



SAHA REGULAR BOARD MEETING

MAR. 5, 2020



BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair	Jessica Weaver Vice Chair	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Olga Kauffman Commissioner	Sofia A. Lopez Commissioner	Ruth Rodriguez Commissioner
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PRESIDENT & CEO

David Nisivoccia

SAN ANTONIO HOUSING AUTHORITY
***REGULAR BOARD MEETING**
818 S. Flores St., San Antonio, TX 78204
1:00 p.m., Thursday, March 5, 2020

MEETING CALLED TO ORDER

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

PRESENTATION

3. Commissioner Service Recognition

PUBLIC COMMENT

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

MINUTES

5. Minutes
 - Approval of the February 6, 2020, Regular Board Meeting minutes
 - Approval of the February 20, 2020, Special Board Meeting minutes (Resident Services Committee)
 - Approval of the February 20, 2020, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

COMMITTEE MEETING UPDATE

6. Update and discussion regarding the February 20, 2020, Resident Services Committee Meeting (Charles Clack, Chair, Resident Services Committee)
7. Update and discussion regarding the February 20, 2020, Operations and Choice Neighborhood Committee Meeting (Jessica Weaver, Vice Chair, Board of Commissioners)
8. Discussion and possible action regarding the formation of new committees, including a new Communications Committee (Dr. Ana "Cha" Guzman, Chair, Board of Commissioners)

CONSENT ITEMS

9. Consideration and approval regarding Resolution 6011, authorizing the San Antonio Housing Finance Corporation to approve an inducement resolution for the proposed tax credit and tax exempt bond

financing of the Kitty Hawk Flats Apartments project (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

10. Consideration and approval regarding Resolution 6012, authorizing the award of a contract for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for one additional one-year term (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
11. Consideration and approval regarding Resolution 6015, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual cumulative amount not to exceed \$3,350,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual cumulative amount not to exceed \$1,350,000.00 through U.S. Communities Government Purchasing Alliance/Omnia Partners; for a period of one year with the option to renew for up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
12. Consideration and approval regarding Resolution 6013, authorizing the award of a contract for Burning Tree Apartments Interior, Exterior and Site Improvements to Gibraltar Construction Co., Inc. for an amount not to exceed \$2,375,210.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability; Kristi Baird, Director of Beacon Communities)
13. Consideration and approval regarding Resolution 6014, authorizing the expenditure of additional funds for the Victoria Plaza substantial rehabilitation project to Stoddard Construction Management, Inc., for an amount not to exceed \$1,386,830.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

INDIVIDUAL ITEMS FOR CONSIDERATION

14. Consideration and approval regarding Resolution 6017, authorizing the award of a contract to CohnReznick LLP, for financial and compliance audit services for SAHA and affiliated entities, for a two-year cumulative amount not to exceed \$324,800.00 and for an annual cumulative amount not to exceed \$169,730.00 for year three, \$174,840.00 for year four, and \$180,080.00 for year five; for a period of two years with the option to renew up to three additional one-year terms (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting)
15. Discussion regarding resident services and programs
16. Discussion regarding development strategies and opportunities
17. President's Report
 - Garcia Street Farm Tree Planting
 - SAHA Celebrates Black History Month
 - SAHA Job Shadow Day
 - Charles Andrews Receives BSAG Certification
 - Alazan Resident Resource Fair
18. **Citizens to be Heard at approximately 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 1:45 p.m. Citizens will be given three minutes to speak. Only

one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than 9 minutes. Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an Officer or a Board member, and follow the same speaking rules as individuals.

19. Closed Session:

Personnel/Consultation with Attorney

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

- Nan McKay report recommendations
- Grievance appeal of terminated employee

Consultation with Attorney

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

- Litigation Update - Cause Nos. 2018CI23025 and 2018CI23028, O'Conner Road LP, SP II LP, and Refugio LP vs. Wentwood Capital Advisors, LP
- Litigation Updates

20. Adjournment

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

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

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

**MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
February 6, 2019**

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

COMMISSIONERS PRESENT:

Jessica Weaver, Vice Chair
Charles Clack, Commissioner
Dr. Ana “Cha” Guzman, Commissioner
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Sofia Lopez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

None.

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

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

Hector Martinez, Director of Construction Services and
Sustainability
Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and
General Services
Brandee Perez, Director of Federal Housing Programs
Lorraine Robles, Director of Development Services and
Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Thomas Roth, Director of Asset Management

Item 1: Meeting called to order

Vice Chair Weaver called the meeting to order at 1:04 p.m.

Item 2: Pledge of Allegiance/Moment of Silence

Recitation of pledge and moment of silence

PUBLIC COMMENT

Item 3: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

MINUTES

Item 4: Minutes

- Approval of the December 5, 2019, Regular Board Meeting minutes

- Approval of the January 23, 2020, 10:30 a.m. Special Board Meeting minutes (Finance Committee)
- Approval of the January 23, 2020, Special Board Meeting minutes (Finance Committee)
- Approval of the January 23, 2020, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

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

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

COMMITTEE MEETING UPDATES

Item 5: Update and discussion regarding the January 23, 2020, Finance Committee Meeting

Finance Committee Chair Jo-Anne Kaplan provided a brief summary of the January 23, 2020, Finance Committee Meeting.

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

Consideration and appropriate action regarding Resolution 6001, accepting the Independent Auditor’s Report for the year ending June 30, 2019, was presented by Mr. Ed Hinojosa, Chief Financial Officer and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting

Consideration and appropriate action regarding Resolution 6002, certifying that the San Antonio Housing Authority’s Investment Policy and investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (e) of the Texas Public Funds Investment Act was presented by Mr. Ed Hinojosa, Chief Financial Officer and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting

Update and discussion regarding the Quarterly Financial Report for the San Antonio Housing Authority

Ms. Fiedler reported that the results of operations for the three months ended September 30, 2019, reflect a Surplus Before Non-Cash Items of \$6.5 million, which was \$4.0 million above budgeted projections. Total Operating Revenue was approximately \$2.8 million above budget, due to a favorable variance of \$3.1 million in Grants revenue.

The total Operating Expenses ended the period \$1.4 million below budget, due primarily to favorable variances of \$1.0 million in Salaries and Benefits and \$1.0 million in Other Expenses, partially offset by an unfavorable variance of \$873,000.00 in Ordinary Maintenance and Operations. The Comparative Balance Sheet reflects an overall increase in Total Net Position of \$19.6 million from September 30, 2018, to September 30, 2019. Total Assets increased by \$20.3 million, due to the addition of \$13.0 million in Current Assets, \$2.1 million in Fixed Assets, and

\$5.2 million in Other Non-Current Assets. Public Housing operating funds have been decreased by \$104.0 million and capital funds have been increased by \$94.0 million in comparison to FY 2019.

Update and discussion regarding Internal Audit Activities

Ms. Aiyana Longoria, Director of Internal Audit, reported that Internal Audit provides independent and objective assurance, auditing, and consulting services to add value, improve internal controls, and strengthen the Agency's operations. The function helps the Housing Authority accomplish its objectives by using a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes. Ms. Longoria also provided the following required communication: Internal Audit Department Update, Internal Audit Plan Status - FY 2019-2020 Quarter 2 and Summary and Status of Management Corrective Action Plans (related to Internal Audit reporting).

Update and discussion regarding TDHCA Income Averaging

Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided information regarding the TDHCA Income Averaging and reported that in 2018, the Consolidated Appropriations Act made a few changes to the Low Income Housing Tax Credit (LIHTC) Program. The act modified the income test whereby residents in 4% tax credit developments must be 60% Average Median Income (AMI) to an option that allows owners of 4% developments to average the income of tenants. SAHA has prioritized providing housing for individuals that are less than 30% AMI. Therefore, SAHA developments that have 4% tax credits will have 10% of the units at 30% AMI. The developer will then income average the property so the income average will be no greater than 60% AMI.

Item 6: Update and discussion regarding the January 23, 2020, Operations and Choice Neighborhood Committee Meeting

Vice Chair Weaver provided a brief update regarding the January 23, 2020, Operations and Choice Neighborhood Committee meeting.

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

Consideration and appropriate action regarding Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules are available for the acquisition of computer hardware, software, and related services by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms was presented by Mr. Steven Morando, Director of Procurement and General Services, and Ms. Jo Ana Alvarado, Director of Innovative Technology

Consideration and appropriate action regarding Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00 was presented by Steven Morando, Director of Procurement and General Services and Ms. Kristi Baird, Director of Beacon Communities

Consideration and appropriate action regarding Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA

EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year was presented by Mr. Ed Hinojosa, Chief Financial Officer; Mr. Thomas Roth, Director of Asset Management; and Mr. Steven Morando, Director of Procurement and General Services

Consideration and appropriate action regarding Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program was presented by Ms. Brandee Perez, Director of Federal Housing Programs

Consideration and appropriate action regarding Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Consideration and appropriate action regarding Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Consideration and appropriate action regarding Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Consideration and appropriate action regarding Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Consideration and appropriate action regarding Resolution 6008, authorizing the Snowden Apartments transaction, including: (i) authorizing execution of a Contract for

Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (ii) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the Facility Corporation; (iii) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (iv) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (v) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (vi) authorizing other matters in connection therewith was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Consideration and appropriate action regarding Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

BOARD ELECTIONS

Item 7: Election of Officers for the Board of Commissioners

Mr. Doug Poneck, Legal Counsel, explained the process for election of officers for the Board of Commissioners.

Nomination of SAHA Board Chair: Commissioner Clack nominated Dr. Ana “Cha” Guzman to serve as the Board Chair for SAHA.

Nomination of SAHA Board Vice Chair: Commissioner Kaplan nominated Jessica Weaver to serve as the Board Vice Chair for SAHA.

The Board Members then voted for Dr. Guzman to serve as Chair and voted for Commissioner Weaver to serve as Vice Chair. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			

Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

After the Board Officer election, new Board Chair, Dr. Ana “Cha” Guzman, presided over the meeting and briefly introduced herself. Vice Chair Weaver and President and CEO, Mr. Nisivocca, then congratulated Dr. Guzman for serving as SAHA’s new Board Chair.

CONSENT ITEMS

- Item 8: Consideration and approval regarding Resolution 6001, accepting the Independent Auditor’s Report for the year ending June 30, 2019**
Consent
- Item 9: Consideration and approval regarding Resolution 6002, certifying that the San Antonio Housing Authority’s Investment Policy and Investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (e) of the Texas Public Funds Investment Act**
Consent
- Item 10: Consideration and approval regarding Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules are available for the acquisition of computer hardware, software, and related services by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms**
Consent
- Item 11: Consideration and approval regarding Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00**
Consent
- Item 12: Consideration and approval regarding Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year**
Consent
- Item 13: Consideration and approval regarding Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program**
Consent
- Item 14: Consideration and approval regarding Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith**
Consent

- Item 15:** Consideration and approval regarding Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith
Consent
- Item 16:** Consideration and approval regarding Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith
Consent
- Item 17:** Consideration and approval regarding Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith
Consent
- Item 18:** Consideration and approval regarding Resolution 6008, authorizing the Snowden Apartments transaction, including: (i) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (ii) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the Facility Corporation; (iii) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (iv) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (v) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (vi) authorizing other matters in connection therewith
Resolution 6008, was pulled from consent and entirely from the agenda at the request of SAHA President and CEO, Mr. David Nisivoccia.
- Item 19:** Consideration and approval regarding Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project
Consent

Motion: Commissioner Clack moved to approve the following Consent Items: Resolution 6001, Resolution 6002, Resolution 6010, Resolution 6011, Resolution 6000, Resolution 6003, Resolution 6004, Resolution 6005, Resolution 6006, Resolution 6007 and Resolution 6009. Vice Chair Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana “Cha” Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

After the Consent Items were approved, Dr. Guzman, Board Chair, recessed for the Las Varas Public Facility Corporation meeting at 1:20 p.m. The meeting was reconvened at 1:25 p.m.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 20: Update and discussion regarding the Procurement Activity Report

Mr. Morando explained the basics of SAHA purchasing and then reported that the current solicitations include one Request For Proposals (RFP) and one Invitation For Bids (IFB) being advertised. The RFP is for Pecan Hill Tree Removal and Sanitary Sewer Retrofit. The IFB is for Painting Services for Beacon Communities. Mr. Morando also reported that there are three solicitations that have closed and are currently being evaluated. The solicitations are for Apartment Marketing Services for Beacon Communities, Burning Tree Apartments Exterior Renovations and Site Improvements, and Retirement Plan Investment Advisory Services. Additionally, Mr. Morando reported on the solicitations in development as well as the change orders and vehicle purchases and answered several questions the Board had regarding the Procurement Report.

Mr. Thomas Roth, Director of Asset Management, reported and explained the environmental clean up that SAHA is currently working on at the site that will be purchased by the nonprofit organization, Say Si.

Item 21: President’s Report

- Dale Watson Concert
- SAHA Celebrates the MLK, Jr., Legacy
- SAHA Launches Revamped Website
- SAHA Launches #WeAreSAHA Social Media Campaign
- SAHA Resident Town Hall Meetings
- Spurs and Elf Louise at Lincoln Apartments
- HUD Awards SAHA \$106,000.00 to Assist Homeless Veterans
- SAHA Christmas Toy Drive
- District 4 Food Distribution

Item 22: Citizens to be Heard

There were two Citizens to be Heard.

Dr. Guzman, Chair, then recessed the meeting for Closed Session at 2:10 p.m.

Item 23: *Closed Session:

Personnel/Consultation with Attorney

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

- Discussion regarding Chief Operating Officer and Director of Community Development Initiatives positions
- Consultation with attorney regarding the Nan McKay Report

Consultation with Attorney

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

- Litigation Update - Cause Nos. 2018CI23025 and 2018CI23028, O'Conner Road LP, SP II LP, and Refugio LP vs. Wentwood Capital Advisors, LP
- Consultation with attorney regarding Committee structures

The Board of Commissioners returned from Closed Session and the meeting resumed at 4:40 p.m. and the Board voted on Cause Nos. 2018CI23025 and 2018CI23028, O'Conner Road LP, SP II LP, and Refugio LP vs. Wentwood Capital Advisors, LP.

