereby agrees to the terms and conditions listed above on this quote.

The net amount of contract is to be paid upon completion of work. Any deviation or alteration from the above specifications

involving extra cost of material or labor will be executed only upon written orders for same and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Asphalt paving for newly constructed parking lots, roadways, and driveways are proposed to comply with typical TXDOT hot mix standards. Any other paving specification must be noted in the comment section under each paving line item of this proposal form and priced accordingly.

All permits and fees are excluded unless otherwise noted. Texas Materials group, Inc. are not responsible for utility lines less than 12 inches deep. Texas Materials group, Inc. is to carry Workers Compensation, General Liability and Auto Insurance upon the labor furnished in this Contract. Your signed acceptance constitutes a contract between you and the undersigned. All sums payable under this contract [or agreement] shall be paid to Texas Materials group, Inc. at its offices located in Cedar Park, Williamson County, Texas. The proper venue for any action hereunder, whether legal or equitable, shall be maintained in Cedar Park, Williamson County, Texas. Interest will accrue on all sums past due or found to be past due under this contract [or agreement] at the rate of eighteen percent (18%) compound interest per annum. The prevailing party agrees to pay reasonable attorney fees, all costs of court, and any other expenses incurred in the event of a litigated dispute between the parties.

Owner of Property \_\_\_\_\_ Address \_\_\_\_\_

Job Address \_\_\_\_\_ City/ST \_\_\_\_\_ Zip Code \_\_\_\_\_ Telephone \_\_\_\_\_  
Fax \_\_\_\_\_

Tax Exempt: Yes or No [Please attach tax exempt certificate] Certified Payroll: Yes or No Bond # \_\_\_\_\_

Name of Surety \_\_\_\_\_

Address \_\_\_\_\_ City/ST \_\_\_\_\_ Zip Code \_\_\_\_\_ Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

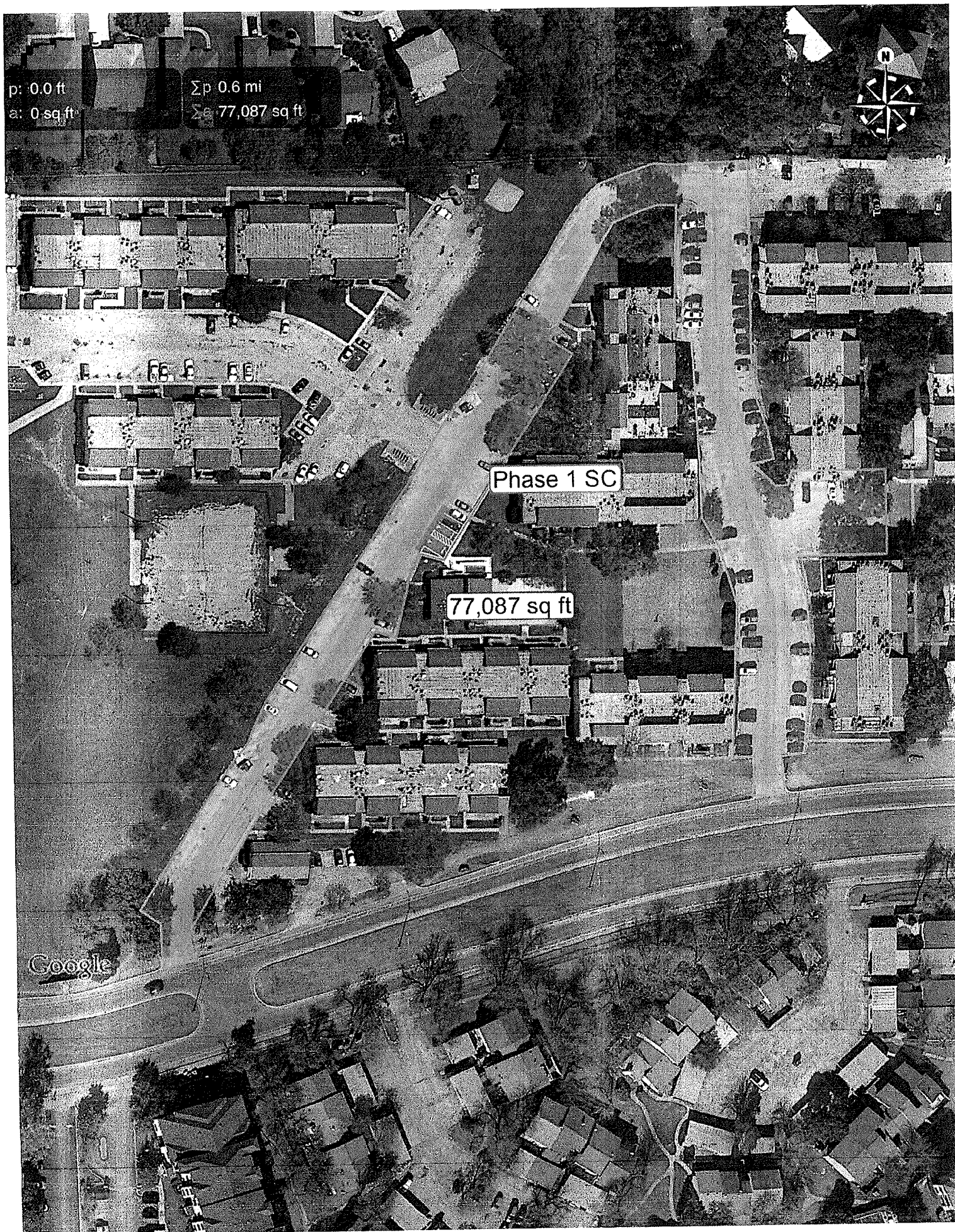
Due to fluctuating asphalt prices, prices quoted above shall remain in effect for no more than 60 days from proposal date. This proposal must be endorsed and returned by an authorized company official, owner, owner's agent, or individual seeking the above scope of work within the 30 day period in order to hold these unit prices firm for no longer than 60 days from proposal date. Contracts or subcontracts generated from our proposed unit prices may be used to same effect as long as written contract is agreed to and endorsed by a company officer of Texas Materials group, Inc. within the 30 days from proposal date. Safety is the utmost importance.