Motion: Commissioner Clack moved to approve the settlement of Cause Nos. 2018CI23025 and 2018CI23028, O'Conner Road LP, SP II LP, and Refugio LP vs. Wentwood Capital Advisors, LP, as discussed in Closed Session. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 24: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 4:42 p.m.

ATTEST:

Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date

**MINUTES
SAN ANTONIO HOUSING AUTHORITY
RESIDENT SERVICES COMMITTEE MEETING OR
SPECIAL BOARD MEETING
February 20, 2020**

SCHEDULED: 12:30 p.m. at 910 N. Mittman St., San Antonio, TX, 78202

COMMISSIONERS PRESENT:

Charles Clack, Committee Chair
Jessica Weaver, Vice Chair
Jo-Ann Kaplan, Commissioner
Sofia Lopez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Dr. Ana “Cha” Guzman, Chair
Olga Kauffman, Commissioner

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

Translator: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Real Estate and Legal Services
Officer
Jo Ana Alvarado, Director of Innovative
Technology
Kristi Baird, Director of Beacon Communities
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit
Hector Martinez, Director of Construction
Services and Sustainability

Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and
General Services
Michael Reyes, Director of Communications and
Public Affairs
Lorraine Robles, Director of Development Services and
Neighborhood Revitalization
Thomas Roth, Director of Asset Management
Janie Rodriguez, Director of Human
Resources

Item 1: Meeting called to order

Committee Chair Charles Clack called the meeting to order at 12:42 p.m.

Item 2: Public Comment

There were no citizens who spoke to the agenda.

Item 3: Public Comment

The meeting was attended by thirty residents. A total of twelve residents spoke on items regarding their tenancy. McCormack Baron Management, the management company who is overseeing the property, will provide a listing of priority issues along with a timeline and plan of action for the Board of Commissioners.

Item 4: Minutes

- Approval of the October 17, 2019, Resident Services Committee Meeting minutes

Motion: Commissioner Kaplan moved to approve the October 17, 2019, Resident Services Committee Meeting minutes. Commissioner Rodriguez, seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Charles Clack, Committee Chair	X			
Jessica Weaver, Vice Chair	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

UPDATES AND DISCUSSIONS

Item 5: Discussion regarding the resident services at Wheatley Park Senior Living Apartments

Mr. Thomas Roth, Director of Asset Management, provided the Board of Commissioners with information regarding Wheatley Park Senior Living Apartments, along with all of the services and amenities available.

Item 6: Update and discussion regarding the Community Development Initiatives Report

Ms. Aiyana Longoria, Interim Director of Community Development Initiatives, provided a summary of the department's major accomplishments and activities through the first and second quarter of fiscal year 2019-2020.

Item 7: Update and discussion regarding Community Development Initiatives Elderly and Disabled Case Management Services Survey

Ms. Longoria reported that a survey for staff, residents, and partners was completed in an effort to ensure the Elderly and Disabled Services (EDS) program is structured to provide services that meet the comprehensive needs of residents. Each surveyed population provided insight to the type of services currently offered and the opportunity to enhance services. As of January 30, 2020, a total of 827 surveys have been completed at all thirty-two of the EDS properties. The surveys have been conducted during HOPE Commodities distribution, Commodity Supplemental Food Program distributions, property events, by phone and individually with the EDS Case Management Specialist. Ms. Longoria reported the highlights of the survey, which included information on health and wellness, safety and security, social inclusion, financial wellness, communication and information, civic participation, community engagement and technology.

Item 8: Update and discussion regarding the Federal Housing Programs SemiAnnual Client Services Report

Ms. Laura Longoria, Client Services Manager, reported that the semiannual Client Services Report provides a breakdown of inquiries submitted to the Federal Housing Programs (FHP) Client Services team working at SAHA's Central Office, during the months of July 2019 through December 2019. The entire report was previously provided to the Commissioners and includes Public Housing (PH) residents, Assisted Housing Programs (AHP) clients and applicants of both programs. The Client Services team received a total 14,338 phone calls, 1,780 emails, and 19,471 lobby visits. Ms. Longoria further reported that FHP Client Services staff are currently submitting all transaction information manually through a data collection log. Staff used these numbers in conjunction with reporting provided by the RingCentral phone system to obtain the numbers noted in the report.

Item 9: Adjournment

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

ATTEST:

Dr. Ana “Cha” Guzman
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date

**MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE OR
SPECIAL BOARD MEETING
February 20, 2020**

SCHEDULED: 2:00 p.m. at 910 N. Mittman St., San Antonio, TX, 78202

COMMISSIONERS PRESENT:

Jessica Weaver, Vice Chair
Charles Clack, Commissioner
Jo-Anne Kaplan, Commissioner
Sofia Lopez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Dr. Ana "Cha" Guzman, Chair
Olga Kauffman, Commissioner

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP and Darin Darby, Escamilla
& Poneck, LLP

TRANSLATOR: N/A

STAFF:

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

Hector Martinez, Director of Construction Services and
Sustainability
Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and
General Services
Michael Reyes, Director of Communications and Public
Affairs
Lorraine Robles, Director of Development Services and
Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Thomas Roth, Director of Asset Management

Item 1: Meeting called to order

Vice Chair Jessica Weaver called the meeting to order at 2:28 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

OPERATIONS

Item 3: Consideration and appropriate action regarding Resolution 6011, authorizing the San Antonio Housing Finance Corporation to approve an inducement resolution for the proposed tax credit and tax exempt bond financing of the Kitty Hawk Flats Apartments project

Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, reported that in August 2019, the Las Varas Public Facility Corporation induced this project. Due to some anticipated delay in timing for construction permits, NRP will be unable to close under the current bond reservation deadline of 180 days and has requested to withdraw the current reservation and re-submit an application for allocation for this project under the San Antonio Housing Finance Corporation. SAHA is requesting permission to realign by using a different issuer. By submitting an application through the San Antonio Housing Finance Corporation, the project will be allocated volume cap out of the funds reserved for housing finance corporations and not public facility corporation funds, and will have a better chance of receiving volume cap. Mr. Alcott further reported that SAHA is ***not asking the Board to specifically approve or be bound to this project. This is a non-binding Resolution.*** Approval of this resolution will enable SAHA to move forward, make applications 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 at a later time. The project will consist of 240 multifamily units, all of which will be made available to families whose incomes average 60% of the area median income and will be rent-restricted per Texas Department of Housing and Community Affairs rents. In this transaction, the San Antonio Housing Finance Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation or another SAHA-affiliated entity 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.

Motion: Commissioner Clack moved to approve Resolution 6011. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 4: Consideration and appropriate action regarding Resolution 6012, authorizing the award of a contract for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for one additional one-year term

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported that during the last year and a half, Linda Deatrick, of Greener Cities Consulting Solutions, LLC, has been trained in the affordable housing process and financing products; HUD procurement and disposition process; obtained required HUD approvals; developed and reviewed legal documents; built and nurtured third party and neighborhood relationships; and, created the necessary contracts for these projects with the intimate knowledge of the specific details required for implementation and management. Ms. Deatrick has also assisted with the build out of Victoria Commons, the development of the remaining forty-eight single-family homes for the Westside Redevelopment Project, and oversees the build-out of the twenty-six Wheatley Choice Infill houses. Given the extensive details involved in these projects and the increasing number of projects the Development Services and Neighborhood Revitalization Department (DSNR) has undertaken, staff finds it necessary to continue with an individual who possesses the necessary knowledge of the projects in their current state to see them through to completion.

SAHA is recommending a contract award to Greener Cities Consulting Solutions, LLC. They have the knowledge and expertise to plan, implement, and manage our development projects.

Steven Morando, Director of Procurement and General Services, reported that on July 10, 2018, SAHA issued a Quick Quote for Development Services Staff Augmentation that closed on July 17, 2018. Utilizing Contracting Officer authority, on July 25, 2018, SAHA entered into an agreement with Greener Cities Consulting Solutions, LLC. A second Agreement was executed with this firm on May 17, 2019. The current award recommendation for Development Services Management Consultant is not expected to exceed an amount of \$100,000.00 and will be funded through the operating budget and/or available reserves. SAHA's Procurement Policy allows for Procurement by noncompetitive proposal when an item or service is available only from a single source based on a good faith review of available sources.

Motion: Commissioner Clack moved to approve Resolution 6012. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 5: Consideration and appropriate action regarding Resolution 6015, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual cumulative amount not to exceed \$3,350,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual cumulative amount not to exceed \$1,350,000.00 through U.S. Communities Government Purchasing Alliance/Omnia Partners; for a period of one year with the option to renew for up to four additional one-year terms

Ms. Kristi Baird, Director of Beacon Communities, reported that items available from the MRO suppliers are necessary to maintain the efficient operations of the agency. These materials, supplies, and appliances provide for daily maintenance, repair and replacement allowing staff and property management to respond to both agency and resident needs without maintaining a warehouse inventory. Additionally, our contracts for unit make ready and painting services specify that SAHA will furnish all building materials and supplies, such as paint, texture, caulking, flooring, doors, appliances, etc. SAHA has seen an increase in the usage of our contracts with HD Supply and Home Depot. This stems from an increase in the number of make ready units being performed, new and replacement appliances, residential air conditioners, and properties transitioning back from third party management companies.

Mr. Morando reported that the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA is currently a member of the U.S. Communities Government Purchasing Alliance/Omnia Partners, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process. On May 4, 2017 (Item 7), SAHA

received Board approval to award contracts for the purchase of MRO supplies and services to four companies and further reported that the request will supercede our prior Board approval and re-award contracts to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership and Home Depot U.S.A., a Delaware Corporation, increasing the combined award amount for both suppliers from \$3,300,000.00 to \$4,700,000.00. Approval for the two remaining suppliers will remain in effect through the end of the Board approved term. The current award recommendation for the purchase of maintenance, repair and operations (MRO) supplies and services is not expected to exceed an amount of \$4,700,000.00 and will be funded by the approved operating budgets and/or available reserves.

Motion: Commissioner Clack moved to approve Resolution 6015. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 6: Consideration and appropriate action regarding Resolution 6013, authorizing the award of a contract for Burning Tree Apartments Interior, Exterior and Site Improvements to Gibraltar Construction Co., Inc. for an amount not to exceed \$2,375,209.01

Ms. Baird reported that Burning Tree Apartments is a family development within Beacon Communities portfolio that is located in north east San Antonio, Council District 10. This community was built in 1983, and is comprised of two and three-story, wood-framed garden-style apartments. There are a total of 108 units and include eighty-four one-bedroom and twenty-four two-bedroom units. In an effort to preserve the physical asset/market value and provide capital improvements to the communities, SAHA seeks to enter into an agreement with a qualified General Contractor to provide physical improvements, including: new patio enclosures, repainting community buildings; paving and asphalt repairs, installation of new hot water heaters, HVAC systems, kitchen appliances, dumpster enclosures, energy efficient exterior lighting and window solar screens.

Mr. Morando reported the procurement process for this item and informed the Board that a total of six proposals were received in response to solicitations. Best and Final Offers were requested from the two highest rated proposers that were due to Procurement on January 30, 2020. SAHA is recommending a contract award to Gibraltar Construction Co., Inc. The two highest rated proposers were within .01 of each other due to the highest rated being certified as a Section 3 Business Concern and receiving a preference of .01 added to their score. There is a significant difference in the total project cost with the highest rated proposing \$296,336.76 more than the second highest rated after Best and Final Officers were received. Therefore, it is in the best interest of SAHA to award to the second highest rated proposer. The current award recommendation for the interior, exterior and site improvements at Burning Tree Apartments is not expected to exceed an amount of \$2,375,209.01, to include a base bid of \$2,065,399.14, plus a 15% contingency of \$309,809.87, that will only be used, as necessary. This project will be funded using loan proceeds and available reserves.

Motion: Commissioner Clack moved to approve Resolution 6013. Commissioner Kaplan seconded the motion with a caveat to increase the total amount of the request to a whole dollar amount. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 7: Consideration and appropriate action regarding Resolution 6014, authorizing the expenditure of additional funds for the Victoria Plaza substantial rehabilitation project to Stoddard Construction Management, Inc., for an amount not to exceed \$1,386,829.50

Mr. Hector Martinez, Director of Construction Services and Sustainability, reported that Victoria Plaza Apartments is a Senior/Disabled development built in 1959, and is located in downtown San Antonio near HemisView Plaza. This development is a nine-story, high-rise brick building, comprised of 185 units, including 16 efficiency units, 152 one-bedroom units, 16 two-bedroom units, and 1 three-bedroom unit. In an effort to preserve this physical asset and provide capital improvements to the apartment community, on October 4, 2018 (Item 8), SAHA received Board approval to award a contract to Stoddard Construction Management, Inc. for Victoria Plaza Apartments Substantial Rehabilitation. This renovation project is currently in progress, which includes the following scope of work: 1) expansion of existing fire sprinkler and fire alarm systems to provide comprehensive coverage throughout the building, 2) expansion of an existing two-pipe domestic hot water system to a four-pipe heating and cooling HVAC system, 3) exterior guardrail modifications for code compliance, 4) replacement of existing electrical switchgear and equipment, 5) apartment windows replacement, 6) floor tile asbestos abatement and replacement, 7) wall re-finishes, 8) water and lighting fixture replacement, and 9) first floor common area and office space renovations, including a clinic space and a community gathering room with meeting space, library and theater.

Mr. Morando reported that the cost for these improvements was not expected to exceed an amount of \$17,547,318.00, to include a base bid of \$16,547,318.00, plus a 6% contingency of \$1,000,000.00 that would only be used, as necessary. On June 6, 2019 (Item 11), SAHA received Board approval authorizing the expenditure of additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for an amount not to exceed \$2,000,000.00. SAHA is requesting additional funding in the amount of \$1,386,829.50. This amount will fund critical path scope of work, including hydronic piping additional offset material and labor, electrical infrastructure, laundry room fan coil units, increased ceramic tile square footage and tile upgrade, and potentially, kitchen appliances, kitchen cabinets, countertops and powerwashing of the exterior structure. SAHA may opt to fund kitchen appliances, cabinets and countertops outside of SAHA's existing agreement with Stoddard CMI, Inc., if pricing is ultimately more advantageous for the agency to do so. The cost for the additional services is not expected to exceed an amount of \$1,386,829.50 and will be funded by unanticipated Capital Fund grant proceeds and MTW funds.

Motion: Commissioner Clack moved to approve Resolution 6014 with a caveat to increase or decrease the total amount of the request to a whole dollar amount. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

CHOICE NEIGHBORHOOD

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

The Wheatley Choice Neighborhood report had been previously provided to the Board and was not presented.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 9: Update and discussion of Federal Housing Programs End of Year Report and Federal Housing Programs Quarterly Report

The Federal Housing Programs report was not presented, but was provided to the Board for review prior to the meeting.

Item 10: Update and discussion regarding Public Housing Capital Projects Quarterly Report

The Public Housing Capital Projects Quarterly Report was not presented, but was provided to the Board for review prior to the meeting.

Item 11: Update and discussion regarding Beacon Communities Projects Quarterly Report

The Beacon Communities Projects Quarterly Report was not presented, but was provided to the Board for review prior to the meeting.

Item 12: Adjournment

There being no further business to conduct, Vice Chair Weaver adjourned the meeting at 3:34 p.m.

ATTEST:

Dr. Ana “Cha” Guzman
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date



To: Board of Commissioners

Date: March 5, 2020

From: Charles Clack, Committee Chair, Resident Services Committee

Subject: Update and discussion regarding the February 20, 2020, Resident Services Committee Meeting

A Resident Services Committee meeting was held on Thursday, February 20, 2020, in the Community Room of the Wheatley Park Senior Living Apartments located at 910 N. Mittman St. Attendees included Committee Chair Charles Clack, Vice Chair Jessica Weaver, Commissioner Jo-Anne Kaplan, Commissioner Sofia Lopez, Commissioner Ruth Rodriguez, President and CEO David Nisivoccia and SAHA staff. The following items were discussed:

Public Comment

The meeting was attended by thirty residents. A total of twelve residents spoke on items regarding their tenancy. McMormack Baron Salazar, the management company who is overseeing the property, will provide a list of priority issues and a plan of action along with a timeline to the Board of Commissioners.

Minutes

The October 17, 2019, Resident Committee Meeting minutes were approved.

The following items were discussed:

- Resident services at Wheatley Park Senior Living Apartments
- The Community Development Initiatives Report
- Community Development Initiatives Elderly and Disabled Case Management Services Survey
- Federal Housing Programs SemiAnnual Client Services Report



To: Board of Commissioners

Date: March 5, 2020

From: Vice Chair Jessica Weaver, San Antonio Housing Authority Board of Commissioners

Subject: Update and discussion regarding the February 20, 2020, Operations and Choice Neighborhood Committee Meeting

An Operations and Choice Neighborhood Committee meeting was held on Thursday, February 20, 2020, in the Community Room of the Wheatley Park Senior Living Apartments located at 910 N. Mittman St. Attendees included, Vice Chair Jessica Weaver, Commissioner Charles Clack, Commissioner Jo-Anne Kaplan, Commissioner Sofia Lopez, Commissioner Ruth Rodriguez, President and CEO David Nisivoccia and SAHA staff. The following items were discussed:

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

Resolution 6011, inducement of the Kitty Hawk Flats Apartments project

Resolution 6012, contract award for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC

Resolution 6015, contract award for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd.

Resolution 6013, contract award for Burning Tree Apartments Improvements to Gibraltar Construction Co., Inc.

Resolution 6014, expenditure of additional funds for the Victoria Plaza project to Stoddard Construction Management, Inc.

CHOICE NEIGHBORHOOD

The report regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood was not presented, but was provided to the Board of Commissioners for review prior to the meeting.

INDIVIDUAL ITEMS FOR CONSIDERATION

The following reports were not presented, but were provided to the Board of Commissioners for review prior to the meeting:



Federal Housing Programs End of Year Report and Federal Housing Programs Quarterly Report

Public Housing Capital Projects Quarterly Report


Beacon Communities Projects Quarterly Report

SAN ANTONIO HOUSING AUTHORITY

March 5, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6011, AUTHORIZING THE SAN ANTONIO HOUSING FINANCE CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING OF THE KITTY HAWK FLATS APARTMENTS PROJECT

DocuSigned by:

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David Nisivoccia
 President and CEO

DocuSigned by:

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Timothy E. Alcott
 Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6011, authorizing the San Antonio Housing Finance Corporation to approve an inducement resolution for the proposed tax credit and tax exempt bond financing of the Kitty Hawk Flats 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 August 2019, the Las Varas Public Facility Corporation induced this project. Due to some anticipated delay in timing for construction permits, NRP will be unable to close under the current bond reservation deadline of 180 days and has requested to withdraw our current reservation and re-submit an application for allocation for this project under the San Antonio Housing Finance Corporation.

If we were to resubmit an application through the Las Varas Public Facility Corporation, we would be requesting volume cap from funds reserved for public facility corporations. Requests for those funds are currently oversubscribed by approximately \$300 million and additional projects are unlikely to receive volume cap; therefore, SAHA is requesting permission to realign by using a different issuer. By submitting an application through the San Antonio Housing Finance Corporation, the project will be allocated volume cap out of the funds reserved for housing finance corporations and not public facility corporation funds, and will have a better chance of receiving volume cap.

All 4% tax credit projects 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; therefore, the applications must be submitted as soon as possible. SAHA will also have to apply for the tax credits to the Texas Department of Housing and Community Development. Accordingly, we are asking the Board to authorize these actions so that we may begin the process, but ***we are not asking the Board to specifically approve or be bound to this project. This is a non-binding Resolution.*** This will enable us to move forward, make applications for volume cap and tax credits and begin to

SAN ANTONIO HOUSING AUTHORITY

March 5, 2020

coordinate the financing together and negotiate the specific terms of the deal, which we will bring back for Board approval at a later time.

The project will consist of 240 multifamily units, all of which will be made available to families whose incomes average 60% of the area median income and will be rent-restricted per Texas Department of Housing and Community Affairs rents.

In this transaction, the San Antonio Housing Finance Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation or another SAHA-affiliated entity 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 the San Antonio Housing Finance Corporation to approve the inducement Resolution for the project.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6011

Map

CERTIFICATE FOR RESOLUTION KITTY HAWK FLATS APARTMENTS

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

1. In accordance with its bylaws, the Board of Commissioners of SAHA (Board) held a meeting on March 5, 2020 (Meeting), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6011, AUTHORIZING THE SAN ANTONIO HOUSING FINANCE CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING OF THE KITTY HAWK FLATS APARTMENTS PROJECT

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

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

SIGNED AND SEALED this 5th day of March 2020.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 6011**

**RESOLUTION 6011, AUTHORIZING THE SAN ANTONIO HOUSING FINANCE CORPORATION
TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX CREDIT AND TAX
EXEMPT BOND FINANCING OF THE KITTY HAWK FLATS APARTMENTS PROJECT**

WHEREAS, the City Council of the City of San Antonio, Texas (City), has, pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code, as amended (Act), approved and created the San Antonio Housing Finance Corporation, a nonstock, nonprofit housing finance corporation (Issuer); and

WHEREAS, the Issuer, on behalf of the City, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds; and

WHEREAS, Kitty Hawk Flats Ltd., or a similar Texas limited partnership (User), has filed an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, and equipping of a proposed 240-unit multifamily housing facility to be located on the tract shown on the attached map and known as the Kitty Hawk Flats Apartments (Project); and (ii) the Issuer file a 2020 and/or 2021 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (Board) of the Issuer to issue housing revenue bonds pursuant to the Act (Bonds) to finance and pay any Development Costs, as defined in the Act, for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$28,000,000.00 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (Code); and

WHEREAS, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or a "Application for Carryforward for Private Activity Bonds" (Allocation Application) to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (Expenditures) and expects to reimburse the Expenditures with proceeds of the Bonds; and

WHEREAS, in order to allocate under Treasury Regulation §1.150-2 (Regulation) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

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

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$28,000,000.00;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (Contracts), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any,

on the Bonds; payment of fees, charges, and expenses of the Issuer and the City (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the City, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (State), the City, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, the City, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the City against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the City) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of the City Council.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2020 and/or 2021 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000.00 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for

which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$28,000,000.00. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary, Treasurer or any Assistant Secretary of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 15. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 5th day of March 2020.

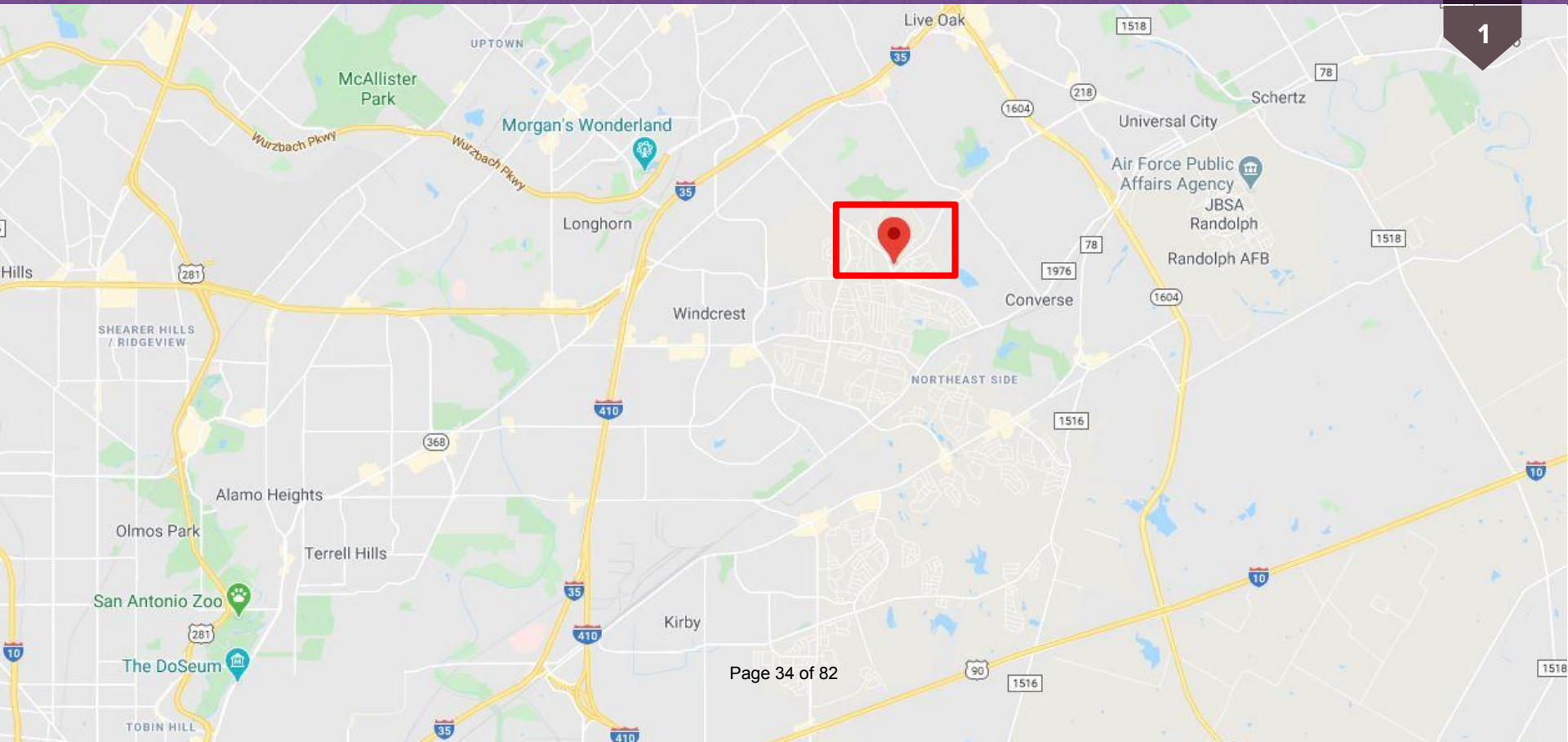
Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