RESPECTFULLY SUBMITTED BY:

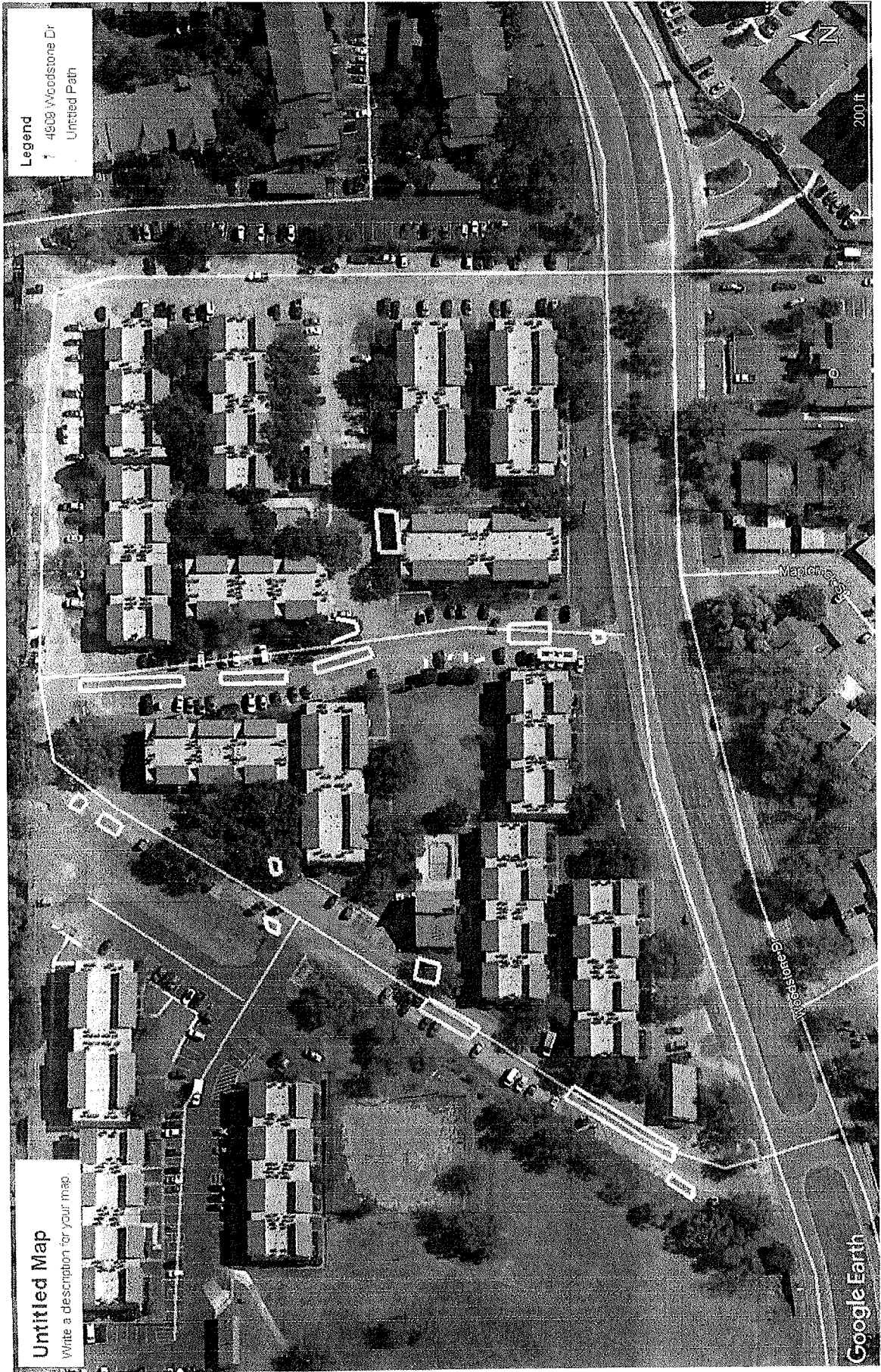
  
TEXAS MATERIALS

Quote Accepted by:

Signed: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_







1 Repair Agents  
PHASE I



p: 0.0 ft  
a: 0 sq ft

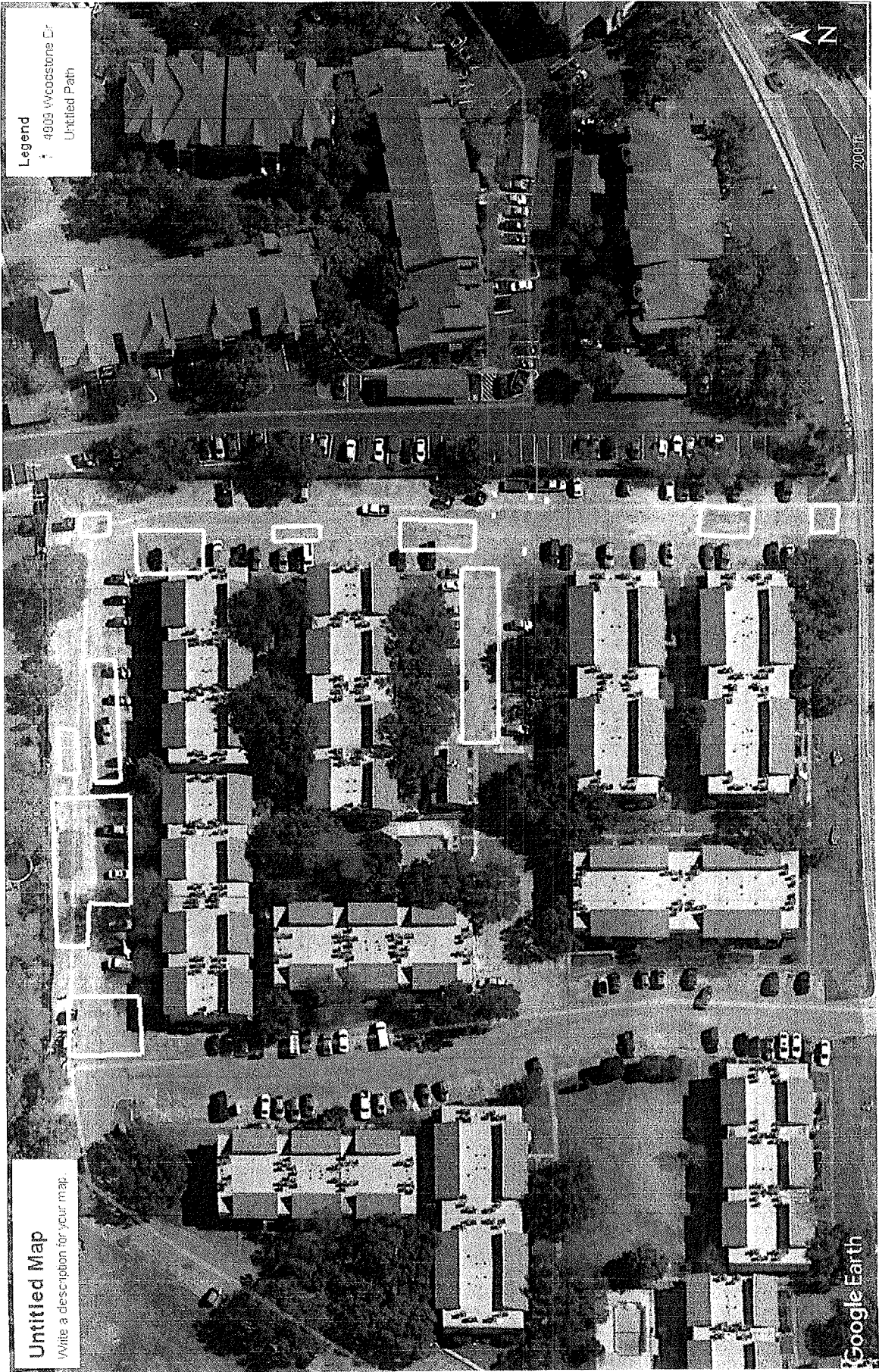
$\Sigma p$  0.39 mi  
 $\Sigma a$  58,113 sq ft



Ph 3 and 4 SC

58,113 sq ft

Google



Repair Area  
Phase II (3 & 4) - Perennial





Repairs) AREA  
PAGE 4 (area 5)



p: 0.0 ft  
a: 0 sq ft

$\Sigma p$  1.16 mi  
 $\Sigma a$  169,199 sq ft



Phase 5 SC

169,199 sq ft

Google

# BLACKOUT PAVING LLC

## Premier Asphalt Maintenance Company

Minority Owned and Operated SBA

5322 McCullough Suite B, San Antonio, TX 78212

Office (210) 314-4449 Fax (210) 314-1449

WWW.BLACKOUTPAVING.COM

SCTRCA CERTIFIED, ESBE HABE MBE SBE

Compliance Depot ID #799689

San Antonio Apartment Association

### PROPOSAL (2019-169)

#### **2" Asphalt Repairs, Seal Coat, Pavement Markings, Phase 1 Only**

Property: Woodhill Apts. Phase 1  
Date: May 3, 2019  
Phone: 210-558-4500  
Email: lfernandez@allied-orion.com  
Address: 4909 Woodstone Dr., San Antonio TX 78230  
Submitted To: Mr. Lawrence Fernandez 210-558-2808

We hereby submit specifications and estimate for: 2" Asphalt Repairs, seal coat, pavement markings

#### **ITEM**

##### **1- 2" Asphalt Repairs 4,254 SF**

Repair damaged asphalt, 4,254 square feet, (see attached numbered areas on sketch). Asphalt will be saw cut square, damaged asphalt will be removed and replaced with 2" industry standard Type D Hot Asphalt Mix.

**Cost : \$9,971.00**

##### **2- Seal Coat 196,565 SF**

Seal Coat entire parking lot consisting of approximately 196,565 square feet. Parking lot will be thoroughly cleaned and all oil spots will be primed prior to sealer application.

**Cost : \$22,622.15**

##### **3- Pavement Markings**

Restripe parking lot using existing pattern. 436 white parking stripes, 20ea. ADA Handicap Parking, 26ea. 9'x18' white cross hash, Fire lane striping with 4 inch stencil 624 linear feet, 7ea white speed bump, 90 LF yellow curb at Lease Office, includes 3ea new HC plate signs and hardware (to replace missing signs).

**Cost : (in item 2 above)**

**CONTRACT TOTAL: for Items 1,2,3: \$32,593.15**

\* Exclusions: permits, permitting, irrigation/landscape damage/repairs, current or future drainage issues, use of heated rubberized crack fill, concrete repairs, anything not listed above. Tracking of Seal Coat onto sidewalk or building is not responsibility of Blackout Paving Inc.

Tow truck will have to be onsite for tenants who don't get notices.