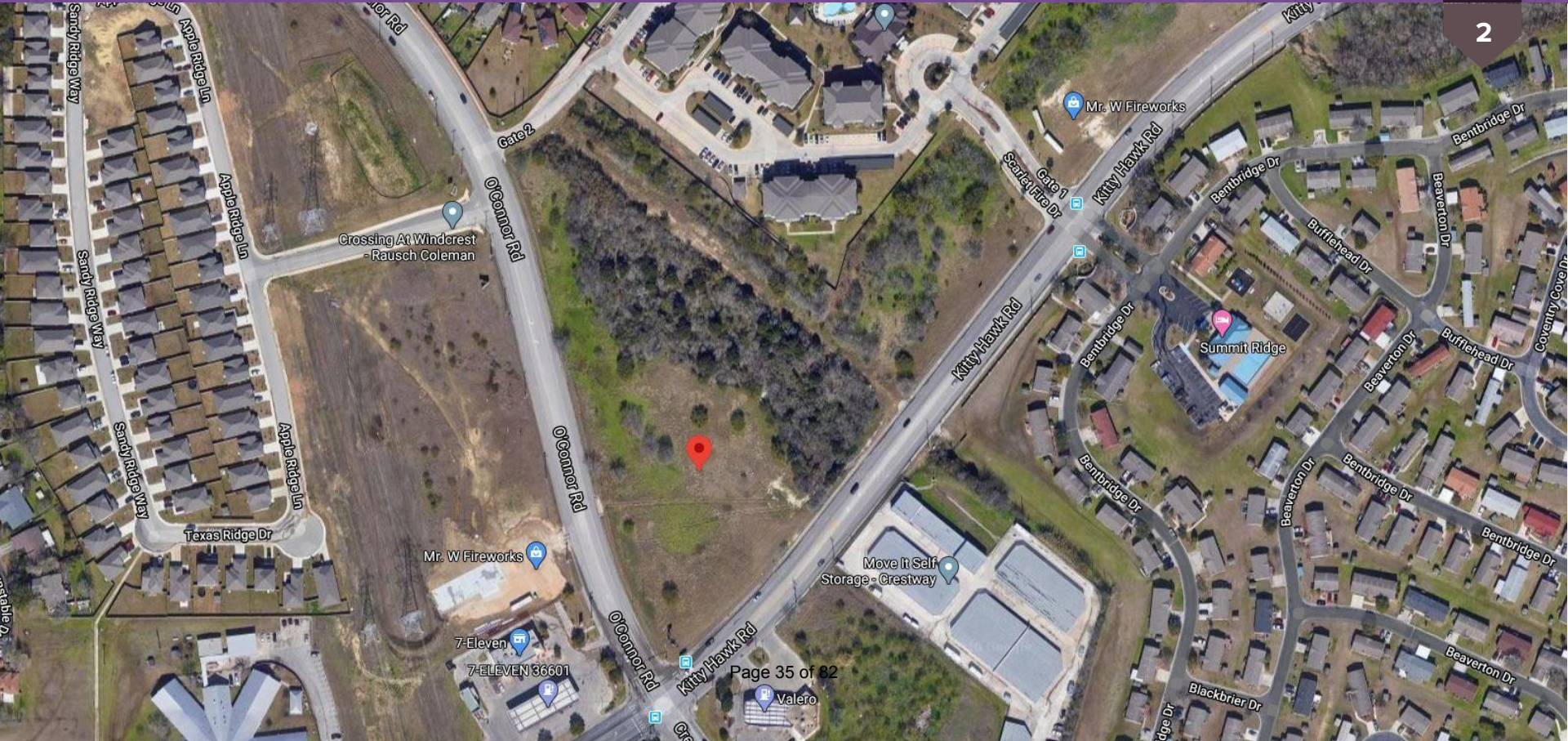
KITTY HAWK APARTMENTS MAP

1



KITTY HAWK APARTMENTS MAP

2



KITTY HAWK APARTMENTS SITE

3





SAN ANTONIO HOUSING AUTHORITY**March 5, 2020****BOARD OF COMMISSIONERS**

RESOLUTION 6012, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT SERVICES MANAGEMENT CONSULTANT TO GREENER CITIES CONSULTING SOLUTIONS, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$100,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR TERM

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David Nisivoccia
President and CEO

DocuSigned by:

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Steven Morando
Director of Procurement
and General Services

DocuSigned by:

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Lorraine Robles
Director of Development
Services and Neighborhood
Revitalization

REQUESTED ACTION:

Consideration and approval regarding Resolution 6012, authorizing the award of a contract for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for one additional one-year term.

FINANCIAL IMPACT:

The current award recommendation for Development Services Management Consultant is not expected to exceed an amount of \$100,000.00 and will be funded through the operating budget and/or available reserves.

SUMMARY:

On July 10, 2018, SAHA issued a Quick Quote for Development Services Staff Augmentation that closed on July 17, 2018. Utilizing Contracting Officer authority, on July 25, 2018, SAHA entered into an agreement with Greener Cities Consulting Solutions, LLC. A second Agreement was executed with this firm on May 17, 2019.

SAHA's Procurement Policy allows for Procurement by noncompetitive proposal when an item or service is available only from a single source based on a good faith review of available sources.

During the last year and a half, Linda Deatrick, of Greener Cities Consulting Solutions, LLC, has been trained in the affordable housing process and financing products; HUD procurement and disposition process; obtained required HUD approvals; developed and reviewed legal documents; built and nurtured third party and neighborhood relationships; and created the necessary contracts for these projects with the intimate knowledge of the specific details required for implementation and management.

Ms. Deatrick has also assisted with the build out of Victoria Commons, the development of the remaining forty-eight single-family homes for the Westside Redevelopment Project, and oversees the build-out of the twenty-six Choice Infill houses. Given the extensive details involved in these projects and the increasing number of projects the Development Services and Revitalization

SAN ANTONIO HOUSING AUTHORITY

March 5, 2020

Department (DSNR) has undertaken, staff finds it necessary to continue with an individual who possesses the necessary knowledge of the projects and their current state to see them through to completion.

The Development Services and Neighborhood Revitalization department is finally in a position to move forward with the due diligence planning for the Master Developer for Victoria Commons, procure an affordable housing single family builder for the completion of the forty-eight single-family homes in the Westside Reinvestment Initiative (aka Mirasol Homes) project, and convey and monitor the last of the infill houses being constructed by Terramark Interests, LLC for the East Meadows Choice Neighborhood. Extensive training would be required for a new firm/individual to become fully competent in our current projects and would set each project back causing serious delays, and placing funding in jeopardy.

Based on the above, we are recommending a contract award to Greener Cities Consulting Solutions, LLC. They have the knowledge and expertise to plan, implement, and manage our development projects.

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor's adherence to contract requirements and performance.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENT:

Resolution 6012

**San Antonio Housing Authority
Resolution 6012**

RESOLUTION 6012, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT SERVICES MANAGEMENT CONSULTANT TO GREENER CITIES CONSULTING SOLUTIONS, LLC FOR AN ANNUAL AMOUNT NOT TO EXCEED \$100,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR ONE ADDITIONAL ONE-YEAR TERM

WHEREAS, SAHA's Procurement Policy allows for Procurement by noncompetitive proposal when an item or service is available only from a single source based on a good faith review of available sources; and

WHEREAS, Greener Cities Consulting Solutions, LLC was awarded a contract on July 25, 2018. A second contract was executed with this firm on May 17, 2019; and

WHEREAS, Greener Cities Consulting Solutions, LLC has the knowledge and expertise to plan, implement, and manage our development projects; and

WHEREAS, the current award recommendation for Development Services management consultant is not expected to exceed an annual cumulative amount of \$100,000.00 and will be funded by the operating budget 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 6012, authorizing the award of a contract for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC for an annual cumulative amount not to exceed \$100,000.00; for a period of one year with the option to renew for one additional one-year term.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of March 2020.

**Dr. Ana "Cha" Guzman
Chair, Board of Commissioners**

Attested and approved as to form:

**David Nisivoccia
President and CEO**

SAN ANTONIO HOUSING AUTHORITY**March 5, 2020****BOARD OF COMMISSIONERS**

RESOLUTION 6015, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE OF MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES AND SERVICES TO HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,350,000.00 AND HOME DEPOT U.S.A., A DELAWARE CORPORATION, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,350,000.00 THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE/OMNIA PARTNERS; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:

David Nisivoccia

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David Nisivoccia
President and CEO

DocuSigned by:

Steven Morando

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Steven Morando
Director of Procurement
and General Services

DocuSigned by:

Kristi Baird

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Kristi Baird
Director of Beacon
Communities

REQUESTED ACTION:

Consideration and approval regarding Resolution 6015, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual cumulative amount not to exceed \$3,350,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual cumulative amount not to exceed \$1,350,000.00 through U.S. Communities Government Purchasing Alliance/Omnia Partners; for a period of one year with the option to renew for up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for the purchase of maintenance, repair and operations (MRO) supplies and services is not expected to exceed an amount of \$4,700,000.00 and will be funded by the approved operating budgets and/or available reserves.

SUMMARY:

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

On August 4, 2016, Maricopa County, Arizona, as the lead agency for US Communities, issued Request for Proposals, Serial 16154-RFP for Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services that closed on September 22, 2016. Their scope of work included four areas: retail, wholesale, industrial supplies and related products and services (installation, service and renovations). On February 1, 2017, Contracts were awarded to four

SAN ANTONIO HOUSING AUTHORITY**March 5, 2020**

companies to include HD Supply Facilities Maintenance, Ltd., Florida Limited Partnership; and Home Depot U.S.A., a Delaware Corporation. The initial contract term for these Agreements is for a period of five years through December 31, 2021. Maricopa County may, at its option and with the agreement of the contractor, renew these Agreements for additional terms up to a maximum of five additional years. SAHA is limited to participating in a contract for a maximum of five years, unless approved by HUD for a longer period.

On May 4, 2017 (Item 7), SAHA received Board approval to award contracts for the purchase of MRO supplies and services to four companies: Applied Industrial Technologies, Inc., an Ohio Corporation, for an annual amount not to exceed \$50,000.00; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company, for an annual amount not to exceed \$200,000.00; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual amount not to exceed \$2,300,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual amount not to exceed \$1,000,000.00 through U.S. Communities Government Purchasing Alliance; all for a period of one year with the option to renew up to four additional one-year terms.

The items available from the MRO suppliers are necessary to maintain the efficient operations of the agency. These materials, supplies, and appliances provide for daily maintenance, repair and replacement allowing staff and property management to respond to both agency and resident needs without maintaining a warehouse inventory. Additionally, our contracts for unit make ready and painting services specify that SAHA will furnish all building materials and supplies, such as paint, texture, caulking, flooring, doors, appliances, etc.

SAHA has seen an increase in the usage of our contracts with HD Supply and Home Depot. This stems from an increase in the number of make ready units being performed, new and replacement appliances, residential air conditioners, and properties transitioning back from third party management companies.

This request will supercede our prior Board approval and re-award contracts to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership and Home Depot U.S.A., a Delaware Corporation, increasing the combined award amount for both suppliers from \$3,300,000.00 to \$4,700,000.00. Approval for the two remaining suppliers will remain in effect through the end of the Board approved term.

Home Depot has several store locations around the San Antonio area to fulfill immediate needs, at discounted prices with volume rebates, allowing staff to respond to emergency situations to include weekends and after-hours. HD Supply allows staff to order products, also at discounted prices, for routine maintenance needs with free next-day delivery. HD Supply and Home Depot are the primary suppliers of maintenance supplies for SAHA but this does not preclude SAHA from purchasing through other more cost effective vendors.

Items available under these contracts include, but are not limited to, appliances, building materials, doors, flooring, hardware, HVAC supplies and materials, kitchen cabinets and countertops, sprinkler and irrigation parts, janitorial supplies, landscaping equipment and supplies, paints, plumbing materials and supplies, swimming pool supplies, tools, windows and window coverings, and electrical parts and supplies.

SAN ANTONIO HOUSING AUTHORITY**March 5, 2020**

Although there is some overlap in products available from multiple vendors, historically, the contracts have been used based on the situation and time sensitivity of the products needed for the projects with price comparisons completed by field staff.

HD Supply

- Discounts on more than 70,000 MRO and property management products
- Online ordering
- Discounts vary by product category: 5, 10, 15, or 20 percent off
- Firm, fixed discount on all extended inventory items
- 2 percent annual rebate based on the total annual net purchases made by the agency
- Early pay invoice discount; 2 percent in 10 days
- Tiered customer rebate (1 - 2 percent) based on agency annual purchases
- No minimum order requirement with free delivery in the U.S.
- Assortment of products across 22 major categories
- Contract for purchase of product and labor services

Home Depot PRO

- Bulk and volume pricing discount on all orders over \$2,500.00 (qualifying orders)
- Buy online or local pick-up
- Gold tier member - Pro Paint Rewards Program offers discounts on liquid paint based upon annual spend up to 20 percent on annual spend of \$7,500.00 or greater
- Top categories: HVAC, Electrical, Plumbing and Tools
- Tiered customer rebate based on agency annual purchase. Rebate of 2 percent up to \$100,000.00; 5 percent on over \$100,000.00 in spending

Contract oversight will be provided by Brandee Perez, Chief Operating Officer, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance Report on a monthly basis and monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 6015

**San Antonio Housing Authority
Resolution 6015**

RESOLUTION 6015, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE OF MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES AND SERVICES TO HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,350,000.00 AND HOME DEPOT U.S.A., A DELAWARE CORPORATION, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,350,000.00 THROUGH U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The San Antonio Housing Authority is currently a member of the U.S. Communities Government Purchasing Alliance/Omnia Partners, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process; and

WHEREAS, on August 4, 2016, Maricopa County, Arizona, as the lead agency for U.S. Communities, issued Request for Proposals, Serial 16154-RFP, for Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services that closed on September 22, 2016; and

WHEREAS, contracts were awarded to Applied Industrial Technologies, Inc. an Ohio Corporation; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership; and Home Depot U.S.A., a Delaware Corporation, for the purchase of maintenance repair and operating (MRO) supplies and services; and

WHEREAS, on May 4, 2017 (Item 7), SAHA received Board approval to award contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to four companies: Applied Industrial Technologies, Inc., an Ohio Corporation, for an annual amount not to exceed \$50,000.00; Interline Brands, Inc., a New Jersey Corporation dba SupplyWorks, a Home Depot Company for an annual amount not to exceed \$200,000.00; HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual amount not to exceed \$2,300,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual amount not to exceed \$1,000,000.00 through U.S. Communities Government Purchasing Alliance; all for a period of one year with the option to renew up to four additional one-year terms; and

WHEREAS, this request will supercede our prior Board approval and re-award contracts to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, and Home Depot U.S.A., a Delaware Corporation, increasing the combined award amount for both suppliers from \$3,300,000.00 to \$4,700,000.00. Approval for the two remaining suppliers will remain in effect through the end of the Board approved term. This will be funded by the approved operating budgets and/or available reserves; and

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

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

- 1) Approves Resolution 6015, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership, for an annual cumulative amount not to exceed \$3,350,000.00 and Home Depot U.S.A., a Delaware Corporation, for an annual cumulative amount not to exceed \$1,350,000.00 through U.S. Communities Government Purchasing Alliance/Omnia Partners; for a period of one year with the option to renew for 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 March 2020.