Price above is CONTRACT TOTAL. Payment is due upon completion of work. All material is guaranteed to be as specified. 35% of job total must be paid prior to the start of any

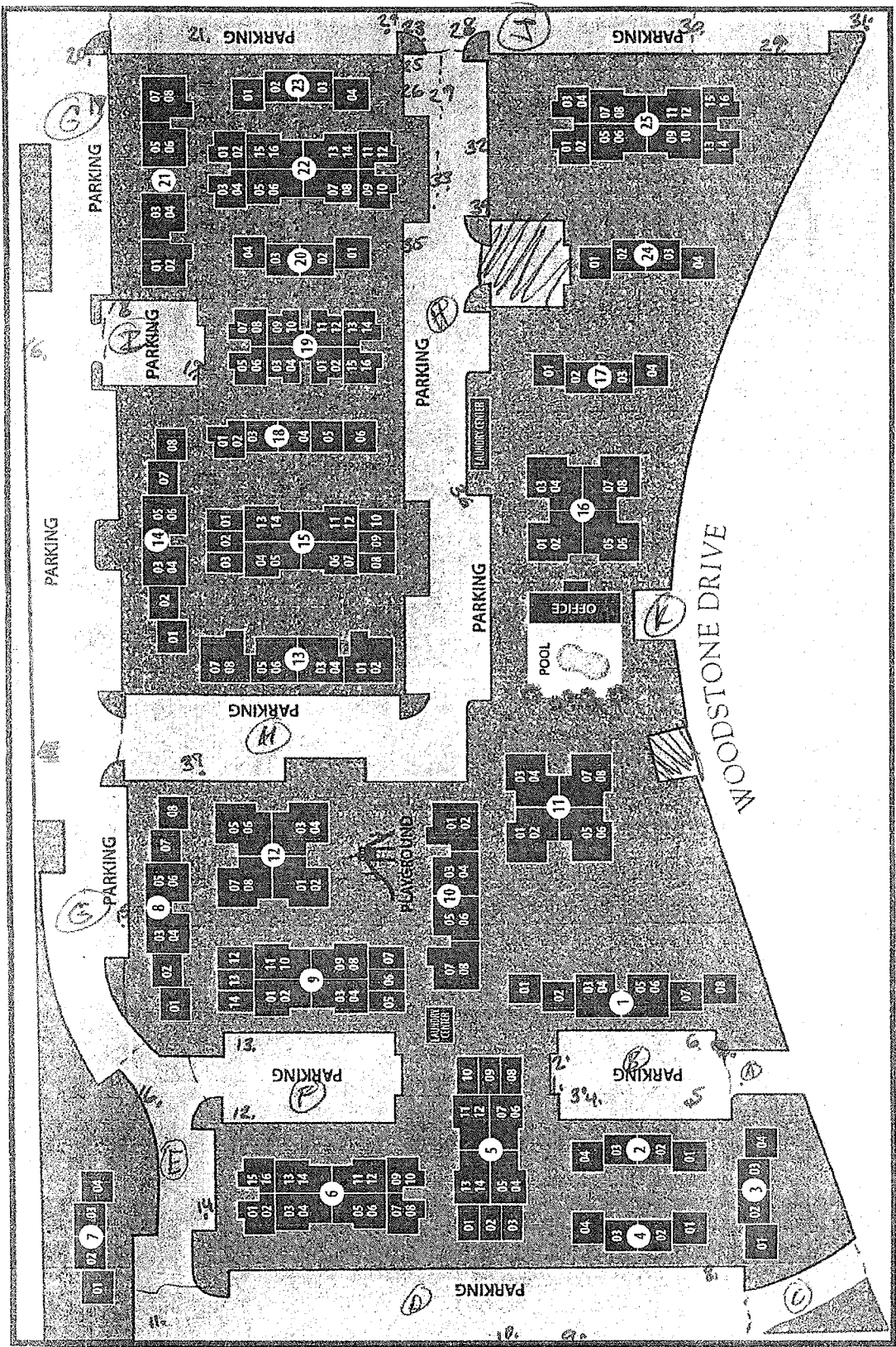
Page 1 of 2

work. Balance due upon completion. All work will be completed in a workmanlike manner according to standard practices. BLACKOUT LLC is not responsible for the tracking of sealer onto sidewalks or into apartments. Proper barricades will put up for traffic control. Schedule is subject to change due to weather or circumstances beyond our control. Any alteration, or deviation, from above specifications involving extra costs will be executed only upon a written change order and will become an extra charge over and above the estimate. Extra charges will be added if vehicles or other objects in parking lot keep us from staying on schedule. All agreements are contingent upon accident or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. We do not accept credit cards for payment.

Acceptance of Proposal

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_





*Woodhill*  
APARTMENT HOMES  
PHASE I

4909 Woodstone Drive  
San Antonio, TX 78230  
Office: 210-558-4500  
WOODHILL.LEASING@ALLIED-ORION.COM  
WWW.LIVEATWOODHILL.COM

# BLACKOUT PAVING LLC

## Premier Asphalt Maintenance Company

Minority Owned and Operated SBA

5322 McCullough Suite B, San Antonio, TX 78212

Office (210) 314-4449 Fax (210) 314-1449

[WWW.BLACKOUTPAVING.COM](http://WWW.BLACKOUTPAVING.COM)

SCTRCA CERTIFIED, ESBE HABE MBE SBE

Compliance Depot ID #799689

San Antonio Apartment Association

### PROPOSAL (2019-167)

#### 2" Asphalt Repairs, Seal Coat, Pavement Markings

(excludes new area at Bldgs. 1 -4 as instructed)

Property: Woodhill Apts. Phase 2

Date: May 3, 2019

Phone: 210-558-4500

Email: lfernandez@allied-orion.com

Address: 4909 Woodstone Dr., San Antonio TX 78230

Submitted To: Mr. Lawrence Fernandez 210-558-2808

We hereby submit specifications and estimate for: 2" Asphalt Repairs, seal coat , pavement markings

### ITEM

#### 1- 2" Asphalt Repairs 18,955 SF

Repair damaged asphalt, 18,955 square feet, (see attached numbered areas on sketch). Asphalt will be saw cut square, damaged asphalt will be removed and replaced with 2" industry standard Type D Hot Asphalt Mix.

**Cost : \$44,148.75**

#### 2- Seal Coat 146,894 SF

Seal Coat entire parking lot consisting of approximately 146,894 square feet. Parking lot will be thoroughly cleaned and all oil spots will be primed prior to sealer application.

**Cost : \$17,158.34**

#### 3- Pavement Markings

Restripe parking lot using existing pattern. 353 white parking stripes, 14ea. ADA Handicap Parking, 11ea. 9'x18' white cross hash, Fire lane striping with 4 inch stencil 370 linear feet, 1ea white speed bump.

**Cost : (in item 2 above)**

**CONTRACT TOTAL: for Items 1,2,3: \$61,307.09**

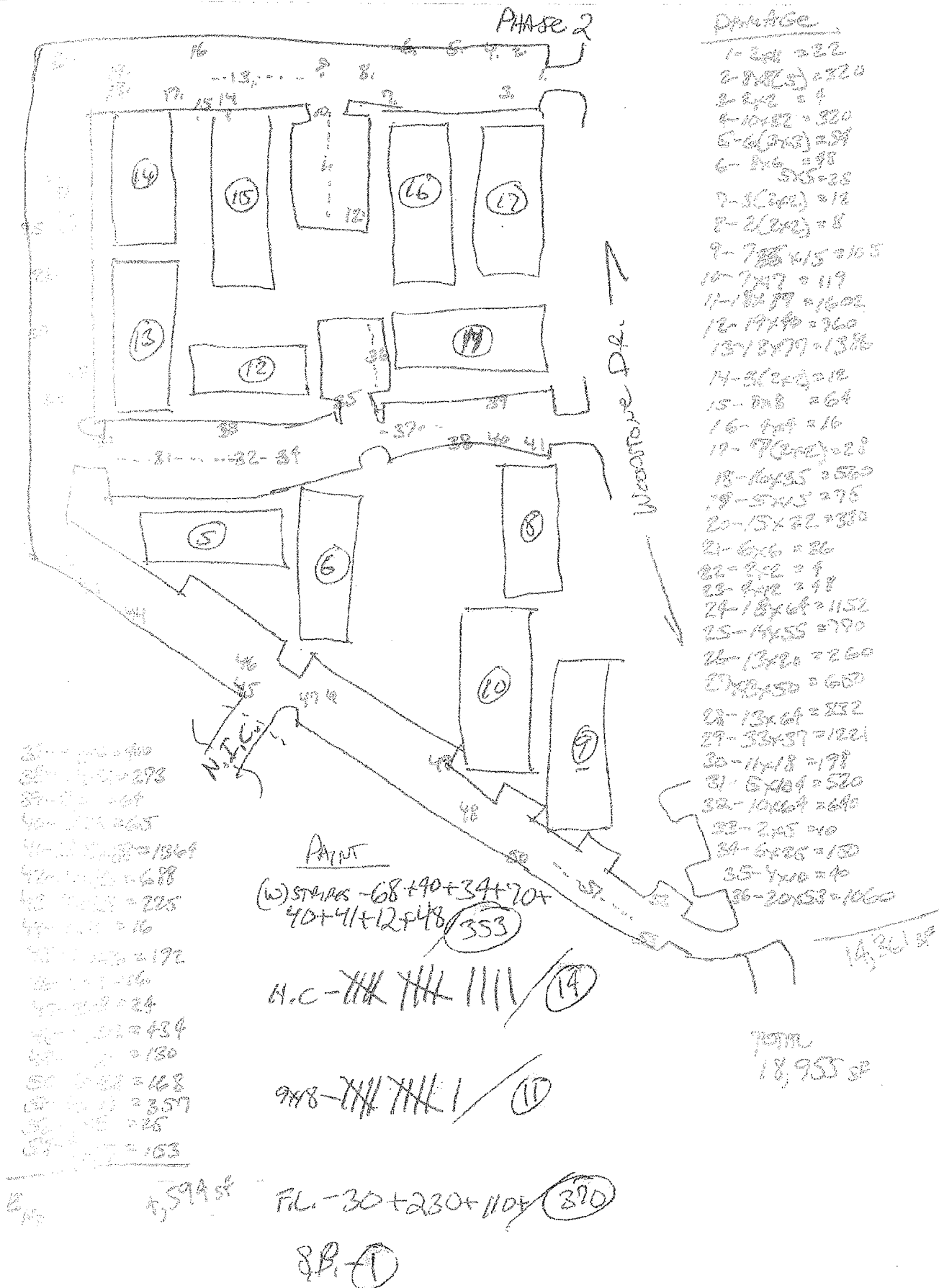
\* Exclusions: permits, permitting, irrigation/landscape damage/repairs, current or future drainage issues, use of heated rubberized crack fill, concrete repairs, anything not listed above. Tracking of Seal Coat onto sidewalk or building is not responsibility of Blackout Paving Inc.

Tow truck will have to be onsite for tenants who don't get notices.

Price above is **CONTRACT TOTAL**. Payment is due upon completion of work. All material is guaranteed to be as specified. 35% of job total must be paid prior to the start of any work. Balance due upon completion. All work will be completed in a workmanlike manner according to standard practices. **BLACKOUT LLC** is not responsible for the tracking of sealer onto sidewalks or into apartments. Proper barricades will put up for traffic control. Schedule is subject to change due to weather or circumstances beyond our control. Any alteration, or deviation, from above specifications involving extra costs will be executed only upon a written change order and will become an extra charge over and above the estimate. Extra charges will be added if vehicles or other objects in parking lot keep us from staying on schedule. All agreements are contingent upon accident or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. We do not accept credit cards for payment.