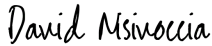
Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY**March 5, 2020****BOARD OF COMMISSIONERS****RESOLUTION 6013, AUTHORIZING THE AWARD OF A CONTRACT FOR BURNING TREE APARTMENTS INTERIOR, EXTERIOR AND SITE IMPROVEMENTS TO GIBRALTAR CONSTRUCTION CO., INC. FOR AN AMOUNT NOT TO EXCEED \$2,375,210.00**

DocuSigned by:



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David Nisivoccia**President and CEO**

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

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Hector Martinez**Director of Construction
Services and Sustainability**

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Kristi Baird**Director of Beacon Communities****REQUESTED ACTION:**

Consideration and approval Resolution 6013, authorizing the award of a contract for Burning Tree Apartments Interior, Exterior and Site Improvements to Gibraltar Construction Co., Inc. for an amount not to exceed \$2,375,210.00.

FINANCIAL IMPACT:

The current award recommendation for the interior, exterior and site improvements at Burning Tree Apartments is not expected to exceed an amount of \$2,375,210.00, to include a base bid of \$2,065,399.14, plus a 15% contingency of \$309,810.86, that will only be used, as necessary. This project will be funded using loan proceeds and available reserves.

SUMMARY:

Burning Tree Apartments is a family development within Beacon Communities portfolio that is located in north east San Antonio, Council District 10. This community was built in 1983, and is comprised of two and three-story, wood-framed garden-style apartments. There are a total of 108 units and include eighty-four one-bedroom and twenty-four two-bedroom units.

In an effort to preserve the physical asset/market value and provide capital improvements to the communities, SAHA seeks to enter into an agreement with a qualified General Contractor to provide physical improvements, including: new patio enclosures, repainting community buildings; paving and asphalt repairs, installation of new hot water heaters, HVAC systems, kitchen appliances, dumpster enclosures, energy efficient exterior lighting and window solar screens.

On November 25, 2019, SAHA issued a Request For Proposals #1910-909-63-4971 for Burning Tree Apartments Exterior Improvements and New HVAC and Water Heaters that closed on December 19, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and directly solicited to 178 contractors.

SAN ANTONIO HOUSING AUTHORITY**March 5, 2020**

A total of six proposals were received in response to this solicitation: Alpha Building Corporation (WBE), Cleanology Service & Supply (ABE, ESBE, MBE, SBE), Gibraltar Construction Co., Inc., Joel Brown & Co., LLC dba J.B. & Co. LLC, Shimerda Enterprises, LLC dba Country Boy Coolin & Heating (ESBE, SBE, WBE, Section 3 Business), and Tejas Premier Building Contractor, Inc. (DBE, HABE, MBE, SBE, WBE). All proposals were evaluated on the following criteria: experience in affordable, mixed-income and multi-story construction, rehabilitation and site improvements, project management, capacity/financial viability, construction plan, price proposal, and strength of the contractor's Section 3 and SWMBE Utilization Plans. Best and Final Offers were requested from the two highest rated proposers that were due to Procurement on January 30, 2020.

Based on the above, SAHA is recommending a contract award to Gibraltar Construction Co., Inc. The two highest rated proposers were within .01 of each other due to the highest rated being certified as a Section 3 Business Concern and receiving a preference of .01 added to their score. There is a significant difference in the total project cost with the highest rated proposing \$296,336.76 more than the second highest rated after Best and Final Officers were received. Therefore, it is in the best interest of SAHA to award to the second highest rated proposer.

Gibraltar Construction Co., Inc. was established in 1972, and is headquartered in Annapolis, Maryland. This contractor is a full service general contracting and construction management company with clients in both the public and private multi-residential industry to include, but not limited to, HUD/subsidized housing, college and university dormitory, military housing, and the hotel/motel markets. They have experience in an array of projects to include, but not limited to, comprehensive Rental Assistance Demonstration (RAD) renovations; construction management to include design and development, construction and post-construction phases; commercial site work; retaining walls; interior and exterior renovations in both occupied and unoccupied spaces; ADA conversions; and remodeling and modernization. Gibraltar Construction Co., Inc. has received a prior award from SAHA for modernization of kitchens at 93 units of various properties. Their Housing Authority clients include, but are not limited to, Austin Housing Authority, Brownsville Housing Authority, Corpus Christi Housing Authority, Midland Housing Authority, Albany Housing Authority, Housing Authority of the City of Charlotte, Harrisburg Housing Authority, Housing Authority of Columbus, Housing Authority of the County of San Joaquin, Ovation Housing (Orlando Housing Authority), and Tampa Housing Authority. This contractor's Section 3 Good Faith Effort Plan includes hiring three to five individuals in the laborers (unskilled) category.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

SAN ANTONIO HOUSING AUTHORITY

March 5, 2020

ATTACHMENTS:

Resolution 6013

Scoring Matrix

Advertisement List

Maps and Photos

**San Antonio Housing Authority
Resolution 6013**

RESOLUTION 6013, AUTHORIZING THE AWARD OF A CONTRACT FOR BURNING TREE APARTMENTS INTERIOR, EXTERIOR AND SITE IMPROVEMENTS TO GIBRALTAR CONSTRUCTION CO., INC. FOR AN AMOUNT NOT TO EXCEED \$2,375,210.00

WHEREAS, on November 25, 2019, SAHA issued a Request For Proposals #1910-909-63-4971 for Burning Tree Apartments Exterior Improvements and New HVAC and Water Heaters that closed on December 19, 2019; and

WHEREAS, a total of six proposals were received in response to this solicitation; Best and Final Offers were requested from the two highest rated proposers that were due to Procurement on January 30, 2020; and

WHEREAS, we are recommending a contract award to Gibraltar Construction Co., Inc. The two highest rated proposers were within .01 of each other due to the highest rated being certified as a Section 3 Business Concern and receiving a preference of .01 added to their score. There is a significant difference in the total project cost with the highest rated proposing \$296,336.76 more than the second highest rated after Best and Final Offers were received. Therefore, it is in the best interest of SAHA to award to the second highest rated proposer; and

WHEREAS, the current award recommendation for the interior, exterior and site improvements and at Burning Tree Apartments is not expected to exceed an amount of \$2,375,210.00, to include a base bid of \$2,065,399.14, plus a 15% contingency of \$309,810.86, that will only be used, as necessary. This project will be funded using loan proceeds and 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 6013, authorizing the award of a contract for Burning Tree Apartments Interior, Exterior and Site Improvements to Gibraltar Construction Co., Inc. for an amount not to exceed \$2,375,210.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of March 2020.

Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Scoring Matrix							
Burning Tree Apartments Exterior Improvements and New HVAC							
RFP 1910-909-63-4971							
Criterion Description	Max Points Weights	Gibralter Construction Co. Inc.	Shimerda Enterprises, LLC	Tejas Premier Building	Cleanology Service & Supply	Joel Brown & Co. LLC	Alpha Building Corporation
Experience:	1-5 20%						
Rater 1		4.00	5.00	5.00	4.00	3.00	5.00
Rater 2		5.00	4.00	4.00	4.00	3.00	4.00
Rater 3		5.00	4.00	5.00	2.00	4.00	3.00
Total Score		14.00	13.00	14.00	10.00	10.00	12.00
Average Score		4.67	4.33	4.67	3.33	3.33	4.00
Weighted Score		0.93	0.87	0.93	0.67	0.67	0.80
Quality and Methodology:	1-5 20%						
Rater 1		3.00	4.00	3.00	3.00	3.00	3.00
Rater 2		4.00	4.00	3.00	3.00	3.00	3.00
Rater 3		4.00	4.00	4.00	2.00	2.00	3.00
Total Score		11.00	12.00	10.00	8.00	8.00	9.00
Average Score		3.67	4.00	3.33	2.67	2.67	3.00
Weighted Score		0.73	0.80	0.67	0.53	0.53	0.60
Capacity Financial Viability:	1-5 15%						
Rater 1		3.00	4.00	4.00	4.00	3.00	3.00
Rater 2		5.00	3.00	4.00	2.00	2.00	3.00
Rater 3		4.00	3.00	4.00	2.00	3.00	4.00
Total Score		12.00	10.00	12.00	8.00	8.00	10.00
Average Score		4.00	3.33	4.00	2.67	2.67	3.33
Weighted Score		0.60	0.50	0.60	0.40	0.40	0.50
Proposed Plan	1-5 10%						
Rater 1		3.00	4.00	3.00	3.00	3.00	4.00
Rater 2		4.00	4.00	4.00	3.00	3.00	3.00
Rater 3		3.00	3.00	4.00	2.00	2.00	4.00
Total Score		10.00	11.00	11.00	8.00	8.00	11.00
Average Score		3.33	3.67	3.67	2.67	2.67	3.67
Weighted Score		0.33	0.37	0.37	0.27	0.27	0.37
Price proposal:	1-5 25%						
Total Score		5.00	4.00	4.55	3.90	4.57	3.21
Weighted Score		1.25	1.00	1.14	0.97	1.14	0.80
Strength of the Section 3 plans:	1-5 5%						
Rater 1		2.00	5.00	3.00	3.00	2.00	3.00
Rater 2		3.00	4.00	3.00	4.00	3.00	3.00
Rater 3		4.00	3.00	3.00	3.00	3.00	2.00
Total Score		9.00	12.00	9.00	10.00	8.00	8.00
Average Score		3.00	4.00	3.00	3.33	2.67	2.67
Weighted Score		0.15	0.20	0.15	0.17	0.13	0.13
Strength of the S/W/MBE plans:	1-5 5%						
Rater 1		1.00	5.00	2.00	3.00	1.00	3.00
Rater 2		3.00	5.00	4.00	3.00	3.00	3.00
Rater 3		4.00	3.00	3.00	3.00	3.00	3.00
Total Score		8.00	13.00	9.00	9.00	7.00	9.00
Average Score		2.67	4.33	3.00	3.00	2.33	3.00
Weighted Score		0.13	0.22	0.15	0.15	0.12	0.15
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.							
Category 1: As detailed in Attachment D	5 (.25)						
Category II: As detailed in Attachment D	4 (.2)						
Category III: As detailed in Attachment D	3 (.15)						
Category IV: As detailed in Attachment D	2 (.1)		0.10				
Total Weighted Score		4.13	4.05	4.00	3.16	3.26	3.35

Scoring Matrix - BAFO Burning Tree Apartments Exterior Improvements and New HVAC RFP 1910-909-63-4971			
Criterion Description	Max Points Weights	Gibraltar Construction Co. Inc.	Shimerda Enterprises, LLC
Experience:	1-5 20%		
Rater 1		4.00	5.00
Rater 2		5.00	4.00
Rater 3		5.00	4.00
Total Score		14.00	13.00
Average Score		4.67	4.33
Weighted Score		0.93	0.87
Quality and Methodology:	1-5 20%		
Rater 1		3.00	4.00
Rater 2		4.00	4.00
Rater 3		4.00	4.00
Total Score		11.00	12.00
Average Score		3.67	4.00
Weighted Score		0.73	0.80
Capacity Financial Viability:	1-5 15%		
Rater 1		3.00	4.00
Rater 2		5.00	3.00
Rater 3		4.00	3.00
Total Score		12.00	10.00
Average Score		4.00	3.33
Weighted Score		0.60	0.50
Proposed Plan	1-5 10%		
Rater 1		3.00	4.00
Rater 2		4.00	4.00
Rater 3		3.00	3.00
Total Score		10.00	11.00
Average Score		3.33	3.67
Weighted Score		0.33	0.37
Price proposal:	1-5 25%		
Total Score		5.00	4.37
Weighted Score		1.25	1.09
Strength of the Section 3 plans:	1-5 5%		
Rater 1		2.00	5.00
Rater 2		3.00	4.00
Rater 3		4.00	3.00
Total Score		9.00	12.00
Average Score		3.00	4.00
Weighted Score		0.15	0.20
Strength of the S/W/MBE plans:	1-5 5%		
Rater 1		1.00	5.00
Rater 2		3.00	5.00
Rater 3		4.00	3.00
Total Score		8.00	13.00
Average Score		2.67	4.33
Weighted Score		0.13	0.22
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.			
Category 1: As detailed in Attachment D	5 (.25)		
Category II: As detailed in Attachment D	4 (.2)		
Category III: As detailed in Attachment D	3 (.15)		
Category IV: As detailed in Attachment D	2 (.1)		0.10
Total Weighted Score		4.13	4.14

Advertisement List
Solicitation # 1910-909-63-4971
Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	Not Delivered
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	Exceeds limit
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	failed
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in	Diane Hoskins	bexarpepp@sbcglobal.net	

Advertisement List
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Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

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	
Direct Solicits as of 11/19/19			
	HUBS on CMBL		
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	

Advertisement List
Solicitation # 1910-909-63-4971
Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
HSC Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	
J. L. Bass Enterprise, Llc	Jeff Bass	jlbas47@jlbassconstruction.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
	Section 3 Bidders		
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbroconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	Refused delivery
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
	Direct Solicits		
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpuente.geofill@outlook.com	
	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
RML Contracting			
Guido Construction	Andy Servantes Maryanne Guido	andy@guidoco.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	Not found
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Blackmon Mooring SA			
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	
RG Williams Const & RmdIng	Robert G. Williams	rgw_77446@yahoo.com	