Acceptance of Proposal

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# BLACKOUT PAVING LLC

## Premier Asphalt Maintenance Company

Minority Owned and Operated SBA

5322 McCullough Suite B, San Antonio, TX 78212

Office (210) 314-4449 Fax (210) 314-1449

[WWW.BLACKOUTPAVING.COM](http://WWW.BLACKOUTPAVING.COM)

SCTRCA CERTIFIED, ESBE HABE MBE SBE

Compliance Depot ID #799689

San Antonio Apartment Association

### PROPOSAL (2019-168)

#### 3" Asphalt Repairs, at dumpster pad nearest Bldg. 4

Property: Woodhill Apts. Phase 2  
Date: May 3, 2019  
Phone: 210-558-4500  
Email: lfernandez@allied-orion.com  
Address: 4909 Woodstone Dr., San Antonio TX 78230  
Submitted To: Mr. Lawrence Fernandez 210-558-2808

We hereby submit specifications and estimate for: 3" Asphalt Repairs, seal coat , pavement markings

#### ITEM

##### 1- 3" Asphalt Repairs 1,736 SF (28'x62')

Replace damaged asphalt, 1,736 square feet. Asphalt will be saw cut square, damaged asphalt will be removed. Existing base to be proof rolled compact. Install new 2" industry standard Type D Hot Asphalt Mix, machine roll compact.

### CONTRACT TOTAL: for Items 1: \$4,699.00

\* Exclusions: permits, permitting, irrigation/landscape damage/repairs, current or future drainage issues, use of heated rubberized crack fill, concrete repairs, anything not listed above. Tracking of Seal Coat onto sidewalk or building is not responsibility of Blackout Paving Inc.

Tow truck will have to be onsite for tenants who don't get notices.

Price above is CONTRACT TOTAL. Payment is due upon completion of work. All material is guaranteed to be as specified. 35% of job total must be paid prior to the start of any work. Balance due upon completion. All work will be completed in a workmanlike manner according to standard practices. BLACKOUT LLC is not responsible for the tracking of sealer onto sidewalks or into apartments. Proper barricades will put up for traffic control. Schedule is subject to change due to weather or circumstances beyond our control. Any alteration, or deviation, from above specifications involving extra costs will be executed only upon a written change order and will become an extra charge over and above the estimate. Extra charges will be added if vehicles or other objects in parking lot keep us from staying on schedule. All agreements are contingent upon accident or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. We do not accept credit cards for payment.

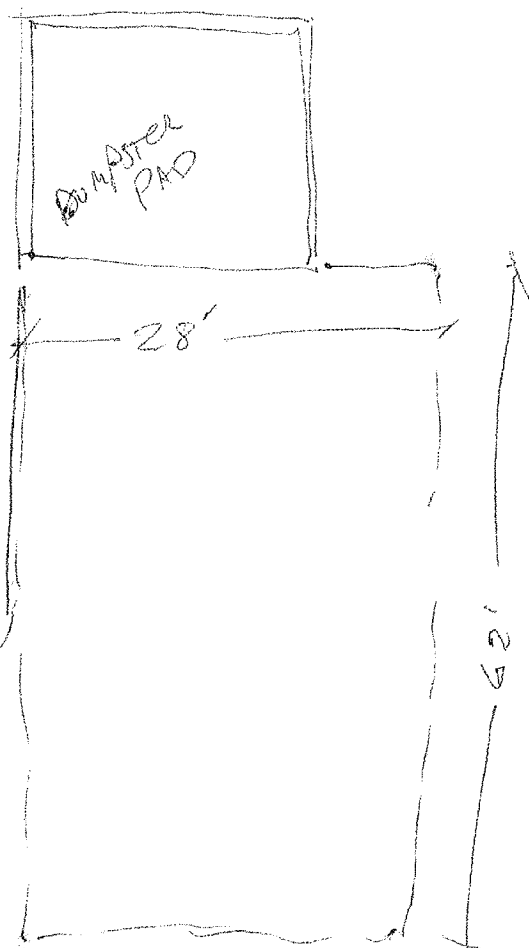
Acceptance of Proposal

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Wauwatosa Arts. Phase 2

BLOG-A



**Lawrence Fernandez**

---

**From:** Michael Mata <mata2mm92@gmail.com>  
**Sent:** Friday, May 03, 2019 9:31 AM  
**To:** Lawrence Fernandez  
**Cc:** Arthur  
**Subject:** Woodhill Apts. Phase 1 [blackout paving]  
**Attachments:** Woodhill Apts. phase 1 , Proposal.pdf; damage locations.pdf

Mr. Lawrence Fernandez, please see attached proposal for your review /approval. If you have further questions please contact us. The other proposals will follow today also. Thank you for the opportunity.

--

Mike Mata  
Blackout Paving LLC, Construction Consultant 210.677.4540

**Compliance Depot ID #799689**

**Asphalt:** Paving, Repairs, Overlay  
**Concrete:** Paving, Repairs, Car Stops, Dumpster Pads, Sidewalks  
**Pavement Markings:** ADA, Fire lanes, Parking Stall Stripes  
**Seal Coat:** Gem seal, Tarconite and Pave Shield  
**Signage:** Stop Signs, ADA Van Accessible Signage





15586 Capital Port Dr. San Antonio, Texas 78249  
Office: 210-492-8181 Fax: 210-492-8187

Submitted to: **Woodhill Apartments**

Date: May 20, 2019

Job Address: 4909 Woodstone Dr

San Antonio, TX 78230

Job Name: **ASPHALT REPAIRS AT PHASE 1**

- Proposal to perform asphalt repairs at phase 1.
- Saw cut and remove damaged or loose asphalt.
- Re-work base as needed
- Apply tack oil to saw cut edges.
- Apply type D hot mix asphalt up to 180,000sf and compact.
- Contractor will clean up and haul away all job related debris.

We propose hereby to furnish materials and labor – complete in accordance with above specifications, for the sum of:

**FIVE HUNDRED THIRTEEN THOUSAND DOLLARS.....\$513,000.00**

**PAYMENTS TO BE MADE AS FOLLOWS:**

Payable in draws and balance upon project completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Authorized Signature:

*Sean Scott*

Date: *May 20, 2019*

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete the work as specified. Payment will be made as outlined above.