Advertisement List
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Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
JMI Contractors	Grant Jacobs Logan Sean Scott	grant@jmicontractors.com logan@jmi-contractors.com, sean@jmicontractors.com	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
H. Karp Co.	Harry Karp	hkarpjr@yahoo.com	
Joeris Construction		acardwell@joeris.com	
Calidad LLC	Charles	cschuchardt.calidadllc@gmail.com	
Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-Obrien Construction	John Archer Anthony Oleary	jarcher@r-o.com aoleary@r-o.com	Not bidding
Whiting-Turner	Tyler Quinn	Tyler.Quinn@whiting-turner.com	
Stoddard Const	Linda Nemec Keith Stoddard	LN@stoddardcmi.com ks@stoddardcmi.com	
J Carrizal Gen Const	Grace Pina	gpina@jgenconst.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Woolsey Construction	Elijah	eli@woolseyconstruction.com	
Straight Line Mgmnt	Sherrika Arch Jeanetta Tinsley Ernesto	straightlinem@straightlinem.com jeanetta@straightlinem.com ernesto@straightlinem.com	misconfigured misconfigured
Woolsey Design Build	Glenn Roblin	glenn@woolseyconstruction.com	
Davila Construction	Vinnie Gonzales Abel Perez	vinnie@davilaconstruction.com abel@davilaconstruction.com	
Gibraltar Construction	Matt Mitchell	Matt@gibconst.com	Will bid
R.E.C. Industries	Warren Williams	warren@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesi gn.com David.acevedo@summitbuildingandde sign.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Alcatex Inc	Allison B Griffis	allisonb@alcatexdesign.com	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Americana Builders	Katia Sandoval	Americanabuilders@yahoo.com	
Arkitektura Devolpment Inc.	Gerard P Contreras	condg1@yahoo.com	
Associated Contractors Inc.	Charlie Bishop	charlie.bishop@assoccontractors.com	
B&O Construction	Paul Farnum	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basecom Inc	Oscar Oaxaca	ooaxaca@basecominc.com	
Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	
Bocci Engineering, Llc	Lami,Lianne	lianne.lami@bocciengineering.com	

Advertisement List
Solicitation # 1910-909-63-4971
Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	Not found
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, Llc	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	FRED ODANGA	contact@cedatex.com	
Cesar Suarez Construction Llc	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	CALIXTO COBOS	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hot.rr.com	
Dragon Construction, Llc	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicerio@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, Llc	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, Llc	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, Llc	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.co m	
JAJ Property Services Llc	Summer Jordan	summer.jordan@jajpropertyservices.c om	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI Enterprise Llc	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D.. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	
KBL Restoration, Llc	Amy M Barnes	amy@kblrestoration.com	

Advertisement List
Solicitation # 1910-909-63-4971
Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

Associations /Vendors	Contact Name	Email	Notes
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
	Shelly Orr	shelly.orr@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, Llc.	Lanie Hart	bids@meteoreducation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, Llc	Christopher Esparza	esparza716@gmail.com	
Primero Industrial Services,	James Narvaez	jnarvaez@primeroindustrialservices.co	
Pro Finish Plus, Llc	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Right Choice Development Llc	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors Llc	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, Llc	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
The Sandoval Group, Llc	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder Llc	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, Llc	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, Llc	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	
Walling Construction Co	Daniel Walling	daniel@wallingconstruction.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.co	
		m	

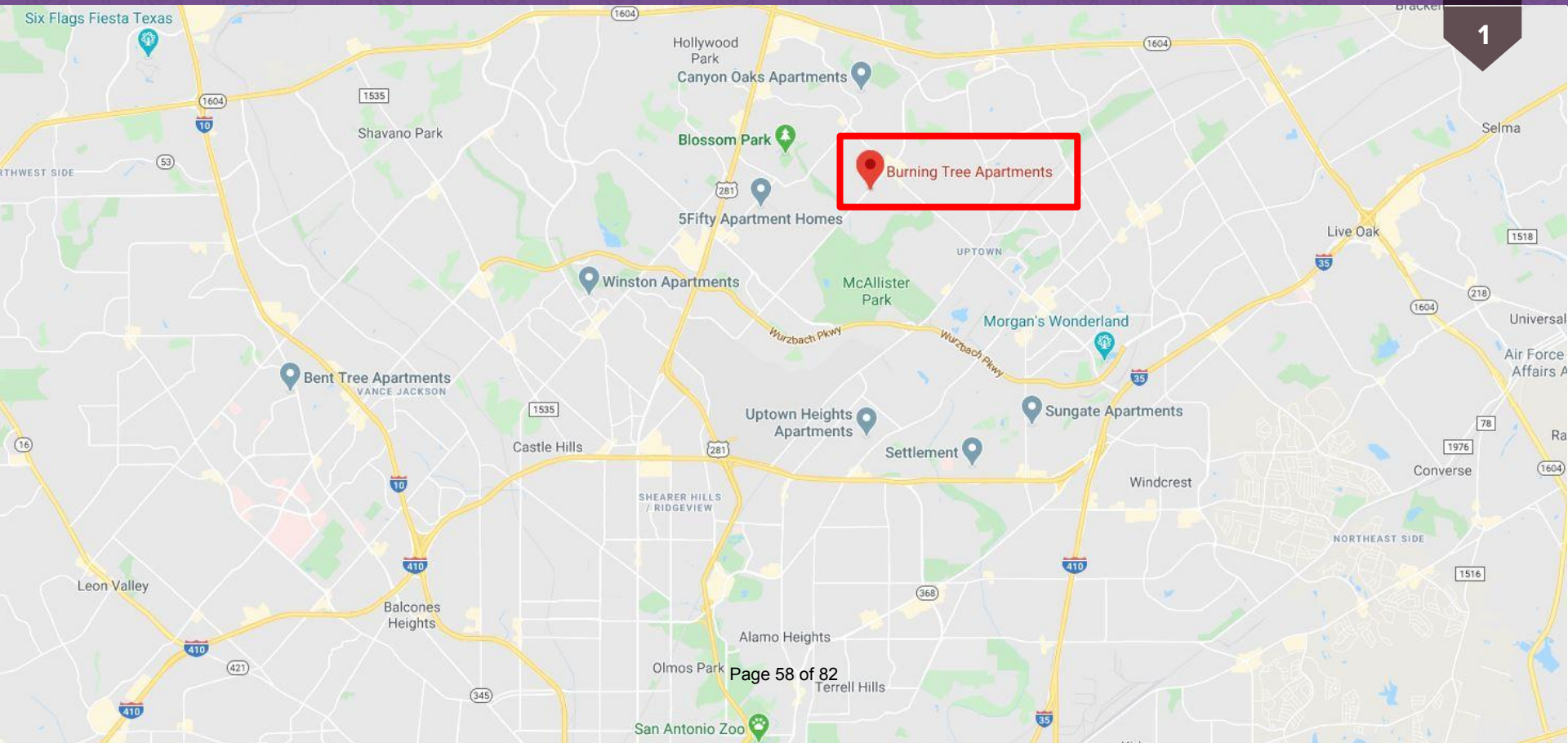
Advertisement List
Solicitation # 1910-909-63-4971

Burning Tree Apts Exterior Improvements and New HVAC and Water Heaters

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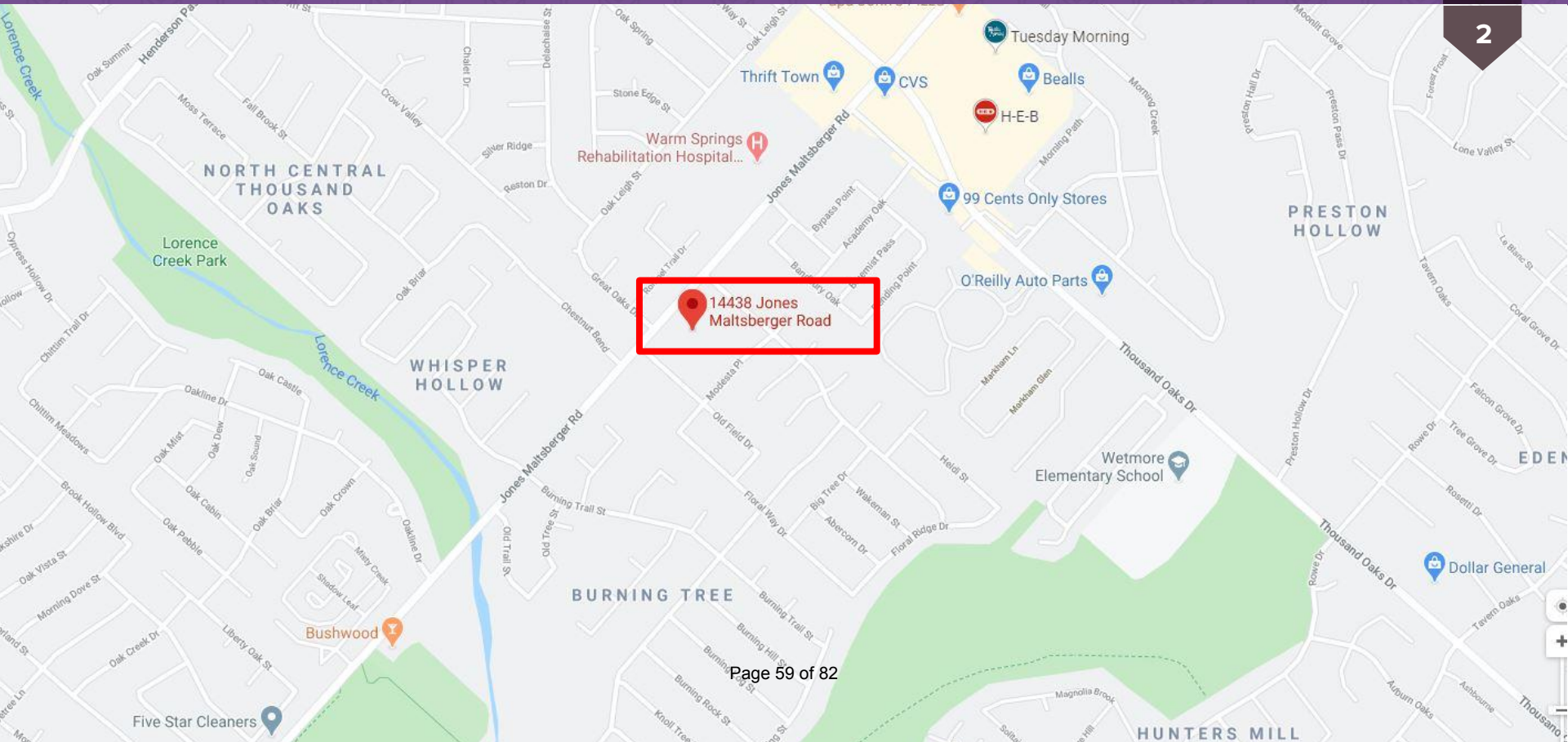
BURNING TREE APARTMENTS MAP

1



BURNING TREE APARTMENTS MAP

2



BURNING TREE APARTMENTS

3



BURNING TREE APARTMENTS

4





BURNING TREE APARTMENTS


5



SAN ANTONIO HOUSING AUTHORITY**March 5, 2020****BOARD OF COMMISSIONERS****RESOLUTION 6014, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE VICTORIA PLAZA SUBSTANTIAL REHABILITATION PROJECT TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$1,386,828.00**

DocuSigned by:

 5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 5A0930F09F5A422...
Steven Morando
**Director of Procurement
 and General Services**

DocuSigned by:

 A5559506797A4D5...
Hector Martinez
**Director of Construction
 Services and Sustainability**

REQUESTED ACTION:

Consideration and approval regarding Resolution 6014, authorizing the expenditure of additional funds for the Victoria Plaza Substantial Rehabilitation Project to Stoddard Construction Management, Inc. for an amount not to exceed \$1,386,828.00.

FINANCIAL IMPACT:

The cost for the additional services is not expected to exceed an amount of \$1,386,828.00 and will be funded by unanticipated Capital Fund grant proceeds and MTW funds.

SUMMARY:

Victoria Plaza Apartments is a Senior/Disabled development built in 1959, and is located in downtown San Antonio near HemisView Plaza. This development is a nine-story, high-rise brick building, comprised of 185 units, including 16 efficiency units, 152 one-bedroom units, 16 two-bedroom units, and 1 three-bedroom unit.

In an effort to preserve this physical asset and provide capital improvements to the apartment community, on October 4, 2018 (Item 8), SAHA received Board approval to award a contract to Stoddard Construction Management, Inc. for Victoria Plaza Apartments Substantial Rehabilitation. This renovation project is currently in progress, which includes the following scope of work: 1) expansion of existing fire sprinkler and fire alarm systems to provide comprehensive coverage throughout the building, 2) expansion of an existing two-pipe domestic hot water system to a four-pipe heating and cooling HVAC system, 3) exterior guardrail modifications for code compliance, 4) replacement of existing electrical switchgear and equipment, 5) apartment windows replacement, 6) floor tile asbestos abatement and replacement, 7) wall re-finishes, 8) water and lighting fixture replacement, and 9) first floor common area and office space renovations, including a clinic space and a community gathering room with meeting space, library and theater.

The cost for these improvements was not expected to exceed an amount of \$17,547,318.00, to include a base bid of \$16,547,318.00, plus a 6% contingency of \$1,000,000.00 that would only be used, as necessary.

On June 6, 2019 (Item 11), SAHA received Board approval authorizing the expenditure of additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom

SAN ANTONIO HOUSING AUTHORITY

March 5, 2020

wall-tile substrate repairs throughout, fire marshall required and other unforeseen changes for an amount not to exceed \$2,000,000.00.

SAHA is requesting additional funding in the amount of \$1,386,828.00. This amount will fund critical path scope of work, including hydronic piping additional offset material and labor, electrical infrastructure, laundry room fan coil units, increased ceramic tile square footage and tile upgrade, and potentially, kitchen appliances, kitchen cabinets, countertops and powerwashing of the exterior structure. SAHA may opt to fund kitchen appliances, cabinets and countertops outside of SAHA's existing agreement with Stoddard CMI, Inc., if pricing is ultimately more advantageous for the agency to do so.

The total amount requested, which includes the previous Board approved request for additional funds, results in an approximate 19% increase to the original contract value, which aligns with the State of Texas statute limiting contract modification increases to 25%.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6014

Map and Photos

**San Antonio Housing Authority
Resolution 6014**

RESOLUTION 6014, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE VICTORIA PLAZA SUBSTANTIAL REHABILITATION PROJECT TO STODDARD CONSTRUCTION MANAGEMENT, INC. FOR AN AMOUNT NOT TO EXCEED \$1,386,828.00

WHEREAS, on October 4, 2018 (Item 8), SAHA received Board approval to award a contract to Stoddard Construction Management, Inc. for Victoria Plaza Apartments Substantial Rehabilitation. The cost for these improvements were not expected to exceed an amount of \$17,547,318.00, to include a base bid of \$16,547,318.00, plus a 6% contingency of \$1,000,000.00 that would only be used, as necessary; and

WHEREAS, on June 6, 2019 (Item 11), SAHA received Board approval authorizing the expenditure of additional funds for replacement of sewer cast-iron waste and vent piping throughout, bathroom wall-tile substrate repairs throughout, fire marshal required and other unforeseen changes for an amount not to exceed \$2,000,000.00; and

WHEREAS, additional services are required for this project to include hydronic piping additional offset material and labor, electrical infrastructure, laundry room fan coil units, increased ceramic tile square footage and tile upgrade, and, potentially, kitchen appliances, kitchen cabinets, countertops and powerwashing of the exterior structure. SAHA may opt to fund kitchen appliances, cabinets and countertops outside of SAHA's existing agreement with Stoddard CMI, Inc., if pricing is ultimately more advantageous for the agency to do so; and

WHEREAS, the cost for the additional services is not expected to exceed an amount of \$1,386,828.00 and will be funded by excess, unanticipated Capital Fund grant proceeds and MTW funds; and

WHEREAS, the total amount requested, which includes the previous Board approved request for additional funds, results in an approximate 19% increase to the original contract value, which aligns with the State of Texas statute limiting contract modification increases to 25%; 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 6014, authorizing the expenditure of additional funds for the Victoria Plaza Substantial Rehabilitation Project to Stoddard Construction Management, Inc. for an amount not to exceed \$1,386,828.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 5th day of March 2020.

Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

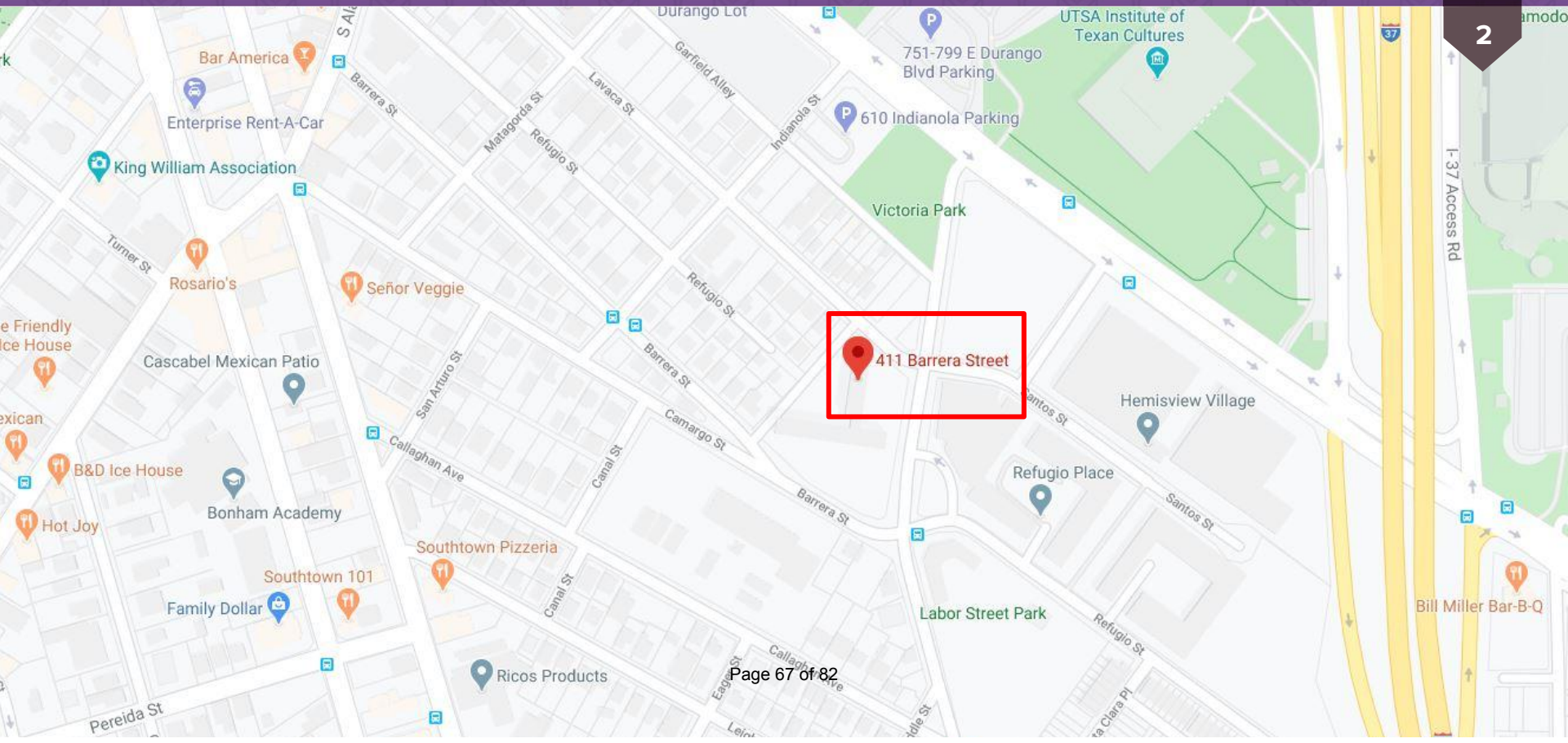
David Nisivoccia
President and CEO

1



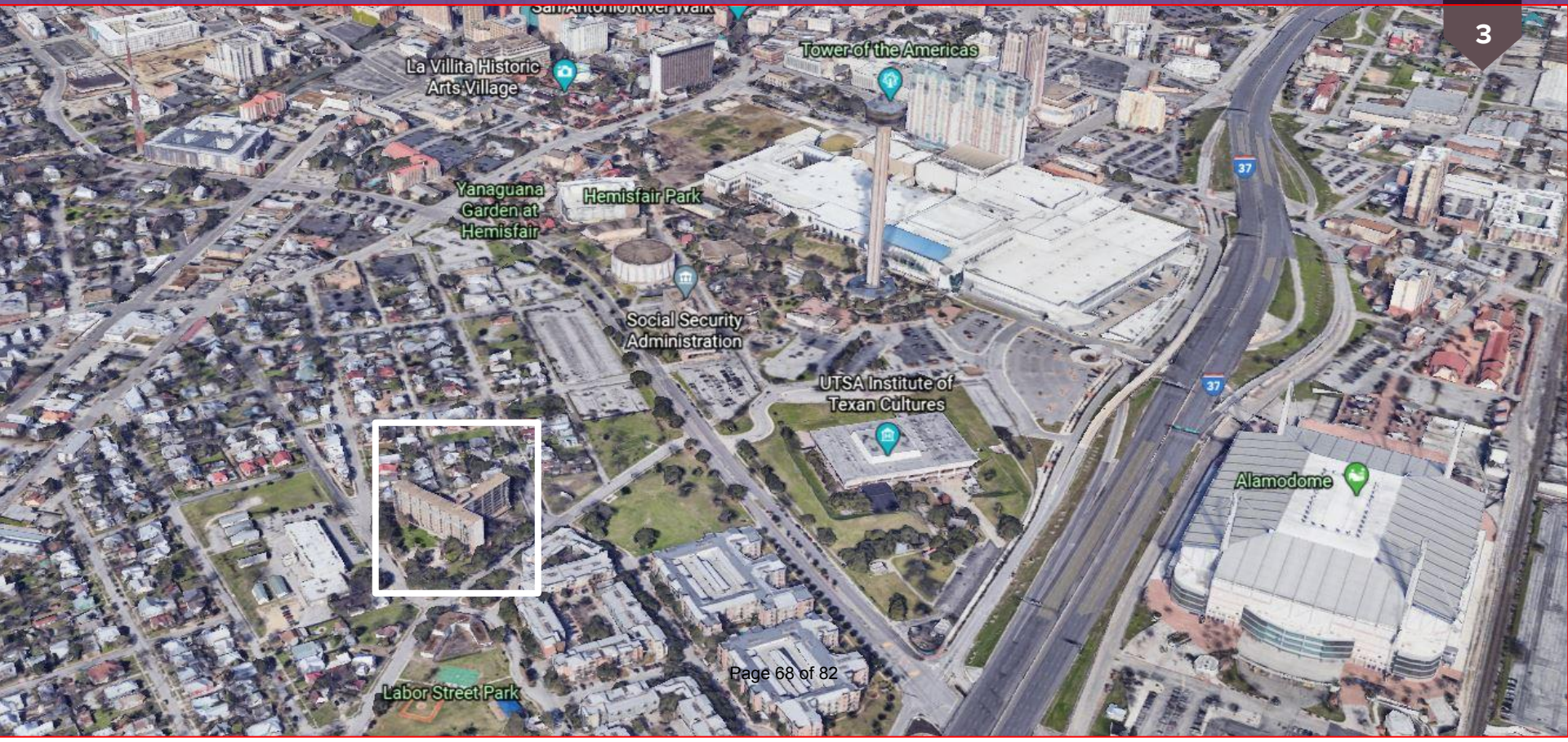
VICTORIA PLAZA APARTMENTS MAP

2



VICTORIA PLAZA APARTMENTS

3




VICTORIA PLAZA APARTMENTS


4




SAN ANTONIO HOUSING AUTHORITY**March 5, 2020****BOARD OF COMMISSIONERS**

RESOLUTION 6017, AUTHORIZING THE AWARD OF A CONTRACT TO COHNREZNICK LLP, FOR FINANCIAL AND COMPLIANCE AUDIT SERVICES FOR SAHA AND AFFILIATED ENTITIES, FOR A TWO-YEAR CUMULATIVE AMOUNT NOT TO EXCEED \$324,800.00 AND FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$169,730.00 FOR YEAR THREE, \$174,840.00 FOR YEAR FOUR, AND \$180,080.00 FOR YEAR FIVE; FOR A PERIOD OF TWO YEARS WITH THE OPTION TO RENEW UP TO THREE ADDITIONAL ONE-YEAR TERMS

DocuSigned by:

 3609927B73274DC...
David Nisiovocia
President and CEO

DocuSigned by:

 C915B7D3871E469...
Ed Hinojosa
Chief Financial Officer

DocuSigned by:

 032799A6EC8243A...
Diana Kollodziej Fiedler
Director of Finance and Accounting

REQUESTED ACTION:

Consideration and approval regarding Resolution 6017, authorizing the award of a contract to CohnReznick LLP, for financial and compliance audit services for SAHA and affiliated entities, for a two-year cumulative amount not to exceed \$324,800.00 and for an annual cumulative amount not to exceed \$169,730.00 for year three, \$174,840.00 for year four, and \$180,080.00 for year five; for a period of two years with the option to renew up to three additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for financial and compliance audit services for SAHA and its Affiliated Entities is not expected to exceed a two-year cumulative amount of \$324,800.00, \$169,730.00 for year three, \$174,840.00 for year four, and \$180,080.00 for year five. The cost will be drawn from the annual Audit Expense operating budget line item for each fiscal year the contract is in effect.

SUMMARY:

On October 21, 2019, SAHA issued a Request For Proposals #1909-946-20-4960 for Financial and Compliance Audit Services that closed on November 11, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and directly solicited to 63 firms. A total of eight proposals were received in response to this solicitation: Aprio; Berman Hopkins Wright & LaHam, CPAs and Associates, LLP; BKD, LLP; Citrin Cooperman, LLP; CohnReznick LLP; Garza/Gonzalez & Associates (ESBE, HABE, MBE, SBE, HUB); Plante & Moran, PLLC; and RSM US LLP. All proposals were evaluated on experience and capacity of the firm, quality and methodology, disclosures/financial capability, fees, and strength of the firm's Section 3 and SWMBE Utilization Plans. Additionally, presentations were conducted on January 8 and 9, 2020, for the two highest rated proposers, CohnReznick LLP and RSM US LLP.

During the January 23, 2020, 10:30 a.m. Finance Committee meeting, staff provided the Committee information on the two highest rated proposers to include their evaluation scores, company profiles, and the firm's cost to provide this service. Additionally, the Committee was asked for their input and recommendation for the selection of the audit firm. Based on the above,

SAN ANTONIO HOUSING AUTHORITY**March 5, 2020**

the Committee recommended a contract award to CohnReznick LLP. They are the highest rated and lowest priced firm.

CohnReznick LLP was founded in 1919, and is headquartered in New York, New York, with office locations nationwide, to include an office in Austin, Texas. The work required by SAHA will be staffed from their Charlotte, North Carolina, office and they will be teaming up with Garza/Gonzalez & Associates (ESBE, HABE, MBE, SBE, HUB), a San Antonio based firm that has over thirty-five years of experience providing audits for a variety of clients in San Antonio, Austin, and South Texas, and has previously received an award from SAHA for this service. The firm possesses particular expertise auditing governmental and not-for-profit organizations receiving federal funds and participates in more than seventy national, state, and local housing-related organizations. They have worked with Housing Authorities to include, but not limited to, Atlanta Housing Authority (MTW), Charlotte Housing Authority (MTW), San Diego Housing Commission (MTW), Austin Housing Authority, Housing Authority of the City of Dallas, Houston Housing Authority, and Miami-Dade Public Housing. Their other governmental clients include, but are not limited to, Texas Department of Housing and Community Affairs, Texas Department of Public Safety, Texas Division of Emergency Management, Texas General Land Office, and Texas Department of Transportation. SAHA's Section 3 coordinator will work with the firm to develop a Section 3 plan.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL:

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

ATTACHMENTS:

Resolution 6017

Scoring Matrix

Advertisement List

**San Antonio Housing Authority
Resolution 6017**

RESOLUTION 6017, AUTHORIZING THE AWARD OF A CONTRACT TO COHNREZNICK LLP, FOR FINANCIAL AND COMPLIANCE AUDIT SERVICES FOR SAHA AND AFFILIATED ENTITIES, FOR A TWO-YEAR CUMULATIVE AMOUNT NOT TO EXCEED \$324,800.00 AND FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$169,730.00 FOR YEAR THREE, \$174,840.00 FOR YEAR FOUR, AND \$180,080.00 FOR YEAR FIVE; FOR A PERIOD OF TWO YEARS WITH THE OPTION TO RENEW UP TO THREE ADDITIONAL ONE-YEAR TERMS

WHEREAS, the Housing Authority of the City of San Antonio, Texas, is required to provide an annual Financial and Compliance Audit to the U.S. Department of Housing and Urban Development; and

WHEREAS, on October 21, 2019, SAHA issued a Request For Proposals #1909-946-20-4960 for Financial and Compliance Audit Services that closed on November 11, 2019; and

WHEREAS, eight proposals were received in response to this solicitation with presentations conducted on January 8 and 9, 2020, for the two highest rated proposers, CohnReznick LLP and RSM US LLP; and

WHEREAS, at the January 23, 2020, 10:30 a.m. Finance Committee meeting, staff provided the Committee information on the two highest rated proposers to include their evaluation scores, company profiles, and the firm's cost to provide this service; and

WHEREAS, the Finance Committee recommends a contract award to CohnReznick LLP. They are the highest rated and lowest priced firm; and

WHEREAS, the current award recommendation for financial and compliance audit services for SAHA and it's Affiliated Entities is not expected to exceed a two-year cumulative amount not to exceed an amount of \$324,800.00, \$169,730.00 for year three, \$174,840.00 for year four, and \$180,080.00 for year five. The cost will be drawn from the annual Audit Expense operating budget line item for each fiscal year the contract is in effect; 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 6017, authorizing the award of a contract to CohnReznick LLP, for financial and compliance audit services for SAHA and affiliated entities, for a two-year cumulative amount not to exceed \$324,800.00 and for an annual cumulative amount not to exceed \$169,730.00 for year three, \$174,840.00 for year four, and \$180,080.00 for

year five; for a period of two years with the option to renew up to three 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 March 2020.

Dr. Ana "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Scoring Matrix - Interviews			
1909-946-20-4960 Financial and Compliance Audit Services			
Criterion Description	Max Points Weight	CohnReznick, LLP	RSM US, LLP
Experience and Capacity of Consultant :	1-5 30%		
<u>Rater 1</u>		5.00	5.00
<u>Rater 2</u>		4.50	5.00
<u>Rater 3</u>		5.00	5.00
<u>Total Score</u>		14.50	15.00
<u>Average Score</u>		4.83	5.00
<u>Weighted Score</u>		1.45	1.50
Quality and Methodology:	1-5 30%		
<u>Rater 1</u>		5.00	5.00
<u>Rater 2</u>		5.00	5.00
<u>Rater 3</u>		5.00	5.00
<u>Total Score</u>		15.00	15.00
<u>Average Score</u>		5.00	5.00
<u>Weighted Score</u>		1.50	1.50
Disclosures/Financial Capability:	1-5 20%		
<u>Rater 1</u>		5.00	4.00
<u>Rater 2</u>		5.00	4.50
<u>Rater 3</u>		5.00	4.00
<u>Total Score</u>		15.00	12.50
<u>Average Score</u>		5.00	4.17
<u>Weighted Score</u>		1.00	0.83
Fees/Cost:	1-5 10%		
<u>Total Score</u>		5.00	3.77
<u>Weighted Score</u>		0.50	0.38
Strength of Section 3 plan:	1-5 5%		
<u>Rater 1</u>		4.00	4.00
<u>Rater 2</u>		4.00	4.00
<u>Rater 3</u>		4.00	4.00
<u>Total Score</u>		12.00	12.00
<u>Average Score</u>		4.00	4.00
<u>Weighted Score</u>		0.20	0.20
Strength of the SWMBE plan:	1-5 5%		
<u>Rater 1</u>		5.00	4.00
<u>Rater 2</u>		5.00	5.00
<u>Rater 3</u>		5.00	4.50
<u>Total Score</u>		15.00	13.50
<u>Average Score</u>		5.00	4.50
<u>Weighted Score</u>		0.25	0.23
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.			
Priority 1: As detailed in Attachment D	5 (.25)		
Priority II: As detailed in Attachment D	4 (.2)		
Priority III: As detailed in Attachment D	3 (.15)		
Priority IV: As detailed in Attachment D	2 (.1)		
Total Weighted Score		4.90	4.64

Scoring Matrix									
1909-946-20-4960 Financial and Compliance Audit Services									
Criterion Description	Max Points Weight	Aprio	Berman Hopkins Wright & LaHam	BKD, LLP	Citrin Cooperman, LLP	CohnReznick, LLP	Garza/Gonzalez & Associates	Plante & Moran, PLLC	RSM US, LLP
Experience and Capacity of Consultant :__	1-5 30%								
Rater 1		3.00	2.00	2.50	3.00	4.00	3.00	2.00	4.00
Rater 2		2.50	2.50	2.50	3.00	4.00	3.00	2.00	4.50
Rater 3		3.00	3.00	2.50	3.00	5.00	3.50	3.00	4.50
Total Score		8.50	7.50	7.50	9.00	13.00	9.50	7.00	13.00
Average Score		2.83	2.50	2.50	3.00	4.33	3.17	2.33	4.33
Weighted Score		0.85	0.75	0.75	0.90	1.30	0.95	0.70	1.30
Quality and Methodology:	1-5 30%								
Rater 1		3.00	2.00	2.00	3.00	3.00	2.50	2.00	3.00
Rater 2		2.50	2.00	2.00	2.50	3.00	2.00	2.00	3.00
Rater 3		3.00	2.00	2.00	3.00	3.00	2.50	2.50	3.00
Total Score		8.50	6.00	6.00	8.50	9.00	7.00	6.50	9.00
Average Score		2.83	2.00	2.00	2.83	3.00	2.33	2.17	3.00
Weighted Score		0.85	0.60	0.60	0.85	0.90	0.70	0.65	0.90
Disclosures/Financial Capability:	1-5 20%								
Rater 1		1.00	3.00	1.00	2.00	5.00	2.00	1.50	3.00
Rater 2		1.00	3.00	1.00	2.50	5.00	2.00	1.50	4.00
Rater 3		1.00	3.00	2.00	2.50	5.00	2.00	2.00	4.00
Total Score		3.00	9.00	4.00	7.00	15.00	6.00	5.00	11.00
Average Score		1.00	3.00	1.33	2.33	5.00	2.00	1.67	3.67
Weighted Score		0.20	0.60	0.27	0.47	1.00	0.40	0.33	0.73
Fees/Cost:	1-5 10%								
Total Score		4.25	4.68	4.11	3.96	5.00	4.69	4.15	3.77
Weighted Score		0.43	0.47	0.41	0.40	0.50	0.47	0.42	0.38
Strength of Section 3 plan:	1-5 5%								
Rater 1		0.00	3.00	3.00	4.00	3.00	4.00	2.00	1.00
Rater 2		0.00	3.00	3.00	4.00	3.00	4.00	2.00	1.00
Rater 3		0.00	3.00	3.00	4.00	3.00	3.00	2.00	1.00
Total Score		0.00	9.00	9.00	12.00	9.00	11.00	6.00	3.00
Average Score		0.00	3.00	3.00	4.00	3.00	3.67	2.00	1.00
Weighted Score		0.00	0.15	0.15	0.20	0.15	0.18	0.10	0.05
Strength of the SWMBE plan:	1-5 5%								
Rater 1		0.00	4.00	4.00	4.00	5.00	1.00	3.00	4.00
Rater 2		0.00	4.00	4.00	4.00	5.00	1.00	3.00	5.00
Rater 3		0.00	4.00	4.00	4.00	4.00	1.00	3.50	5.00
Total Score		0.00	12.00	12.00	12.00	15.00	3.00	9.50	14.00
Average Score		0.00	4.00	4.00	4.00	5.00	1.00	3.17	4.67
Weighted Score		0.00	0.20	0.20	0.20	0.25	0.05	0.16	0.23
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.									
Priority I: As detailed in Attachment D	5 (25)								
Priority II: As detailed in Attachment D	4 (2)								
Priority III: As detailed in Attachment D	3 (15)								
Priority IV: As detailed in Attachment D	2 (1)								
Total Weighted Score		2.33	2.77	2.38	3.01	4.10	2.75	2.36	3.59

Advertisement List
Solicitation # 1909-946-20-4960
Solicitation Title: Financial and Compliance Audit Services

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Associations Revised as of 10/1/2018			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater S A Builders Assoc.	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
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 # 1909-946-20-4960
Solicitation Title: Financial and Compliance Audit Services

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
SA Hispanic Chamber	Mary	mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 07/11/19			
	HUBS on CMBL		
Ara Government Services, Llc	Ramon C Carpio JR.	info@ara-gs.com	
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Advertisement List
Solicitation # 1909-946-20-4960
Solicitation Title: Financial and Compliance Audit Services

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
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No Section 3 Accounting or	Auditing firms		
	Direct Solicits		
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Advertisement List
Solicitation # 1909-946-20-4960
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Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
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CGI	Rebecca Robinson	rebecca.robinson@cgi.com	

PRESIDENT'S REPORT

March 5, 2020

Garcia Street Farm Tree Planting

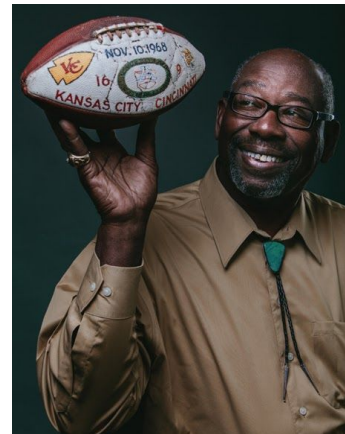
SAHA employees and their families are invited to join the Garcia Street Urban Farm for a family-friendly afternoon of tree and vegetable planting from 1:00 p.m. to 3:00 p.m. on February 29, 2020. This free event will focus on learning about urban farming, repairing irrigation lines and building and amending garden beds.

SAHA, San Antonio College's William R. Sinkin Eco Centro and Compost Queens first introduced the Garcia Street Urban Farm on June 12, 2019, after ten years of planning. The 4.1 acre urban farm is the largest urban farm on the city's Eastside and serves as an educational and food production hub and is a designated food desert by the U.S. Department of Agriculture. The Urban Farm is a component of SAHA's choice neighborhoods Critical Community Initiatives plan. The plan is funded through the U.S. Department of Housing and Urban Development's Choice Neighborhoods Implementation Grant.



SAHA Celebrates Black History Month

Ex NFL star, Willie Mitchell, who played in Super Bowl I, IV and assisted the Kansas City Chiefs in winning their first Super Bowl, will be a guest speaker at SAHA's Black History Month Luncheon from 11:00 a.m. to 1:00 p.m. on February 28 in the Atrium. Black History Month is an annual celebration of achievements by African Americans and a time to recognize the central role of black individuals in U.S. history.



SAHA Job Shadow Day

SAHA joined the community in hosting Job Shadow Day on February 25, 2020. SAHA participated in the 2020 Citywide Job Shadow Day sponsored by SA Works. The agency hosted eighteen high school students from the School of Leadership and Public Service, a magnet program, on the campus of McCollum High School. Participants from various departments shared real world job experiences with students in the hopes of giving them a meaningful experiential learning opportunity by connecting the classroom with the real world.



Charles Andrews Receives BSAG Certification

Dr. Charles Andrews Apartments have become a Multi-Family Energy Retrofit - Level 2 Certified community, established by the Build San Antonio Green (BSAG) program. In 2016, SAHA began capital improvements to install coded, electronic gates, secure pedestrian gates, remove and replace a rear perimeter chain link fence with new steel fencing, replaced windows using a non-destructive method and installed new energy and sound rated-window units and more. Interior improvements included new HVAC units with improved condensate drainage, new energy-efficient fixtures, new Energy Star-rated kitchen appliance packages and renovations to upstairs and downstairs bathrooms.

The green project was led by Beth Keel, SAHA's Sustainability Initiatives Liaison, and SAHA's Construction Services and Sustainability Department, under the direction of Hector Martinez, Director of Construction Services and Sustainability.

To date, SAHA has built over one million BSAG-certified square feet. We hope to continue working with BSAG to make the housing authority and San Antonio a greener city.



Alazan Resident Resource Fair

SAHA hosted its first Resident Resource Fair on February 1, 2020, to connect Alazan residents with community resources and city organizations providing payment plan information, rental assistance and more. SAHA staff used this opportunity to collect surveys and gather feedback on the redevelopment of the Alazan Courts. SAHA is in the beginning stages of planning the redevelopment, and the assessment gives the Development Services and Neighborhood Revitalization Department insight into what changes and supportive services are needed for the new development.