Signature:

Date:



15586 Capital Port Dr. San Antonio, Texas 78249  
Office: 210-492-8181 Fax: 210-492-8187

Submitted to: **Woodhill Apartments**

Date: May 20, 2019

Job Address: 4909 Woodstone Dr

San Antonio, TX 78230

Job Name: **ASPHALT REPAIRS AT PHASE II**

- Proposal to perform asphalt repairs at phase II.
- Saw cut and remove damaged or loose asphalt.
- Re-work base as needed
- Apply tack oil to saw cut edges.
- Apply type D hot mix asphalt up to 161,000sf and compact.
- Contractor will clean up and haul away all job related debris.

We propose hereby to furnish materials and labor – complete in accordance with above specifications, for the sum of:

**FOUR HUNDRED SEVEN THOUSAND THREE HUNDRED THIRTY DOLLARS.....\$407,330.00**

**PAYMENTS TO BE MADE AS FOLLOWS:**

Payable in draws and balance upon project completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Authorized Signature:

*Sean Scott*

Date:

*May 20, 2019*

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete the work as specified. Payment will be made as outlined above.

Signature:

Date:

# ORION REAL ESTATE SERVICES BID WORKSHEET

**DATE:** 3/18/2019

**PROPERTY NAME:** Monterrey Park Apartments

**Scope of work to be performed:**

6060 W. Commerce- San Antonio, Texas-78237- HVAC replacement with 112 new  
indoor/outdoor 1.5 TON -16 SEER 410A units. Replacement with 88 new indoor/outdoor  
2.5 TON - 16 SEER 410A units.

**Vendor/Contractor:**

**Amount:**

1.	<u>J National</u>	<u>\$409,855.00</u>
2.	<u>All Service Airconditioning/Heating</u>	<u>\$545,355.00</u>
3.	<u>JMI Contractors, LLC</u>	<u>\$725,000.00</u>

**Recommended Vendor:** J-National

**Reason for Recommendation:**

Recommend utilize JNational as they are currently operating as the General Contractor  
for the exterior renovation project underway. Also, the pricing submitted is the lowest of  
the three solicited submission received from the other contractors who submitted on the  
project and an additional HVAC Company (All Service) who bid the project at our request.

**Budget:**

**Amount:** \$0.00  
**Variance:** \_\_\_\_\_

**Month Budgeted:** \_\_\_\_\_

<b>Workers Comp Insurance?</b>	Yes	No
<b>General Liability Insurance?</b>	Yes	No

**Comments:**

**Submitted by:** Lawrence Fernandez

**Owner/Asset Manager Approval:** \_\_\_\_\_

**Approval Date:** \_\_\_\_\_

(rev 9/07)



# J NATIONAL

2445 MIDWAY RD STE# 200A CARROLLTON TX 75006

Phone: 972.776.0010 - Fax: 972.776.0038

## •PROPOSAL / CONTRACT•

JOB # \_\_\_\_\_

DATE: 3/5/19  
OWNER/MANAGEMENT: ALLIED- ORION  
SUBMITTED TO: LAWRENCE FERNANDEZ  
PROPERTY: MONTERREY PARK  
PROPERTY ADDRESS: 6060 W. COMMERCE RD  
CITY/STATE/ZIP: SAN ANTONIO, TX 78237  
PROPERTY PHONE #: 210-558-2808  
EMAIL: [lfernandez@allied-orion.com](mailto:lfernandez@allied-orion.com)  
SUBMITTED BY: CESAR SANCHEZ  
QUOTE# 4798

### HVAC REPLACEMENT

**SCOPE OF WORK:** We propose to supply material, labor and insurance to complete the Scope of Work as detailed below.

#### **LOCATION: 200 UNITS**

- ▶ REPLACE 112 UNITS HVAC WITH NEW INDOOR / OUTDOOR , 1.5 TON, 16 SEER 410 A UNIT
- ▶ REPLACE 88 UNITS HVAC WITH NEW INDOOR / OUTDOOR ,2.5 TON, 16 SEER 410 A UNIT
- ▶ DISCONNECT POWER
- ▶ RECOVER FREON
- ▶ DISCONNECT INDOOR / OUTDOOR UNITS
- ▶ FLUSH LINES WITH PRO FLUSH
- ▶ CONNECT NEW INDOOR / OUTDOOR UNITS WITH PROPER FITTINGS
- ▶ REPLACE DISCONNECT
- ▶ REPLACE ELECTRICAL WHIP
- ▶ TEST FOR LEAKS
- ▶ PULL VACUUM
- ▶ OPEN SYSTEM
- ▶ PURGE AND CHARGE UNITS WITH 410A
- ▶ CHECK PROPER PRESSURE LEVELS
- ▶ SEAL EXISTING PLENUM

#### **GENERAL CONSTRUCTION ITEMS:**

- ▶ CLEAN-UP AND HAUL-OFF ALL WORK RELATED DEBRIS

**NOTE: This bid covers written scope only, any unforeseen repairs will call for Change Order.**

**NOTE: 16 seer equipmnet requires bigger openings, any alterations at plenums or furdowns are not included in this bid.**

**TOTAL - INCLUDES SALES TAX \$ 409,855.00**

When signed below, this document will become a binding agreement between MJTR Contractors, Ltd. d/b/a J National (herein, "J National") or ("Contractor"), and the party named below, whether Owner or Manager (herein, "Owner"), for services rendered on the property address below and for the consideration described in this agreement.

# J N A T I O N A L

## T E R M S   A N D   C O N D I T I O N S

**Change Orders:** In the event that the Owner request a change in the work, Contractor and Owner agree to sign a written Change Order to amend the contract. Additionally a Change Order will be issued for any exposed hidden damages, to include but not limited for termite damage, water damage asbestos, or City Code requirements. No additional work beyond the scope of work can be started without a written approved Change Order.

**Representation of Owner / Manager:** The party signing this Agreement does by his / her signature below represent that he / she has authority to legally bind the entity that owns the Property, is properly authorized by the Owner / Manager to execute this Contract, and has authority to obligate the Owner / Manager to the Contract Price and payments, and further represents that the Owner's name is properly set forth in this Contract.

**Remedy of Owner / Manager:** The parties agree that Owner's remedies are limited to the repair / replacement of the warranted work by Contractor. Contractor shall not be liable for consequential damages or losses. All warranties are subject to cancellation for Owner's failure to pay, or failure to pay timely, the payments. Contractor shall not be required to subrogate its work to any mortgage holder.

**Attorney Fees:** Owner agrees that in the event Owner does not pay as agreed in this agreement, Owner shall pay to Contractor all attorney fees and court costs required to obtain payment for all amounts due under terms of this agreement.

**Governing Law and Venue:** The laws of State of Texas shall apply to this Contract. Owner and Contractor agree that any litigation concerning these matters shall occur in either the Justice of Peace Court or District Court in Dallas Country, Texas.

**Payment Terms:** Net 15 days, after the completion of the job, with the exception of any prior written contract agreements. Down payment will be required.

**Terms of Agreement:** This bid is good for a period of 30 days.

**Free Estimates:** Do not include the following; engineering plans, asbestos reports, City Code required upgrades.

	AUTHORIZED SIGNATURE	PRINT NAME	-	TITLE	DATE
--	----------------------	------------	---	-------	------

PURCHASE ORDER #:

	CONTRACTOR SIGNATURE	PRINT NAME	-	TITLE	DATE
--	----------------------	------------	---	-------	------

**2445 MIDWAY RD STE# 200A CARROLLTON TX 75006**

Phone: 972-776-0010 - Fax: 972-776-0038

visit our website at <http://www.jnational.com>



# Proposal

Page No.

of

Pages

## ALL SERVICE

AIR CONDITIONING & HEATING INC.  
814 MAIN STREET, SUITE B • SCHERTZ, TX 78154  
TACLB #011027E  
(210) 657-4776 FAX (210) 659-4933  
allservice@allserviceac1.com

EMAILED

3/15/2019

PROPOSAL SUBMITTED TO <b>MONTERREY PARK APTS.</b>		PHONE <b>(210) 872-7405</b>	DATE <b>3/15/19</b>
STREET <b>6060 W. COMMERCE</b>		JOB NAME	
CITY, STATE and ZIP CODE <b>S. A TX. 78237</b>		JOB LOCATION	
CONTACT <b>LAWRENCE FERNANDEZ</b>	DATE OF PLANS	FAX #	JOB PHONE

We hereby submit specifications and estimates for:

REMOVE ALL OLD EQUIPMENT INSIDE + OUTSIDE. INSTALL ALL NEW STUD MOUNT AIR HANDLERS WITH ELECTRIC HEAT. INSTALL ALL NEW CONDENSING UNITS. EQUIPMENT WILL HAVE A 16.00 SEER RATING. INSTALLING NEW BREAKERS FOR NEW EQUIPMENT. INSTALLING ALL NEW DISCONNECTS OUTSIDE AND SEALTIGHT. INSTALLING + LEVELING ALL NEW SLABS. INSTALLING ALL NEW PROGRAMMABLE THERMOSTATS. INSTALLING CLEAN OUT AND P TRAPS ON EXISTING DRAINS. INSTALLING ALL NEW AUX DRAIN PANS. INSTALLING LOCKING CAPS ON THE CONDENSING UNITS. INSTALL MISC. DUCTBOARD, TAPE + MASTIC. PRICE INCLUDES ALL PERMITS AND LABOR. EQUIPMENT FOR THIS BID IS COMFORT-PARKER BY ICP.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

**Five Hundred Forty Five Thousand Three hundred Fifty Five** dollars (\$ **545,355.00**)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be complete in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

**Wyatt Moore**

Note: This proposal may be withdrawn by us if not accepted within **30** days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature



15586 Capital Port Dr. San Antonio, Texas 78249  
Office: 210-492-8181 Fax: 210-492-8187  
brad@jmicontractors.com

Submitted to: **Monterrey Park Apartments**

Date: March 14, 2019

Job Address: 6060 W. Commerce

San Antonio, TX 78237

Job Description: **AIR CONDITIONING AND HEATING SPLIT SYSTEMS**

- We Propose the following split systems for 200 Units
- Pump down the system so the copper lines can be cut and the existing system can be removed.
- Install new air handler, condenser, t-stat, flush copper lines with RX flush, solder copper lines, and check system for leaks by pressurizing with nitrogen.
- Remove nitrogen and vacuum system to remove non-condensable.
- Seal duct work to ensure no air leakage around the air handler.
- Start system to ensure proper operations on heating and cooling system and remove all debris from job sight
- One (1) 1.5, 2.0 and 2.5 Ton GSX (Goodman) model only Electric system (14 SEER) this is for fur down or stud mount units Equipment design meets the International Energy Conservation Code (IECC) System to include Air Handler, Condenser, and Thermostat
- All necessary city permits One (1) year warranty on labor Five (5) year factory warranty on the parts and compressors
- **Exclusions:** painting, upgrades on high voltage wiring, electrical disconnects, circuit breakers, metal conduit for low voltage thermostat wire, smoke detector, bath room vents
- Contractor will clean up and haul away all job-related debris.

We propose hereby to furnish materials and labor – complete in accordance with above specifications, for the sum of:

**SEVEN HUNDRED TWENTY FIVE THOUSAND DOLLARS.....725,000.00**

PAYMENTS TO BE MADE AS FOLLOWS: Balance to be paid in draws and final due upon project completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. 1 year workmanship warranty is included along with manufactures warranties that may apply Note: This proposal may be withdrawn by us if not accepted within 60 days.

Authorized Signature:

*Brad Matejek*

Date: *March 14, 2019*

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete the work as specified. Payment will be made as outlined above.

Signature:

Date: