



SAHA | SAN ANTONIO
HOUSING AUTHORITY
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SAHA REGULAR BOARD MEETING MAY 7, 2020



BOARD OF COMMISSIONERS

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

PRESIDENT & CEO
David Nisivoccia

SAN ANTONIO HOUSING AUTHORITY
***REGULAR BOARD MEETING**
TELECONFERENCE

Call In Phone Number: (661) 527-0038
PIN Number: 542838110#
1:00 p.m., Thursday, May 7, 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

PUBLIC COMMENT

3. Public Comment - Citizens are provided three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(661) 527-0038** and enter PIN Number: **542838110#**, prior to 1:00 p.m.
4. **Citizens to be Heard at approximately 1:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should access Phone Number: **(661) 527-0038** and enter PIN Number: **542838110#**, for call in prior to 1:00 p.m. Citizens will be given three minutes to speak. Each citizen will be permitted to speak only once at any regular Board Meeting. A Spanish/English translator will be available to citizens needing translation.

MINUTES

5. Minutes
 - Approval of the March 5, 2020, Regular Board Meeting minutes
 - Approval of the April 2, 2020, Regular Board Meeting minutes
 - Approval of the April 16, 2020, Special Board Meeting minutes (Resident Services Committee)
 - Approval of the April 16, 2020, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

COMMITTEE MEETING UPDATE

6. Update and discussion regarding the April 16, 2020, Resident Services Committee Meeting (Charles Clack, Chair, Resident Services Committee)
7. Update and discussion regarding the April 16, 2020, Operations and Choice Neighborhood Committee Meeting (Jessica Weaver, Vice Chair, Board of Commissioners)

CONSENT ITEMS

8. Consideration and approval regarding Resolution 6018, authorizing the proposed 2020-2021 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan (Richard Milk, Director of Policy and Planning)
9. Consideration and approval regarding Resolution 6019, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP, through Philadelphia Housing Authority, for an annual cumulative amount not to exceed \$150,000.00; for a period of eleven months with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
10. Consideration and approval regarding Resolution 6020, authorizing the award of a contract for information technology professional services and IaaS (Infrastructure as a Service) to Denovo Ventures, LLC, through U.S. General Services Administration (GSA) Federal Supply Schedule, for an amount not to exceed \$265,000.00; for the period of April 3, 2020, to October 16, 2021 (Steven Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)
11. Consideration and approval regarding Resolution 6022, authorizing the award of a contract for Pecan Hill Tree Removal and Sanitary Sewer Replacement to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS) for an amount not to exceed \$1,291,739.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability; Kristi Baird, Director of Beacon Communities)
12. Consideration and approval regarding Resolution 6026, authorizing the award of contracts for painting services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business) and Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
13. Consideration and approval regarding Resolution 6025, authorizing the award of a contract to EPIC Business Essentials through Omnia Partners Cooperative Purchasing Program for office supplies, related products and services for an annual cumulative amount not to exceed \$240,000.00; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services)

INDIVIDUAL ITEMS FOR CONSIDERATION

14. Discussion regarding Board operations
15. Discussion regarding resident services and programs
16. Discussion regarding development strategies and opportunities
17. President's Report
 - COVID-19 Update

18. Closed Session:

Real Estate/Consultation with Attorney

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

- Cooperation agreement between the Housing Authority of the City of San Antonio, Texas and the Texas Housing Foundation

19. 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.

**MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
March 5, 2019**

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

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Olga Kauffman, Commissioner
Sofia Lopez, Commissioner

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
Brandee Perez, Chief Operating 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

Hector Martinez, Director of Construction Services and Sustainability
Richard Milk, Director of Policy and Planning
Steven Morando, Director of Procurement and General Services
Janie Rodriguez, Director of Human Resources
Thomas Roth, Director of Asset Management
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit

Item 1: Meeting called to order

At Dr. Guzman’s request, Vice Chair Weaver chaired the meeting and 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

PRESENTATION

Item 3: Commissioner Service Recognition - Dr Morris B. Stribling was recognized for his service as Board Chair and Commissioner for the San Antonio Housing Authority.

PUBLIC COMMENT

Item 4: 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 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)

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
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

COMMITTEE MEETING UPDATES

Item 6: Update and discussion regarding the February 20, 2020, Resident Services Committee Meeting

Resident Services Committee Chair, Charles Clack, thanked staff for the February 28, 2020, SAHA activities to celebrate Black History Month. He also provided a brief summary of the February 20, 2020, Resident Services Committee Meeting.

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 Services Committee Meeting minutes were approved.

The following items were discussed:

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

Item 7: Update and discussion regarding the February 20, 2020, Operations and Choice Neighborhood Committee Meeting

Vice Chair Weaver provided a brief update regarding the February 20, 2020, Operations and Choice Neighborhood Committee meeting.

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

Resolution 6011, inducement of the Kitty Hawk Flats Apartments project was presented by Timothy E. Alcott, Real Estate and Legal Services Officer, and Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Resolution 6012, contract award for Development Services Management Consultant to Greener Cities Consulting Solutions, LLC was presented by Steven Morando, Director of Procurement and General Services, and Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Resolution 6015, contract award for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd. was presented by Steven Morando, Director of Procurement and General Services, and Kristi Baird, Director of Beacon Communities

Resolution 6013, contract award for Burning Tree Apartments Improvements to Gibraltar Construction Co., Inc. was presented by Steven Morando, Director of Procurement and General Services, Hector Martinez, Director of Construction Services and Sustainability, and Kristi Baird, Director of Beacon Communities

Resolution 6014, expenditure of additional funds for the Victoria Plaza project to Stoddard Construction Management, Inc. was presented by Steven Morando, Director of Procurement and General Services, and Hector Martinez, Director of Construction Services and Sustainability

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

Item 8: Discussion and possible action regarding the formation of new committees, including a new Communications Committee

Dr. Guzman and Mr. David Nisivoccia, reported that they are still working on the development of the Communications Committee.

CONSENT ITEMS

Item 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 vitalization
Consent

Item 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

Consent

Item 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

Consent

Item 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

Consent

Item 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

Consent

Motion: Dr. Guzman, Board Chair, moved to approve the following Consent Items: Resolution 6011, Resolution 6012, Resolution 6015, Resolution 6013, and Resolution 6014. Commissioner Clack 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			
Ruth Rodriguez, Commissioner	X			

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 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

Mr. Ed Hinojosa, Chief Financial Officer, and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, reported that 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, the Committee recommended a contract award to CohnReznick LLP. They are the highest rated and lowest priced firm. A total of eight proposals were received in response

to this solicitation. 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.

Motion: Dr. Guzman, Board Chair, moved to approve Resolution 6017. 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			
Ruth Rodriguez, Commissioner	X			

After Resolution 6017 was approved, Vice Chair Weaver, recessed for the San Antonio Housing Finance Corporation meeting at 1:22 p.m. The meeting was then reconvened at 1:24 p.m.

Item 15: Discussion regarding resident services and programs

Mr. Doug Poneck, Board Counsel, informed the Board that Item #15 was designed to allow the Board an opportunity to discuss items regarding resident services and programs at any time during the meeting. The discussion for this item included the following topics:

- Study of resident services programs and partnerships
- Expansion of a parenting program for residents
- Summary and action plan for Wheatley Senior Living Apartments issues
- Discussion of staffing for new developments
- Annual feedback from residents and annual customer satisfaction survey
- Explanation and description of the Asset Management Department
- Installation of suggestion boxes at SAHA properties
- CDI support for third party managed properties
- Concern of non-English speaking residents not feeling strong enough to point out deficiencies
- Resident Council or Stewardships at third party managed properties
- Discussion regarding navigation of new website

Item 16: Discussion regarding development strategies and opportunities

There was no discussion regarding development strategies and opportunities.

Item 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
- Point of privilege to announce the Sounds of Spring - Dale Watson Concert and to introduce Jessica Guerrero of the San Antonio Housing Commission

Item 18: Citizens to be Heard

There were four Citizens to be Heard.

Vice Chair Weaver recessed the meeting for Closed Session at 2:37 p.m.

Item 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 - Note: At the request of the employee, this item was pulled from discussion

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

The Board of Commissioners returned from Closed Session and the meeting resumed at 4:32 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. 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			
Ruth Rodriguez, Commissioner	X			

Item 20: Adjournment

With no objections, Vice Chair Weaver adjourned the meeting at 4:34 p.m.

ATTEST:

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

Date

David Nisivoccia
 President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING - TELECONFERENCE
Call In Phone Number: (929) 238-0562
PIN Number: 221039678#

April 2, 2019

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

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Ruth Rodriguez, Commissioner

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
Brandee Perez, Chief Operating 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
Janie Rodriguez, Director of Human Resources
Thomas Roth, Director of Asset Management

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 1:10 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.

Item 4: Citizens to be Heard - Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There were no citizens who spoke.

Board Chair, Dr. Guzman, recessed the meeting for Closed Session at 1:17 p.m.

Item 5: *Closed Session:

Real Estate/Consultation with Attorney

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

- Purchase of Limited Partnership interests of Clark 05 Housing, LP (aka, Rosemont at Highland Park)
- Sale of 909 Runnels

Consultation with Attorney

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

- Discussion regarding Emergency Action for Board-approved Operations

The Board of Commissioners returned from Closed Session and the meeting resumed at 2:48 p.m. The Board voted on all three items discussed in Closed Session as follows:

1. Purchase of Limited Partnership interests of Clark 05 Housing, LP (aka, Rosemont at Highland Park)

Motion: Commissioner Clack moved to approve the purchase of Limited Partnership interests of Clark 05 Housing, LP (aka, Rosemont at Highland Park), 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 Lopez, Commissioner	X			

2. Sale of 909 Runnels

Motion: Commissioner Clack moved to approve the sale of 909 Runnels, 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 Lopez, Commissioner	X			
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3. Discussion regarding Emergency Action for Board-approved Operations, which was also part of the discussion for Item #6, Resolution 6023.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 6: **Resolution 6023, authorizing the San Antonio Housing Authority President and CEO, with the advice and consent of the Board Chair, to perform Emergency Action for Board-approved Operations** was presented during Closed Session.

Motion: Commissioner Clack moved to approve Resolution 6023, 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 Lopez, Commissioner	X			

Item 7: Update and discussion regarding internet at SAHA communities

Ms. Brandee Lopez, Chief Operating Officer, and Ms. Kristi Baird, Director of Beacon Communities, reported the internet connectivity that is available in their respective area of responsibility and also provided a chart depicting the approximate cost to provide wifi access to SAHA properties.

Ms. Jo Ana Alvarado, Director of Innovative Technology, also reported the Road to Digital Inclusion that SAHA has taken to provide internet access to SAHA clients since 2013. Ms. Alvarado reported on the SAHA COVID-19 Digital Inclusion efforts, which included the following: Lincoln Heights Learning Lab - Google donation for desktops and Wi-Fi equipment; working in Collaboration with City Office of Innovation and Smart City partners to collaborate on possible ways to share infrastructure and resources; and, working in Collaboration with VIA, City of San Antonio IT, and City Office of Innovation to provide wi-fi at some of the SAHA properties.

Dr. Guzman, Board Chair, expressed that for many years SAHA has seen the need for internet connection and stated that staff should move forward to initiate formal requests to government entities and should begin looking into funding for digital inclusion to all properties, because children and elderly living in SAHA community would benefit from having access to the internet. Dr. Guzman has requested the Board be copied on any information that is sent out to the community.

Item 8: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 3:57 p.m.

ATTEST:

Ana M. "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
Call In Phone Number: (413) 752-2467
PIN Number: 599743125#
April 16, 2020

SCHEDULED: 1:00 p.m. - TELECONFERENCE MEETING

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Charles Clack, Committee Chair
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
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Brandy Perez, Chief Operating 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

Item 1: Meeting called to order

Committee Chair Charles Clack called the meeting to order at 1:17 p.m.

Item 2: Public Comment

Citizens were provided three minutes each to speak to any agenda items. There were two citizens who spoke to the agenda via teleconference.

Item 3: Public Comment

Residents were provided three minutes each to speak on items regarding their tenancy via teleconference. There were three citizens who spoke to their tenancy via teleconference.

UPDATES AND DISCUSSIONS

Item 4: Update and discussion regarding SAHA Road to Digital Inclusion, for Public Housing and Beacon Communities

Ms. Jo Ana Alvarado, Director of Innovative Technology, reported that in March 2020, the COVID-19 pandemic raised the need for Digital Inclusion to the top of minds at SAHA, school districts, municipal and county governments. Ms. Alvarado also reported that partnerships are forming across all government and private entities with the united goal to close the digital divide among SAHA clients.

Ms. Brandee Perez, Chief Operating Officer, and Ms. Alvarado's report included an update of efforts on behalf of SAHA and neighboring partners: SAHA's partnership with VIA Metropolitan System (VIA), SAHA documents to use for the preparation of the COVID-19 Emergency Relief Funds, an update of the Lincoln Heights Learning Lab (1315 N. Elmendorf), introduction of the SAHA Presente! Program in Partnership with United Way, and finally, the SAHA Wi-Fi Expansion Efforts.

Ms. Perez and Ms. Alvarado were also available to answer questions from the Board regarding internet connectivity for SAHA residents.

Item 5: Update and discussion regarding changes in policies and procedures related to residents

Ms. Perez reported that as the outbreak of COVID-19 continues to affect the San Antonio area, SAHA has taken precautions to limit in-person interactions and minimize the economic impact on clients. Ms. Perez provided an overview of major policy and procedure changes SAHA has implemented to address the current crisis:

- The Assisted Housing Programs department is continuing to serve Housing Choice Voucher (HCV) Program clients who are moving by accepting Requests for Tenancy Approval (RTA) through email and issuing vouchers through email.
- Staff has also granted voucher extensions by an additional 60 days to 130 clients currently searching for a unit.
- Public Housing staff have continued recertification appointments that had previously been canceled through a Recertification-by-Mail process, whereby a client may submit all necessary documentation through mail.
- Prioritized the need for clients to continue residing in safe and sanitary environments per Housing Quality Standards (HQS) and Real Estate Assessment Center (REAC) regulations. In order to complete the moving process in the HCV program, 238 HQS inspections have been conducted virtually by using Google Meet or Apple FaceTime.
- SAHA also continues to address emergency work orders for Public Housing units with a total of 559 abated out of 632 requests, since the start of the quarantine.
- The Assisted Housing Programs department and the Public Housing department have made efforts to protect clients from financial distress and potential homelessness through rescinded terminations for minor violations and waived fees.

- The Assisted Housing Programs department and Public Housing department have modified operations to utilize remote means of communication and production.

Ms. Perez also reported information regarding the SAHA Community Initiative’s Department activities. The CDI department has connected with clients during this crisis through various wellness checks and support efforts, including courtesy calls, food distribution and remote CDI services. SAHA currently collaborates with food distribution partners that provide meal boxes to senior residents. SAHA is adhering to strict food distribution guidelines provided by partners, such as the City of San Antonio (COSA) and the San Antonio Food Bank. Since March, a total of 3,544 residents have been served through food distribution efforts across multiple Public Housing developments. As a result of donor relation efforts, Gonzaba Medical Group in San Antonio has expressed an interest in supporting the senior community during the crisis. ConnectHome has been able to set up several Family Self-Sufficiency (FSS) and Resident Opportunities and Self-Sufficiency (ROSS) participants with devices in order to complete online Health Profession Opportunity Grant (HPOG) classes with success. Lastly, CDI caseworkers continue to work with clients to provide the support they need in such uncertain times. Staff are actively engaging clients to determine whether any intervention is needed and if clients need to be connected with emergency resources. Ms. Perez also provided new information regarding the Food Bank’s new program, exclusively for SAHA residents, which will distribute food for 100 to 150 residents.

Ms. Perez was able to answer specific questions from the Board regarding the new policies and procedures implemented.

Item 9: Adjournment

Commissioner Clack then recessed for Closed Session at 3:13 p.m. and the Board returned at 4:18 p.m., concluding the Resident Services Committee meeting. The Board did not take any action during Closed Session.

ATTEST:

Ana M. “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
Call In Phone Number: (413) 752-2467
PIN Number: 599743125#
April 16, 2020

SCHEDULED: 2:00 p.m. TELECONFERENCE MEETING

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Charles Clack, Commissioner

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
Brandee Perez, Chief Operating 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

Item 1: Meeting called to order

Vice Chair Jessica Weaver called the meeting to order at 4:16 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: Hold a Public Hearing and consideration and appropriate action regarding Resolution 6018, authorizing the proposed 2020-2021 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP),

the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan

Mr. Richard Milk, Director of Policy and Planning, reported that the U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to annually submit a five-year plan and an annual business plan, commonly referred to as the Agency Plan(s). Due to SAHA's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as SAHA's Agency Plan. The MTW Plan includes the following plans: the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), and the Capital Fund Program Plan (CFP). The MTW Plan also describes SAHA's policies, programs, operations, strategies and flexibilities in meeting the local housing needs and goals. This year, for the first time, the 2020-2021 MTW Plan is integrated into the agency's new Strategic Plan, SAHA 2025. Mr. Milk then provided a presentation outlining the 2025 Strategic Plan: Five-year outcomes, Strategic Plan Outcomes, Asset Plan and Capital Fund Program (CFP) Plan; the 2021 Implementation Plans, Moving To Work (MTW) Plan, Admissions Continued Occupancy Policy (ACOP) and Administrative Plan.

After the presentation, the meeting was recessed at 4:45 p.m. to conduct the Public Hearing associated with the proposed SAHA 2020 Strategic Plan. There were no citizens who spoke during the Public Hearing. The Operations and Choice Neighborhood Committee meeting resumed at 4:46 p.m. and the Board voted on Resolution 6018.

Motion: Commissioner Kaplan moved to approve Resolution 6018. Commissioner Lopez seconded the motion. Approved.

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

Item 4: Consideration and appropriate action regarding Resolution 6019, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP, through Philadelphia Housing Authority, for an annual cumulative amount not to exceed \$150,000.00; for a period of eleven months with the option to renew up to four additional one-year terms

Mr. Steven Morando, Director of Procurement and General Services, 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. Contracts were awarded to three firms and included Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one-year terms. SAHA is requesting approval to "join" or "piggy-back" onto this awarded contract for the term awarded by Philadelphia Housing Authority.

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported that SAHA's Development Services Department requires the services of a firm to provide professional consulting services for development initiatives with services to include, but not limited to, structuring real estate transactions; drafting applications including Low-Income Housing Tax Credit (LIHTC), Historic Tax Credits, Rental Assistance Demonstration (RAD), New Market Tax Credits (NMTC), Choice Neighborhoods, Renewable Energy and/or Green Tax Credits, and any state or local funding programs; developing RFPs/RFQs and selecting 3rd party consultants required for applications including, but not limited to, market studies, appraisals, Phase 1 reports, RAD eTool and financing teams; documenting and negotiating the terms of real estate transactions; conducting due diligence and securing required approvals for financial closing; providing post-closing advice and assistance; assisting in purchasing or acquiring existing LIHTC or other subsidized units and developments; unwinding of existing LIHTC limited partnerships upon termination of compliance period; developing policies and procedures to meet funding program requirements; providing advice and assistance for third-party owned/managed transactions; developing RFPs/RFQs and selecting 3rd party developers to partner with for transactions; and, assisting with any other development related activities. Ms. Robles further reported that the current award recommendation for development initiative consulting services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded by the approved operating budgets.

Representatives from Baker Tilly who joined the teleconference meeting were available to answer specific questions from the Board regarding their services.

Motion: Commissioner Kaplan moved to approve Resolution 6019. Commissioner Rodriguez seconded the motion. Approved.

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

Item 5: Consideration and appropriate action regarding Resolution 6020, authorizing the award of a contract for information technology professional services and IaaS (Infrastructure as a Service) to Denovo Ventures, LLC, through U.S. General Services Administration (GSA) Federal Supply Schedule, for an amount not to exceed \$265,000.00; for the period of April 3, 2020, to October 16, 2021

Mr. Morando reported that the General Services Administration (GSA) allows state and local governments to use Federal Supply Schedules to acquire automated data processing equipment (including firmware), software, supplies, support equipment, and services. GSA has opened Federal Supply Schedule 70, Information Technology (IT), and Consolidated Schedule contracts containing IT Special Item Numbers (SINs), for use by state and local governments to include Housing Authorities. SAHA is requesting approval to award a contract to Denovo Ventures, LLC for the remainder of the first year renewal term and will return to the Board once the GSA contract has been renewed to request approval to utilize their services during the third year renewal option up to a term of five years.

Ms. Jo Ana Alvarado, Director of Innovative Technology, reported that on January 28, 2019, SAHA entered into an agreement with Denovo Ventures, LLC to provide JDE Administrator Consulting Services. On September 25, 2019, their responsibilities under this award were expanded to include JDE application managed services, IaaS (infrastructure as a Service), which includes, but is not limited to, Disaster Recovery, backup, hosting service, patch management, security, and NOC (Network Operations Center) services. SAHA now seeks approval to expand the service offering under the same GSA contract to include the computer operational move of the remaining SAHA production servers to be managed and hosted using the same IaaS services as described herein. This includes, but is not limited to, moving the remainder of nine servers that will include our Elite, CMS (Client Management System). This move will ensure a high level of physical and perimeter security, a high end computer operations center capable of meeting all demands of a computer operation that can meet the high level of operational standards required to protect valuable data assets and hardware. This will allow for the current SAHA Innovative Technology department to focus on the established partnership with SAHA business departments to elevate our technical solutions that are forward thinking, cost saving, efficient emerging technologies that meet our customer service delivery objectives, and encompass our strategic goals to have a direct bearing on SAHA outcomes. The current award recommendation for information technology professional services, IaaS, CNC and JDE functional module training and support is not expected to exceed an amount of \$265,000.00 and will be funded by the approved operating budgets.

Motion: Commissioner Kaplan moved to approve Resolution 6020. Commissioner Rodriguez seconded the motion. Approved.

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

Item 6: Consideration and appropriate action regarding Resolution 6022, authorizing the award of a contract for Pecan Hill Tree Removal and Sanitary Sewer Replacement to All Pro General Construction, Inc. (DBE, ESBE, HBE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$1,291,739.00

Ms. Kristi Baird, Director of Beacon Communities, reported that Pecan Hill Apartments, located on the outskirts of Alamo Heights, was built in 1979, and is a three-story development comprised of 100 units. In an effort to preserve the physical asset/market value and provide capital improvements to the community, SAHA seeks to enter into an agreement with a qualified General Contractor to provide physical improvements to include tree removal, sanitary sewer retrofit, site drainage, demolition, retaining wall repairs/modifications and fencing. These improvements will enhance and improve the development and extend its useful life. This work is in preparation of a future phase project involving roofing replacement and building envelope improvements. The project is expected to be completed in 300 days. The general contractor bid to perform the work in 300 days is due to the nature of the work, which involves trenching beneath the building foundation, and then backfilling trenches to the required compaction. Due to lack of work space, hand-trenching in several areas is anticipated.

On December 13, 2019, SAHA issued a Request For Proposals #1911-913-45-4982 for Pecan Hill Tree Removal and Sanitary Sewer Retrofit that closed on January 31, 2020. SAHA is recommending a contract award to All Pro General Construction, Inc. They are the highest rated and lowest priced proposer. The current award recommendation for the Pecan Hill Tree Removal and Sanitary Sewer Retrofit is not expected to exceed an amount of \$1,291,739.00, to include a base bid of \$664,005.00, plus unit prices in the amount of \$412,443.75 and a 20% contingency of \$215,289.75, that will only be used, as necessary. This project will be funded using available reserves.

Motion: Commissioner Kaplan moved to approve Resolution 6022. Commissioner Rodriguez seconded the motion. Approved.

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

Item 7: Consideration and appropriate action regarding Resolution 6026, authorizing the award of contracts for painting services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business) and Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms

Ms. Baird reported that SAHA requires the services of a contractor to provide painting services for studios, one, two, and three bedroom apartments for developments within the Beacon Communities portfolio. Services will include interior painting of walls, ceilings, cabinets, wood surfaces, and exterior doors.

Mr. Morando reported that on January 21, 2020, SAHA issued an Invitation For Bids (IFB) #1909-910-54-4967 for Painting Services for Beacon Communities that closed on February 26, 2020. All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. SAHA is recommending contract awards to A&S Landscaping Services and Garcia Brothers Make Ready & Repairs. They are the lowest priced responsive and responsible bidders. The current award recommendation for painting services needed for SAHA's Beacon Communities is not expected to exceed an annual cumulative amount of \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five, and will be funded by the approved operating budgets and/or operating reserves. Dollar amounts were increased annually by approximately 10% to allow for additional work resulting from properties transitioning back from third party management companies to Beacon Communities.

The Board also commented that they would like to see a performance gage of vendors and if it is a renewal, possibly include a scoring process.

Motion: Commissioner Kaplan moved to approve Resolution 6026. Commissioner Rodriguez seconded the motion. Approved.

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

Item 8: Consideration and appropriate action regarding Resolution 6025, authorizing the award of a contract to EPIC Business Essentials through Omnia Partners Cooperative Purchasing Program for office supplies, related products and services for an annual cumulative amount not to exceed \$240,000.00; for a period of one year with the option to renew up to four additional one-year terms

Mr. Morando reported that Resolution 6025 is another cooperatives award contract 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, as a cooperative member, may utilize any State of Texas contract, including those awarded by Omnia Partners. Region 4 Education Service Center (ESC) as the principal procurement agency, partnered with Omnia Partners to establish a national cooperative contract for office supplies, related services and products that would be available to public agencies nationally, to include state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit. On December 5, 2018, Region 4 ESC issued RFP 19-03 for Office Supplies, Related Products and Services that closed on December 18, 2018. On April 23, 2019, the Board of Directors of Region 4 ESC approved the award of a contract #R190301 to EPIC Business Essentials. SAHA is requesting approval to utilize this contract for a period of one year beginning May 7, 2020, with the option to renew for up to four additional one year terms through May 7, 2025. This contract allows for products and services to be provided through EPIC's office supply dealerships throughout the country, with customers working directly with the dealers serving specific market areas. Gateway Printing and Office Supply dba Gateway, is headquartered in San Antonio, Texas, and is the authorized distributor/dealer under the EPIC Business Essentials. They are also SAHA's current vendor for office supplies and related products. Mr. Morando further reported that the current award recommendation for office supplies, related products and services is not expected to exceed an annual cumulative amount of \$240,000.00. This will be funded through the annual operating budget.

Motion: Dr. Guzman, Board Chair, moved to approve Resolution 6025. 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			
Jo-Anne Kaplan, Commissioner	X			

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

INDIVIDUAL ITEMS FOR CONSIDERATION

- Item 9: Update and discussion regarding the Procurement Activity Report**
 There were no questions regarding the Procurement Activity Report that had been previously provided to the Board for review prior to the meeting.

- Item 10: Discussion regarding development strategies and opportunities**
 A special meeting has been requested by the Board so that the new Commissioners are knowledgeable of the plans for all new developments.

- Item 11: Adjournment**
 There being no further business to conduct, Vice Chair Weaver adjourned the meeting at 5:39 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO

Date



To: Board of Commissioners

Date: May 7, 2020

From: Charles Clack, Committee Chair, Resident Services Committee

Subject: Update and discussion regarding the April 16, 2020, Resident Services Committee Meeting

A Resident Services Committee meeting was held on Thursday, April 16, 2020, by teleconference. Attendees included all SAHA Board of Commissioners, President and CEO David Nisivoccia and SAHA staff. The following items were discussed:

Public Comment

There were two citizens who spoke in regards to the agenda and three citizens who spoke in regards to their tenancy.

Updates and Discussions

The following items were discussed:

- Update and discussion regarding SAHA Road to Digital Inclusion, for Public Housing and Beacon Communities
- Update and discussion regarding changes in policies and procedures related to residents



To: Board of Commissioners

Date: May 7, 2020

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

Subject: Update and discussion regarding the April 16, 2020, Operations and Choice Neighborhood Committee Meeting

An Operations and Choice Neighborhood Committee meeting was held on Thursday, April 16, 2020, by teleconference and included, Chair, Dr. Ana “Cha” Guzman, Vice Chair Jessica Weaver, Commissioner Jo-Anne Kaplan, Commissioner Olga Kauffman, 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:

Hold a Public Hearing and Resolution 6018, authorizing the proposed 2020-2021 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan

Resolution 6019, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP,

Resolution 6020, authorizing the award of a contract for information technology professional services and IaaS (Infrastructure as a Service) to Denovo Ventures, LLC

Resolution 6022, authorizing the award of a contract for Pecan Hill Tree Removal and Sanitary Sewer Replacement to All Pro General Construction, Inc.

Resolution 6026, authorizing the award of contracts for painting services for Beacon Communities to A&S Landscaping Services and Garcia Brothers Make Ready & Repairs

Resolution 6025, authorizing the award of a contract to EPIC Business Essentials through Omnia Partners Cooperative Purchasing Program for office supplies, related products and services



INDIVIDUAL ITEMS FOR CONSIDERATION

Update and discussion regarding the Procurement Activity Report

This report was not presented, but was provided to the Board of Commissioners for review prior to the meeting.

Discussion regarding development strategies and opportunities

The Board requested a placeholder for discussion regarding the development of the Alazan project.

SAN ANTONIO HOUSING AUTHORITY

May 7, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6018, AUTHORIZING THE PROPOSED 2020-2021 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), THE CAPITAL FUND PROGRAM PLAN (CFP), AND THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN

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David Nisivoccia

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David Nisivoccia
President and CEO

DocuSigned by:

Richard Milk

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Richard Milk
Director of Policy and Planning

REQUESTED ACTION:

Consideration and approval regarding Resolution 6018, authorizing the proposed 2020-2021 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), and the five-year Capital Improvement and Development Plan.

FINANCIAL IMPACT:

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

SUMMARY:

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

This year, for the first time, the 2020-2021 MTW Plan is integrated into the agency's new Strategic Plan, SAHA 2025.

SAHA is on track to complete the 2020-2021 Agency Plan in time for April submission to HUD.

I. Proposed New MTW Activities**A. FY2021-1: Next Step Housing Program (THRU Project)**

The Agency is requesting additional waivers for ten MPBVs previously approved under FY2015-3: Modified Project Based Vouchers (MPBV). New waivers will allow for: (1) a rent cap of \$100.00 for foster youth in year one and (2) a time-limit of three years with the option of an additional maximum of two year hardship extension. This activity supports the THRU Project's Next Step Housing Program and leverages the partner's supportive services for foster youth aging out of foster care.

B. FY2021-2: Temporary allocation of TBV to Beacon and Partnership properties

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The Agency is proposing to use its MTW flexibility to allocate tenant based vouchers (TBV) to specific properties on a temporary basis in anticipation of vastly increased demand for housing of low income individuals experiencing financial hardship following the local declared emergency COVID-19 outbreak and the resulting economic crisis.

C. FY2021-3: Enhanced responsiveness during emergencies

The Agency is proposing to use its MTW flexibility to create temporary flexibilities in standard operational processes in order to be able to respond quickly and effectively to local, state, or national declared emergencies (such as the current COVID-19 emergency and the resulting economic crisis). These activities will support or maintain the health and safety of assisted individuals and families and may support any costs related to retention and support of current participating landlords.

II. Proposed Amendments to Existing Activities

A. FY2015-3: Modified Project Based Vouchers (MPBV)

SAHA seeks the ability to determine, on a contract-by-contract basis, whether to use Metropolitan Area Fair Market Rents (MAFMR) or Small Area Fair Market Rents (SAFMR) for Modified Project Based Vouchers (MPBV) at specific properties. MAFMR reflects average rents across the entire metropolitan area, while SAFMR reflects local market (neighborhood) rent averages.

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

GRIEVANCE PROCEDURE: Changes to this policy will require SAHA and third-party collectors to pause debt collection during the grievance process. The proposed changes would also require that the following charges be paused during a grievance: move-out charges, charges against the security deposit, late fee and non-sufficient fund (NSF) charges, and maintenance charges.

UNIT ACCESS FOR INSPECTIONS: Changes to this policy include the following: If maintenance staff are unable to access the unit at the scheduled inspection time, due to actions by the resident, the resident may be charged a fee. If children are in the unit at the time of a non-emergency inspection, at least one adult over the age of 18 must also be present.

PET RULES AND CHARGES: The SAHA Board of Commissioners approved updates to the Public Housing Lease that took effect March 1, 2020. The proposed changes to the ACOP would match those Lease updates, which are the following:

- Residents would receive a one-time, 24-hour warning before being charged the unauthorized pet fee.
- The total amount of fees would be capped at \$200.00 total and can be applied to the pet deposit upon approval by SAHA.
- Households with multiple unauthorized pets may have an additional charge of \$10.00 per month.

NOTE: Service and assistance animals are not considered pets, so fees do not apply.

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

REASONABLE ACCOMMODATION POLICY AND PROCEDURES: Changes to this policy will include the statement that landlords and owners must adhere to the Fair Housing Act and the Americans with Disabilities Act (ADA). The change also includes actions that SAHA may take if

SAN ANTONIO HOUSING AUTHORITY**May 7, 2020**

those laws are violated, including but not limited to, denial of a requested tenancy, abatement or suspension of assistance payments, termination of the assistance contract or debarment of the landlord / owner from program participation.

WAITING LIST PREFERENCES: This change will allow all Mainstream Program (one of SAHA's Special Programs) vouchers to be issued to applicants who are referred by partner agencies. This update would also note that the number of vouchers available for this program have increased from 179 to 238.

CRIMINAL HISTORY SCREENING: This change states that when SAHA is screening applicants to the voucher programs, SAHA will only look at previous criminal offenses that resulted in conviction, from the date the offense occurred (not the date of conviction). According to the SAHA's criminal history screening criteria, which can be found in the current Administrative Plan, SAHA will look back over different periods of time depending on the severity of the offense.

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

Housing Preservation Plans:

Public Housing: Over the next five years, the agency plans to invest \$21 million in capital repairs to extend the useful life of 32+ properties and approximately 2,575 housing units

Beacon Communities: Plans to invest approximately \$28 million in capital repairs to extend the useful life at 21 properties and approximately 2,654 units

Housing Expansion Plans:

New Construction: By FY 2021-22, plans to add 509 rental units -- 95% of units will be leased to families at or below 60% of the area median income

Other projects in the early planning and pre-development phase could add over 2,500 units in the coming five years

Project	Planned Units
Alazan Lofts*	88
East Meadows II	119
Artisan at Ruiz	102
Majestic Ranch*	288
Culebra Crossing	326
Kitty Hawk Flats	240
Mira Vista Apartments	300
Old Pearsall Flats	348
Trader Flats	324
1604 Flats	324

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Tampico Apartments	200
100 Labor Street*	213
St. John's Square*	252

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

MTW TIMELINE

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

STRATEGIC GOALS:

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

ATTACHMENTS:

Resolution 6018
Presentation

**San Antonio Housing Authority
Resolution 6018**

RESOLUTION 6018, AUTHORIZING THE PROPOSED 2020-2021 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), THE CAPITAL FUND PROGRAM PLAN (CFP), AND THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority, a public instrumentality created pursuant to the laws of the State of Texas (SAHA), must approve the 2020-2021 Moving to Work (MTW) Agency Plan for fiscal year 2020-2021, including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan) and the Capital Fund Program Plan (CFP); and

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority also desires to authorize the submission of the 2020-2021 MTW Agency Plan to the U.S. Department of Housing and Urban Development (HUD); and

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

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

- 1) Approves Resolution 6018, authorizing the proposed 2020-2021 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (ADMIN PLAN), the Capital Fund Program Plan (CFP), and five-year Capital Improvement and Development Plan; and
- 2) Authorizes the Board Chair and President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2020-2021 MTW Plan to HUD.

Approved the 7th day of May 2020.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**



STRATEGIC PLAN 2025 MTW Plan 2021

May 7, 2020

TODAY: STRATEGIC PLAN 2025

1. 2025: Five-year outcomes
 - a. Strategic Plan Outcomes
 - b. Asset Plan and Capital Fund Program (CFP) Plan
2. 2021: Implementation Plans
 - a. Moving To Work (MTW) Plan
 - b. Admissions Continued Occupancy Policy (ACOP) and Administrative Plan

BACKGROUND: 2018-2019

YEAR 2018

July - Aug

Sr. Team interviews: How to improve plan implementation processes

Oct 23

Strategic plan Steering Committee formed

YEAR 2019

Jan 23

Q2 Work Session: *Assessment of old plan, SWOT exercise*

Feb 27

Steering Committee: *Adopted Theory of Change (TOC) structure*

Apr 5

Board Retreat: *Presentation of assessment of plan and areas to improve*

Apr 25

Q3 Work Session: *Impact Statement, Outcomes, long-term scenarios*

May 30

Sr. Team Special Meeting: *Maslow Hierarchy*

June-July

Sr. Team Workshops: *Outcome rationale, barriers, and preconditions*

July 24

Q4 Work Session: *Prioritized 5-year outcomes for SAHA clients*

Sep 19

Operations Committee: *Update*

Oct 23

Q1 Work Session: *Prioritized 5-year outcomes for staff; community impact*

Nov-Dec

Client and Staff surveys, presentation to Resident Council Committee

BACKGROUND: 2020

YEAR 2020

Jan 23	Operations Committee: <i>Update</i>
Jan 30	Q2 Work Session: <i>Finalized outcome selection, drafted potential indicators</i>
Feb 13	HUD MTW Site Visit
Feb 14	Draft Plan shared with Board
Feb 21	Draft Plan posted for public comment
Feb 26	Public Housing Resident Council Training
April 16	Briefing to Board of Commissioners
May 7	Board of Commissioners Approval

BACKGROUND

OLD PLAN	NEW PLAN
Vision (<i>no change</i>):	Create dynamic communities where people thrive
Mission (<i>no change</i>):	Provide quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence
Six Strategic Goals: one client-focused, one staff-focused, four operations-focused	<p>1 Impact statement (<i>new</i>): San Antonio Area has a high quality of life where all are thriving.</p> <p>2 staff-oriented 5-year outcomes</p> <p>4 client-oriented 5-year outcomes</p>
Loosely connected to MTW Plan and budget cycle	<p>Strategic Plan = MTW Plan = Budget Plan</p> <ul style="list-style-type: none"> • Strategic Plan 5-year Outcomes guide development of new MTW Activities • MTW and Strategic Plan content informs annual budget preparation • Coordinated annual implementation: planning, funding, reporting, public notice, public hearing, and Board consideration

STRATEGIC PLAN 2025

Strategic Plan 2025

Planning Framework

- Theory of Change (TOC) + Maslow
- Impact statement
- Preconditions, Rationale, Assumptions

Reflection, Analysis, Diagnosis

- Lessons learned from old plan
- SWOT Analysis
- Long view: critical demographic and housing trends

Navigation (5-year Outcomes)

- Staff and client outcomes
- 5-year targets
- 5-year strategies
- 1-year implementation plans

Performance Monitoring

- Key processes and operating parameters to be monitored
- Operational
- Financial
- People (Clients)

Community Impact

- Neighborhood
- Local economy
- Social
- Community service

2025: STAFF-ORIENTED OUTCOMES (2)

7

Outcome team goals: identify indicators, specify 5-yr and 1-yr targets, and develop implementation strategies

<i>Outcome</i>	<i>Sponsor</i>	<i>Lead</i>	<i>Team</i>
SAHA staff respect and value diversity and inclusion	Ed Hinojosa	Joel Tabar	11
SAHA staff thrive in career and professional work	Muriel Rhoder	Janie Rodriguez	11

2025: CLIENT-ORIENTED OUTCOMES (4)

8

<i>Outcome</i>	<i>Sponsor</i>	<i>Lead</i>	<i>Team</i>
A supply of affordable quality units exist in sufficient quantities for SAHA clients	Tim Alcott	Lorraine Robles	11
SAHA clients live in quality affordable housing	Brandee Perez	Kristi Baird	8
SAHA clients feel safe	Ed Hinojosa	Stephanie Rodriguez	9
SAHA clients have access to sufficient utilities	Brandee Perez	Susan Ramos-Sossaman	8

PERFORMANCE MONITORING



COMMUNITY IMPACT

Neighborhood Impact

SAHA properties and residents are integrated into the physical, social, and economic fabrics of surrounding neighborhoods

- Neighbor satisfaction
- Neighboring property value appreciation

Local Economy Impact

Affordable housing contributes to the local economy through various multiplier effects

- Additional jobs created elsewhere in the economy for every job created by affordable housing operations
- Impact on local economy of dollars distributed annually to private property owners through rental subsidies

Social Impact

Subsidized rental housing boosts health, discretionary income, food security, and other social outcomes

- Income Boosts from Affordable Housing
- Housing as a Vaccine: Improved Health Outcomes and Medical Cost Savings from Permanent Supportive Housing for the Homeless

2025: ASSET PLAN AND CAPITAL FUND PROGRAM

1. Proposed Housing Preservation Plans

- a. Public Housing: Over next five years plan to invest \$21 million in capital repairs to extend the useful life 32+ properties and approximately 2,575 housing units
- b. Beacon Communities: Plans to invest approximately \$28 million in capital repairs to extend the useful life at 21 properties and approximately 2,654 units

2. Proposed Housing Expansion Plans

- a. New Construction: By FY 2021-22, plans to add 509 rental units -- 95% of units will be leased to families at or below 60% of the area median income
- b. Other projects in the early planning and pre-development phase could add over 2,500 units in the coming five years

2021: IMPLEMENTATION PLANS

1. 2021: Implementation Plans
 - a. Annual implementation plans for each of the six outcomes
 - b. MTW Plan
 - c. ACOP and Administrative Plan
 - d. Annual Budget

2021: MTW PLAN

Proposed New MTW Activities

FY2021-1: Next Step Housing Program (THRU Project): additional waivers for ten previously approved MPBVs. will allow for: (1) a rent cap of \$100.00 for foster youth in year one and (2) a time-limit of three years with the option of an additional maximum of two year hardship extension.

FY2021-2: Temporary allocation of TBV to Beacon and Partnership properties: would allocate tenant based vouchers (TBV) to specific properties on a temporary basis in anticipation of vastly increased demand for housing of low income individuals experiencing financial hardship following the local declared emergency COVID-19 outbreak and the resulting economic crisis.

FY2021-3: Enhanced responsiveness during emergencies: would create temporary flexibilities in standard operational processes in order to respond quickly to local, state, or national declared emergencies (such as the current COVID-19 emergency and the resulting economic crisis). These activities will support or maintain the health and safety of assisted individuals and families and may support any costs related to retention and support of current participating landlords.

2021: MTW PLAN

Proposed MTW Activity Changes

FY2015-3: Modified Project Based Vouchers (MBPV)

SAHA seeks the ability to determine, on a contract-by-contract basis, whether to use Metropolitan Area Fair Market Rents (MAFMR) or Small Area Fair Market Rents (SAFMR) for Modified Project Based Vouchers (MPBV) at specific properties. MAFMR reflects average rents across the entire metropolitan area, while SAFMR reflects local market (neighborhood) rent averages.

PROPOSED ACOP CHANGES

15

GRIEVANCE PROCEDURE: Changes to this policy will require SAHA and third-party collectors to pause debt collection during the grievance process. The proposed changes would also require that the following charges be paused during a grievance: move-out charges, charges against the security deposit, late fee and non-sufficient fund (NSF) charges, and maintenance charges.

UNIT ACCESS FOR INSPECTIONS: Changes to this policy include the following: If maintenance staff are unable to access the unit at the scheduled inspection time due to actions by the resident, the resident may be charged a fee. If children are in the unit at the time of a non-emergency inspection, at least one adult over the age of 18 must also be present.

PROPOSED ACOP CHANGES

PET RULES AND CHARGES: The SAHA Board of Commissioners approved updates to the Public Housing Lease that took effect March 1, 2020. The proposed changes to the ACOP would match those Lease updates, which are the following:

- Residents would receive a one-time, 24-hour warning before being charged the unauthorized pet fee.
- The total amount of fees would be capped at \$200.00 total and can be applied to the pet deposit upon approval by SAHA.
- Households with multiple unauthorized pets may have an additional charge of \$10.00 per month.
- NOTE: Service and assistance animals are not considered pets, so fees do not apply.

PROPOSED ADMINISTRATIVE PLAN CHANGES

17

REASONABLE ACCOMMODATION POLICY AND PROCEDURES: Changes to this policy will include the statement that landlords and owners must adhere to the Fair Housing Act and the Americans with Disabilities Act (ADA). The change also includes actions that SAHA may take if those laws are violated, including but not limited to denial of a requested tenancy, abatement or suspension of assistance payments, termination of the assistance contract or debarment of the landlord / owner from program participation.

WAITING LIST PREFERENCES: This change will allow all Mainstream Program (one of SAHA's Special Programs) vouchers to be issued to applicants who are referred by partner agencies. This update would also note that the number of vouchers available for this program have increased from 179 to 238.

PROPOSED ADMINISTRATIVE PLAN CHANGES

CRIMINAL HISTORY SCREENING: This change states that when SAHA is screening applicants to the voucher programs, SAHA will only look at previous criminal offenses that resulted in conviction, from the date the offense occurred (not the date of conviction). According to the SAHA's criminal history screening criteria, which can be found in the current Administrative Plan, SAHA will look back over different periods of time depending on the severity of the offense.

NEXT STEPS

19

	MTW 2021	SAHA 2025 (5-year) and 2021 (1-year)
Mar-Apr	<ul style="list-style-type: none"> Capture public comment: Resident Survey (e-mail) in lieu of meetings 	
	<ul style="list-style-type: none"> April 16: Public hearing 	<ul style="list-style-type: none"> Outcome teams finalize metrics and targets
May	<ul style="list-style-type: none"> May 7: Board consideration of MTW Plan May 15: Submit MTW Plan to HUD 	<ul style="list-style-type: none"> Outcome teams finalize strategies
Jun	Board consideration of FY2021 Budget	
Jul	Implementation of New Strategic Plan	

QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY

May 7, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6019, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES TO BAKER TILLY VIRCHOW KRAUSE, LLP, THROUGH PHILADELPHIA HOUSING AUTHORITY, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ELEVEN MONTHS WITH THE OPTION TO RENEW 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:
Lorraine Robles
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Lorraine Robles
Director of Development Services and Neighborhood Revitalization

REQUESTED ACTION:

Consideration and approval regarding Resolution 6019, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP, through Philadelphia Housing Authority for an annual cumulative amount not to exceed \$150,000.00; for a period of eleven months with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for development initiative consulting services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded by the approved operating budgets.

SUMMARY:

SAHA's Development Services Department requires the services of a firm to provide professional consulting services for development initiatives with services to include, but not limited to, structuring real estate transactions; drafting applications including (Low-Income Housing Tax Credit (LIHTC), Historic Tax Credits, Rental Assistance Demonstration (RAD), New Market Tax Credits (NMTC), Choice Neighborhoods, Renewable Energy and/or Green Tax Credits, and any state or local funding programs); developing RFPs/RFQs and selecting 3rd party consultants required for applications including, but not limited to, market studies, appraisals, Phase 1 reports, RAD eTool and financing teams; documenting and negotiating the terms of real estate transactions; conducting due diligence and securing required approvals for financial closing; providing post-closing advice and assistance; assisting in purchasing or acquiring existing LIHTC or other subsidized units and developments; unwinding of existing LIHTC limited partnerships upon termination of compliance period; developing policies and procedures to meet funding program requirements; providing advice and assistance for third-party owned/managed transactions; developing RFPs/RFQs and selecting 3rd party developers to partner with for transactions; and assisting with any other development related activities.

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;

SAN ANTONIO HOUSING AUTHORITY**May 7, 2020**

therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

On April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with Best and Final Offers dated and accepted by (PHA) on August 9, 2019. Contracts were awarded to three firms, to include Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one-year terms. SAHA is requesting approval to “join” or “piggy-back” onto this awarded contract for the term awarded by PHA.

Baker Tilly Virchow Krause, LLP (doing business as Baker Tilly) is a public accounting and consulting firm headquartered in Chicago, Illinois. The company has office locations in 25 states with 445 professionals deployed across six cities in Texas, to include Houston, Austin, Dallas, Ft. Worth, Irving and Spring. This is a full-service accounting and financial advisory firm with a specialized focus on servicing housing developers, property managers, state housing credit agencies, public housing authorities, syndicators and investors. Their affordable housing services include, but are not limited to, audit, tax credit applications, applications for soft sources, rental assistance demonstration (RAD) consulting, year 15 exit strategies, stabilization calculation, investor/lender identification and negotiation. Baker Tilly has worked with various Housing Authorities, to include Alaskan Housing Authority, Housing Authority of the City of Milwaukee, LaFayette Housing Authority, Philadelphia Housing Authority, and various Housing Authorities throughout the state of Illinois.

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

STRATEGIC GOAL:

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

ATTACHMENT:

Resolution 6019

**San Antonio Housing Authority
Resolution 6019**

RESOLUTION 6019, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES TO BAKER TILLY VIRCHOW KRAUSE, LLP, THROUGH PHILADELPHIA HOUSING AUTHORITY, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$150,000.00; FOR A PERIOD OF ELEVEN MONTHS WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, on April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with Best and Final Offers dated and accepted by (PHA) on August 9, 2019; and

WHEREAS, contracts were awarded to three firms to include Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one year terms. SAHA is requesting approval to “join” or “piggy-back” onto this awarded contract for the term awarded by PHA; and

WHEREAS, the current award recommendation for development initiative consulting services is not expected to exceed an annual cumulative amount of \$150,000.00 and will be funded by the approved operating budgets; and

WHEREAS, staff requests that 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 6019, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP, through Philadelphia Housing Authority, for an annual cumulative amount not to exceed \$150,000.00; for a period of eleven months with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents associated with this contract.

Passed and approved the 7th day of May 2020.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

BOARD OF COMMISSIONERS

RESOLUTION 6020, AUTHORIZING THE AWARD OF A CONTRACT FOR INFORMATION TECHNOLOGY PROFESSIONAL SERVICES AND INFRASTRUCTURE AS A SERVICE (IAAS) TO DENOVO VENTURES, LLC, THROUGH U.S. GENERAL SERVICES ADMINISTRATION (GSA) FEDERAL SUPPLY SCHEDULE, FOR AN AMOUNT NOT TO EXCEED \$265,000.00; FOR THE PERIOD OF APRIL 3, 2020, TO OCTOBER 16, 2021

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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:
Jo Ana Alvarado
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Jo Ana Alvarado
Director of Innovative Technology

REQUESTED ACTION:

Consideration and approval regarding Resolution 6020, authorizing the award of a contract for information technology professional services and IaaS (Infrastructure as a Service) to Denovo Ventures, LLC, through U.S. General Services Administration (GSA) Federal Supply Schedule, for an amount not to exceed \$265,000.00; for the period of April 3, 2020, to October 16, 2021.

FINANCIAL IMPACT:

The current award recommendation for information technology professional services, IaaS, CNC and JDE functional module training and support is not expected to exceed an amount of \$265,000.00 and will be funded by the approved operating budgets.

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 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.

Section 211 of the E-Government Act of 2002, authorizes the General Services Administration (GSA) to allow state and local governments to use Federal Supply Schedules to acquire automated data processing equipment (including firmware), software, supplies, support equipment, and services. GSA has opened Federal Supply Schedule 70, Information Technology (IT), and Consolidated Schedule contracts containing IT Special Item Numbers (SINs), for use by state and local governments to include Housing Authorities. GSA typically awards contracts for a period of 20 years, to include a base period of five years, with three options to renew for a term of five years each.

On October 17, 2011, U.S. General Services Administration awarded Contract Number: GS-35F-0026Y to Denovo Ventures, LLC to provide Information Technology Professional Services; for a period of five years with the option to renew up to three additional five-year terms. They are currently in the first year renewal option that covers a period of October 17, 2016, through October 16, 2021. SAHA is requesting approval to award a contract to Denovo Ventures, LLC for the remainder of the first year renewal term and will return to the Board once the GSA

SAN ANTONIO HOUSING AUTHORITY**May 7, 2020**

contract has been renewed to request approval to utilize their services during the third year renewal option up to a term of five years.

On January 28, 2019, SAHA entered into an agreement with Denovo Ventures, LLC to provide JDE Administrator Consulting Services. On September 25, 2019, their responsibilities under this award were expanded to include JDE application managed services, IaaS (Infrastructure as a Service), which includes, but is not limited to, Disaster Recovery, backup, hosting service, patch management, security, and NOC (Network Operations Center) services. SAHA now seeks approval to expand the service offering under the same GSA contract to include the computer operational move of the remaining SAHA production servers to be managed and hosted using the same IaaS services as described herein. This includes, but is not limited to, moving the remainder of nine servers that will include our Elite, CMS (Client Management System). This move will ensure a high level of physical and perimeter security, a high end computer operations center capable of meeting all demands of a computer operation that can meet the high level of operational standards required to protect valuable data assets and hardware. This will allow for the current SAHA Innovative Technology department to focus on the established partnership with SAHA business departments to elevate our technical solutions that are forward thinking, cost saving, efficient emerging technologies that meet our customer service delivery objectives, and encompass our strategic goals to have a direct bearing on SAHA outcomes.

Contract oversight will be provided by Jo Ana Alvarado, Director of Innovative Technology, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will provide annual contract performance evaluation surveys to the end user, and assist in the contract renewal or new solicitation process.

STRATEGIC GOAL:

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

ATTACHMENT:

Resolution 6020

**San Antonio Housing Authority
Resolution 6020**

RESOLUTION 6020, AUTHORIZING THE AWARD OF A CONTRACT FOR INFORMATION TECHNOLOGY PROFESSIONAL SERVICES AND IAAS (INFRASTRUCTURE AS A SERVICE) TO DENOVO VENTURES, LLC, THROUGH U.S. GENERAL SERVICES ADMINISTRATION (GSA) FEDERAL SUPPLY SCHEDULE, FOR AN AMOUNT NOT TO EXCEED \$265,000.00; FOR THE PERIOD OF APRIL 3, 2020, TO OCTOBER 16, 2021

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Section 211 of the E-Government Act of 2002, authorizes the General Services Administration (GSA) to allow state and local governments to use Federal Supply Schedules to acquire automated data processing equipment (including firmware), software, supplies, support equipment, and services. GSA has opened Federal Supply Schedule 70, Information Technology (IT), and Consolidated Schedule contracts containing IT Special Item Numbers (SINs), for use by state and local governments to include Housing Authorities; and

WHEREAS, on October 17, 2011, U.S. General Services Administration awarded Contract Number: GS-35F-0026Y to Denovo Ventures, LLC to provide Information Technology Professional Services; for a period of five years with the option to renew up to three additional five-year terms. They are currently in the first year renewal option that covers a period of October 17, 2016, through October 16, 2021; and

WHEREAS, SAHA is requesting approval to award a contract to Denovo Ventures, LLC for the remainder of the first year renewal term and will return to the Board once the GSA contract has been renewed to request approval to utilize their services during the third year renewal option up to a term of five years; and

WHEREAS, the current award recommendation for information technology professional services, IaaS, CNC and JDE functional module training and support is not expected to exceed an amount of \$265,000.00 and will be funded by the approved operating budgets; and

WHEREAS, staff requests that 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 6020, authorizing the award of a contract for information technology professional services and IaaS (Infrastructure as a Service) to Denovo Ventures, LLC, through U.S. General Services Administration (GSA) Federal Supply Schedule, for an amount not to exceed \$265,000.00; for the period of April 3, 2020, to October 16, 2021.
- 2) Authorizes the President and CEO or designee to execute all necessary documents associated with this contract.

Passed and approved the 7th day of May 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

BOARD OF COMMISSIONERS

RESOLUTION 6022, AUTHORIZING THE AWARD OF A CONTRACT FOR PECAN HILL TREE REMOVAL AND SANITARY SEWER REPLACEMENT TO ALL PRO GENERAL CONSTRUCTION, INC. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$1,291,739.00

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:
Hector Martinez
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Hector Martinez
Director of Construction Services and Sustainability

DocuSigned by:
Kristi Baird
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Kristi Baird
Director of Beacon Communities

REQUESTED ACTION:

Consideration and approval regarding Resolution 6022, authorizing the award of a contract for Pecan Hill Tree Removal and Sanitary Sewer Replacement to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$1,291,739.00.

FINANCIAL IMPACT:

The current award recommendation for the Pecan Hill Tree Removal and Sanitary Sewer Retrofit is not expected to exceed an amount of \$1,291,739.00, to include a base bid of \$664,005.00, plus unit prices in the amount of \$412,443.75 and a 20% contingency of \$215,289.75, that will only be used, as necessary. This project will be funded using available reserves.

SUMMARY:

Pecan Hill Apartments, located on the outskirts of Alamo Heights was built in 1979, and is a three-story development comprised of 100 units to include 18 efficiencies, 78 one-bedroom, and 4 two-bedroom apartments.

In an effort to preserve the physical asset/market value and provide capital improvements to the community, SAHA seeks to enter into an agreement with a qualified General Contractor to provide physical improvements to include tree removal, sanitary sewer retrofit, site drainage, demolition, retaining wall repairs/modifications and fencing. These improvements will enhance and improve the development and extend its useful life. This work is in preparation of a future phase project involving roofing replacement and building envelope improvements. The project is expected to be completed in 300 days. The general contractor bid to perform the work in 300 days is due to the nature of the work, which involves trenching beneath the building foundation, and then backfilling trenches to the required compaction. Due to lack of work space, hand-trenching in several areas is anticipated.

SAN ANTONIO HOUSING AUTHORITY**May 7, 2020**

On December 13, 2019, SAHA issued a Request For Proposals #1911-913-45-4982 for Pecan Hill Tree Removal and Sanitary Sewer Retrofit that closed on January 31, 2020. 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 156 contractors. A total of four proposals were received in response to this solicitation: All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS), Geofill Material Technologies, LLC (SBE, Section 3 Business), Her Construction Company, and JAMCO Ventures, LLC (DBE, HABE, MBE, SBE). 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; strength of the contractor's SWMBE Utilization Plan; and price proposal. A Best and Final Offer was requested from the highest rated proposer that was due to Procurement on February 26, 2020. Based on the above, we are recommending a contract award to All Pro General Construction, Inc. They are the highest rated and lowest priced proposer.

All Pro General Construction, Inc. has been in business for approximately twenty years and is headquartered in San Antonio, Texas. This contractor has been certified as a DBE, ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency; a HUB by the State of Texas; and a Section 3 Business by SAHA. They are a commercial construction company offering services to include planning and design; cost estimating; scheduling; project management; commercial maintenance and renovation; and general maintenance and repair services. All Pro General Construction has received prior awards from SAHA for the following services: Castle Point rehabilitation and site improvements; Dr. Charles Andrews for site, building, fencing, interior and parking area improvements; Westway Apartments for sewer, site drainage and solar site lighting improvements; Woodhill Apartments for domestic hot water improvements; Sahara Ramsey Apartments for sewer and foundation repairs; Jewett Circle for structural and foundation repairs; roof repair and replacement at Sunshine Plaza; and replacement of a retaining wall at Alazan. Their Texas clients include: University of Texas at San Antonio; Alamo Community College District; City of San Antonio Parks and Recreation; Mission & Installation Contracting CMD Ft. Sam Houston, Texas; Randolph Air Force Base; Texas Health and Human Services; H-E-B Grocers, Inc; and San Antonio Water System.

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.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 6022
Map and Photos
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 6022**

RESOLUTION 6022, AUTHORIZING THE AWARD OF A CONTRACT FOR PECAN HILL TREE REMOVAL AND SANITARY SEWER REPLACEMENT TO ALL PRO GENERAL CONSTRUCTION, INC. (DBE, ESBE, HABE, MBE, SBE, HUB, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$1,291,739.00

WHEREAS, on December 13, 2019, SAHA issued a Request For Proposals #1911-913-45-4982 for Pecan Hill Tree Removal and Sanitary Sewer Retrofit that closed on January 31, 2020; and

WHEREAS, a total of four proposals were received in response to this solicitation; a Best and Final Offer was requested from the highest rated proposer that was due to Procurement on February 26, 2020; and

WHEREAS, we are recommending a contract award to All Pro General Construction, Inc. They are the highest rated and lowest priced proposer; and

WHEREAS, the current award recommendation for the Pecan Hill Tree Removal and Sanitary Sewer Retrofit is not expected to exceed an amount of \$1,291,739.00, to include a base bid of \$664,005.00, plus unit prices in the amount of \$412,443.75 and a 20% contingency of \$215,289.75, that will only be used, as necessary. This project will be funded using 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 6022, authorizing the award of a contract for Pecan Hill Tree Removal and Sanitary Sewer Replacement to All Pro General Construction, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$1,291,739.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

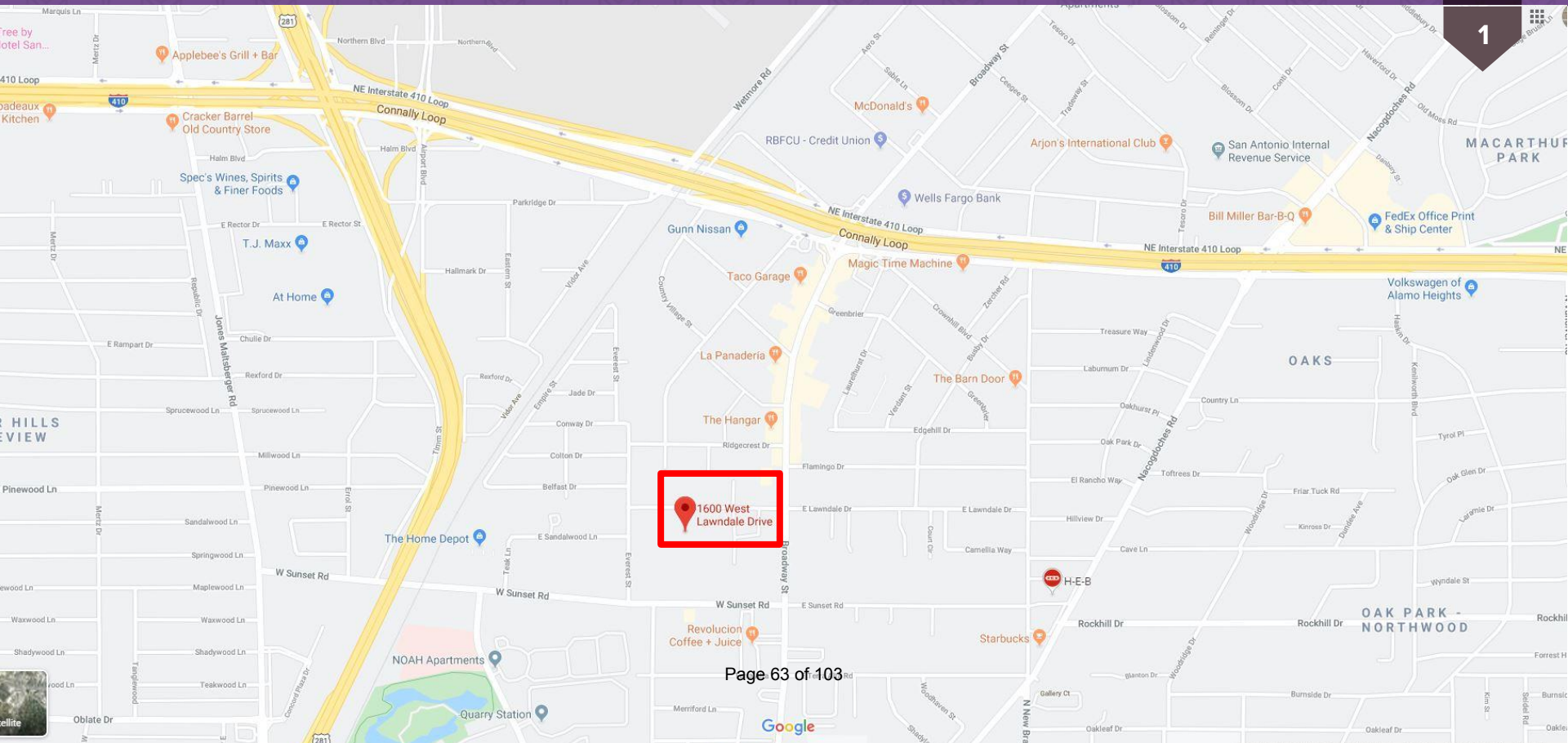
Passed and approved the 7th day of May 2020.

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

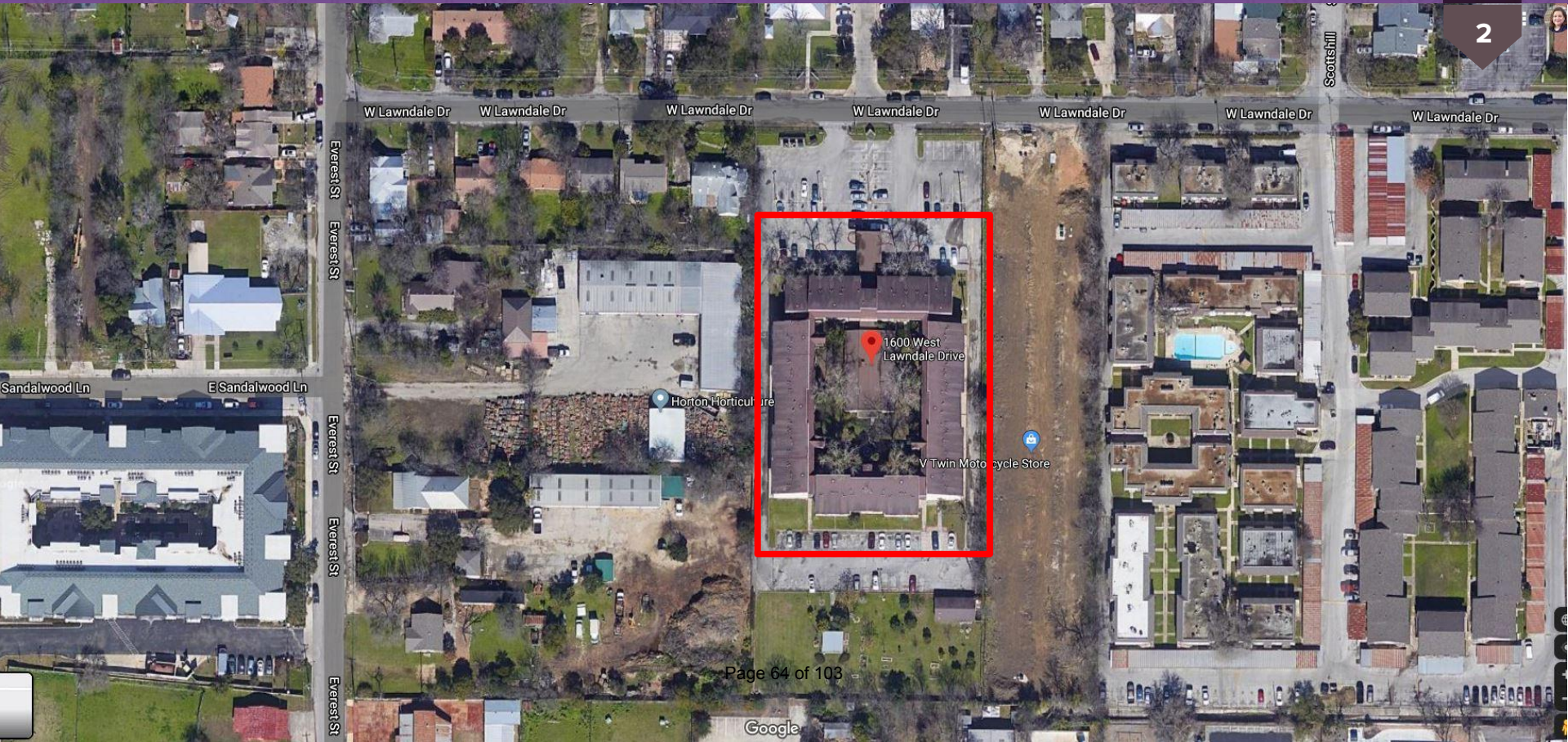
Attested and approved as to form:

**David Nisivoccia
President and CEO**

PECAN HILL APARTMENTS MAP



PECAN HILL APARTMENTS MAP



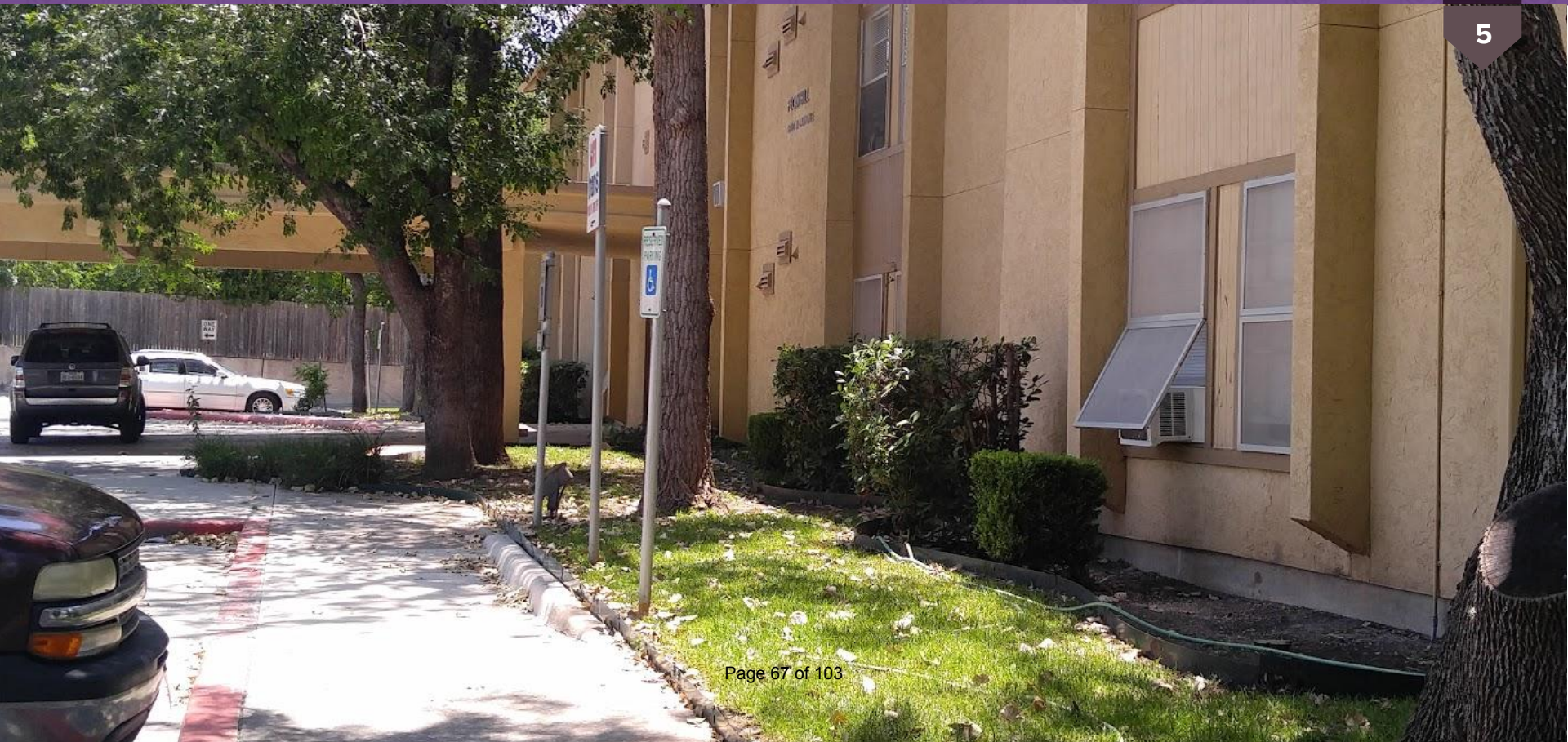
PECAN HILL APARTMENTS



PECAN HILL APARTMENTS



PECAN HILL APARTMENTS



PECAN HILL APARTMENTS



PECAN HILL APARTMENTS

7





Scoring Matrix Pecan Hill Tree Removal and Sanitary Sewer Retrofit 1911-913-45-4982					
Criterion Description	Weight	All Pro General Construction	Geofill Material Technologies	JAMCO Ventures	Her Construction Company
Experience:	1-5 25%				
Rater 1		5.00	5.00	4.00	Non-Responsive
Rater 2		5.00	5.00	5.00	
Rater 3		4.00	4.00	3.00	
Total Score		14.00	14.00	12.00	
Average Score		4.67	4.67	4.00	
Weighted Score		1.17	1.17	1.00	
Project Management:	1-5 20%				
Rater 1		3.00	4.00	3.00	
Rater 2		4.00	5.00	3.00	
Rater 3		3.00	4.00	2.00	
Total Score		10.00	13.00	8.00	
Average Score		3.33	4.33	2.67	
Weighted Score		0.67	0.87	0.53	
Capacity/Financial Viability:	1-5 10%				
Rater 1		4.00	3.00	3.00	
Rater 2		4.00	3.00	4.00	
Rater 3		4.00	3.00	2.00	
Total Score		12.00	9.00	9.00	
Average Score		4.00	3.00	3.00	
Weighted Score		0.40	0.30	0.30	
Construction Plan:	1-5 10%				
Rater 1		3.00	4.00	3.00	
Rater 2		3.00	4.00	3.00	
Rater 3		3.00	4.00	3.00	
Total Score		9.00	12.00	9.00	
Average Score		3.00	4.00	3.00	
Weighted Score		0.30	0.40	0.30	
Price proposal:	1-5 30%				
Total Score		5.00	2.97	3.36	
Weighted Score		1.50	0.89	1.01	
Strength of the S/W/MBE plans:	1-5 5%				
Rater 1		3.00	4.00	3.00	
Rater 2		3.00	3.00	3.00	
Rater 3		4.00	3.00	3.00	
Total Score		10.00	10.00	9.00	
Average Score		3.33	3.33	3.00	
Weighted Score		0.17	0.17	0.15	
Tota Weighted Score		4.20	3.79	3.29	Non-Responsive

Advertisement List
Solicitation # 1911-913-45-4982
Pecan Hill Tree Removal and Sanitary Sewer Retrofit

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 7/22/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Genaline Escalante-Valdez	info@alamo-aacc.org	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Goodwill Industries	Angelique de Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San	Martha Mangum	martham@recsanantonio.com	

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Pecan Hill Tree Removal and Sanitary Sewer Retrofit

Associations /Vendors	Contact Name	Email	Notes
Antonio			
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	Rejected too large
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 12/12/19			
	HUBS on CMBL		
AJ Commercial Services, Inc.	Rafalita Avalos	ravalos@ajcommserv.com	
Copeland Contracting Co, Inc.	Elsa Brown	ebrown@copeland-inc.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Topside Contracting, Llc	Jerry Fernandez	jerry.fernandez@topsidecontracting.com	

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Pecan Hill Tree Removal and Sanitary Sewer Retrofit

Associations /Vendors	Contact Name	Email	Notes
Section 3 Bidders			
Diamond Painting & Remodeling	Sofia Carrizales	diamondpaint.remodeling@gmail.com	
Commercor, LLC	Robert Broniszewski	commercorconstruction@gmail.com	
EA Contractor	Enrique Rodriguez	enrique@mtsconstructor.com; adriananavarro3@hotmail.com	
JC's Construction & Remodeling, LLC	Basidalia Alvarez	jcscandrsatx@gmail.com	
JGG Construction	Joseph Gonzales	integrated02@aol.com	
Mcfarland & Mcfarland	James Mcfarland	mcfarland9598@gmail.com	
Garcia Brothers Make Ready	Jesse Garcia	GBMR.REPAIRS@YAHOO.COM	
R&J Muniz Remodeling	Rafaela Varela	munizjuan60@yahoo.com	
TME Construction, L.L.C.	Ernesto Caro	tme1construction@gmail.com	
Safe Co. Construction	Liz Janette Martinez	savecocorp@gmail.com	
Geofill Construction	Jack Karam	jpunte.geofill@outlook.com	
Straight Line Management,	Sherrika Arch	straightlinem@gmail.com	
Bolero Ventures, LLC.	Annette Alonso	admin@boleroventures.com	
Shimerda Enterprises, LLC.	Edward Shimerda	cbch@countryboycool.in.com	
All Pro General Const	Raul Scott	rs@apgc.pro	Rejected
Cherokee Contracting	Ryan Montgomery	rmontgomery@cherokeeutilities.com mmontgomery@cherokeeutilities.com	
Direct Solicits			
JMI	Anna Hayden	annahayden@jmicontractors.com grant@jmicontractors.com logan@jmi-contractors.com, sean@jmicontractors.com	
Cleanology Service	Mike	Mike@cleanologyservices.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
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	
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-O'Brien Construction	John Archer Anthony O'leary	jarcher@r-o.com aoleary@r-o.com	
Whiting-Turner	Tyler Quinn	Tyler.Quinn@whiting-turner.com	

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Associations /Vendors	Contact Name	Email	Notes
Stoddard Const	Linda Nemec Keith Stoddard	LN@stoddardcmi.com ks@stoddardcmi.com	
Davila Construction	Vinnie Gonzales Abel Perez	vinnie@davilaconstruction.com abel@davilaconstruction.com	
Gibraltar Construction	Matt Mitchell	Matt@gibconst.com	
R.E.C. Industries	Warren Williams	warren@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesign.com David.acevedo@summitbuildinganddesign.com	
Structural Concrete Systems, 7-H Construction Company	Michele Dibassie Camille M. Ross	info@scs.net camilleross@suddenlink.net	
Abel's Paving & Construction,	Abel Garza Jr.	abelspaving@gmail.com	
Ace United Contracting	Alvin Cruz	aceunitedcontracting@yahoo.com	
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	
Adk Environmental, Inc	Sharon Kastner	skastner@adstormwater.com	
Aj Commercial Services, Inc.	Rafalita Avalos	ravalos@ajcommserv.com	
Alamo 1	Joseph Salas	frontdesk@alamo1.com	
Am Utilities & Construction Llc	Roberto Morales	amutilities2018@gmail.com	
Associated Construction Partners, Ltd.	Jillian R. Simpson	jill@acpartners.org	
Baker & Company Constrn,	Bradley Baker	bbaker@bakercompanyllc.com	
Bakers Backhoe Services	Kathy Baker	bakersbackhoe@sbcglobal.net	
Ballew Construction, Llc	A. Robert Ballew	ashleyrballew@yahoo.com	
Bartek Construction Company	Larry L. Bartek	office@bartektx.com	
Ben Reyna Contracting, Inc.	Benjamin M Reyna	ben@brctxus.com	
Burnside Services Inc	Dayle M. Burnside	bsi@burnside-services.com	
Ceda-Tex Svcs Inc	Fred Odanga	contact@cedatex.com	
Chief Long King Resources,	Craig Williams	cwilliams@longkingllc.com	
Clore Equipment Llc	Geoffrey Clore	cloreequipmentllc@gmail.com	
Crown Civil Construction Corp	Julie F. Reilly	jreilly3@gmail.com	
CT Walker Llc	Cassandra Walker	ct.walker@austin.rr.com	
Diversified Infrastructure Services Inc	Matthew Fechter	mfechter@disinc.us	
Douglas Dailey Construction	Pam Reagan	reaganbookkeeping@gmail.com	
Drg Industrial, Llc	Philip Pattengill	ppattengill@dr modular.com	
El Paso Underground Construction	Bridgette Dungan	desertpass@sbcglobal.net	
Frontier Paving & Construction, L.L.C.	Abraham Figueroa Jr	frontierpaving19@gmail.com	
Gap Engineering Inc.	Mike Homma	mhomma@gap-eng.com	
Gonzalez Enterprises, Llc	Nicolas E. Gonzalez	nicolas.gonzalez@gonzalezenterprises.net	Not Found
Grisham Construction Co Inc	Sidney Grisham	grishamconst@yahoo.com	
Guardian Utility Const.	David J Keim	david@guardianutility.com	
Haros Partners, Lp	Heriberto Haros	heriberto@harosbros.com	
Hensel Phelps Construction	Stephanie Parkinson	sparkinson@henselphelps.com	
HGR General Contractors,	Randy D Reynolds	info@hgrgc.com	

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Advertisement List
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Pecan Hill Tree Removal and Sanitary Sewer Retrofit

Associations /Vendors	Contact Name	Email	Notes
International Eagle Enterprises, Inc.	Corral Alfredo	Eagleelpaso@Yahoo.Com	
J3 Company, Llc	Hugh Jons	hugh@j3co.com	
Jcmc Texx Construction Llc	Tex Cox	texxconstruction@gmail.com	
Jimerson Underground, Inc.	Alicia B. Jimerson	alicia@jimerson.net	
Jolvaz, Llc	Jose L. Vazquez	riotech2000@yahoo.com	
JSR, Inc.	Joe R. Felan	jrfelan@jsrincorporated.com	
Kiewit Infrastructure South	Jim Poe	jim.poe@kiewit.com	
Kiva, Inc.	Gary Griffin	gary.griffin@kivainc.com	
Kocurek Land Improvement	Amanda Kocurek	amanda@kliearthmovers.com	
L&E Pipeline Construction Llc	Luz Maria Escamilla	lepipeline02@yahoo.com	
Lester Contracting, Inc.	Ken Lester, Jr	ken@lestercontracting.com	
LVN, Inc.	Robert Viera	RViera@LVNinc.com	
Lone Bear Construction Llc	Eric Alvarez	19eric@gmail.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
M2 Federal Inc.	Mike Scheiern	Mike.Scheiern@m2federal.com	
MTZ Construction, Inc.	Francisco Martinez	mtzconstruction@outlook.com	
NPP Constructos, Llc	Paul Macias	info@nppconstructors.com	
Olson Construction Services	Tim	Tim@olsonconstructionservices.com	
Palmera Construction & Development Llc	Salim Canon	scanon@am-contractors.com	
Pendleton Excavation, Llc		keith@pendletonexcavation.net	
Persons Service Company,	Paul Stevens	pstevens@personsservices.com	
Pitts Construction, Inc.	Mary Pitts	maryspitts@gmail.com	
Precision Site Services, Llc	Delaina Lewis	dlewis@precisionsiteservices.com	
R.E.C. Enterprises, Llc	Patricia J. Hamilton	phamil4460@aol.com	
Rhyner Construction Services	Stephanie Rhyner	Stephanie@RhynerInc.com	
Richard Drake Construction	Richard Drake	ldrake@rdccpl.com	
Rim Construction	alyssa byers	alyssa.rimconstruction@gmail.com	
Rio Brewster Waste Management Llc	Patricia Chisum	rbwastemanagement@yahoo.com	
RM Walsdorf, Inc.	Kimberly Walsdorf	kim@rmwalsdorf.com	
Safety Counts Inc.	Shaunda Sostand	shaunda@safetycounts.net	
SGL Utility Contractors,	Paula Gunn	Pkaygunn@yahoo.com	
Shaver Construction &	Lisa Shaver	office@bscjasper.com	
Shelton & Shelton Plumbing,	Lana R. Shelton	lshelton@ssp-ind.com	
SKE Construction Llc	Shelly Eberhart	shelly@ske1.net	
Sorrell Construction, Equipt	Brookes Vandergriff	brookes@sorrelltx.com	
Southern Trenchless Sltns	Ramon Closner	adminstx@southernrenchless.com	
Tel-Comm Plus, Inc.	Aleta Moore	aleta1@suddenlink.net	
TER Septic Site & Utilities	Christopher Goodwin	chrisg@terseptic.com	
The 5125 Company	Pat Espericueta	pe5125@aol.com	
Thompson Construction & Services Llc	Daniel James Thompson	Thompsonconserv@gmail.com	
Thompson Construction Grp	Tim McCoy	TMcCoy@thompsonind.com	
Total Commitment Constructn	Pedro A Gutierrez	totalcommitmentconstruction@yahoo.com	
Tractor Construction, Llc	Tim Roach	tim@tractorconstruction.com	
Unified Services Of Texas	Marshall Ryan, Pres	mryan@ustgc.com	
Urban Developer's Llc	Mohammad Noshahi	urbandevelopersllc@yahoo.com	
Vosburg Welsh Llc	Matthew J Welsh	matthew.welsh@vosburgwelsh.com	

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Advertisement List
Solicitation # 1911-913-45-4982
Pecan Hill Tree Removal and Sanitary Sewer Retrofit

Associations /Vendors	Contact Name	Email	Notes
Welch Excavation & Utility Co	Janis Lee Welch	welchexcavation@gmail.com	
Westar Construction, Inc.	Lamont Navarrette	lamont@westarconstruction.com	
Widgeon Construction Inc	M KEITH DOSCH	widgeon@hughes.net	
WJC Constructors Services	William Cook	william@wjconstruction.com	
Ztex Construction, Inc.	Joaquin Royo	Jroyo@ztexconstruction.com	
A R Brothers Construction Svcs	Yolanda Garcia	ARBROS@SBCGLOBAL.NET	
AGM Development Group		info@triplebdevelopment.com	
B&B General Contractors Llc	Brian Martin	bandbcontractors@icloud.com	
B&B Plumbing And Constrctn	RICK BOSLEY	bids@bbpci.com	
B&J Excavating Inc.	Bobby Smith	bjex@consolidated.net	
Black Plumbing, Inc	Darrin Black	blackplumbing517@sbcglobal.net	
Buckhorn Construction Llc	Marie Joyce Bishop	buckhornconstructionllc@gmail.com	
Casey Slone Construction, Llc	Casey Slone	office@caseysloneconstruction.com	
Charlie's Plumbing, Inc.	Merrill Crawford	mcrawford@charliesplumbing.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Coppera, Llc	Rhonda Dowdy	bids@copperaco.com	
Cox Concrete Contractors, Inc	Sandra J. Cox	scox@coxcontractors.com	
Crown Civil Construction Corp	Julie F. Reilly	jreilly3@gmail.com	
D E Rice Construction Co Inc	Mike Williams	mwilliams@derice.com	
D&X Services Llc	Daniel Rios-Soto	danielrios9491@hotmail.com	
Donald Hubert Construction	DONALD HUBERT	dhubertco@sbcglobal.net	
Double Ee Contractors, Llc	Heather Flaigg	heather@double-ee.com	
Fitzwater General Contracting	Russel E Fitzwater	fitzgcllc@gmail.com	
Horizone Construction, 1 Ltd	Luis De Stefano	horizon.ada@gmail.com	
Infrastructure Associates, Inc.	Vasant Hariani	vh1@iahouston.com	
Jolvaz, Llc	Jose L. Vazquez	riotech2000@yahoo.com	
Kenebrew Construction	william kenebrew	wkandcompany@gmail.com	
Kleen Pipe	Michael Janczak	mjanczak@kleenpipe.com	
Mcnamara Custom Services	PETRA MCNAMARA	daniel@acandplumbing.com	
Plumb Unique Inc.	Daniel Morgan	service@plumbuniqueinc.com	
Prestige Building Group Llc	Jason Botto	j.botto@prestigebms.com	
Shelton & Shelton Plumbing,	Lana R. Shelton	lshelton@ssp-ind.com	
Swat Inc	Rachel Touchet	retouchet@swatconstruction.com	
Thompson Constructn & Svcs	Daniel J Thompson	Thompsonconserv@gmail.com	

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SAN ANTONIO HOUSING AUTHORITY

May 7, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6026, AUTHORIZING THE AWARD OF CONTRACTS FOR PAINTING SERVICES FOR BEACON COMMUNITIES TO A&S LANDSCAPING SERVICES (ESBE, HABE, MBE, SBE, VBE, SECTION 3 BUSINESS) AND GARCIA BROTHERS MAKE READY & REPAIRS (HABE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$200,000.00 FOR YEAR ONE, \$220,000.00 FOR YEAR TWO, \$245,000.00 FOR YEAR THREE, \$265,000.00 FOR YEAR FOUR, AND \$290,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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

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

DocuSigned by:
Kristi Baird
3ABDAU373571411...
Kristi Baird
**Director of Beacon
Communities**

REQUESTED ACTION:

Consideration and approval regarding Resolution 6026, authorizing the award of contracts for painting services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business) and Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for painting services needed for SAHA's Beacon Communities is not expected to exceed an annual cumulative amount of \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five, and will be funded by the approved operating budgets and/or operating reserves. We have increased the recommended award amounts annually by approximately 10% to allow for additional work resulting from properties transitioning back from third party management companies to Beacon Communities.

SUMMARY:

SAHA requires the services of a contractor to provide painting services for studios, one, two, and three bedroom apartments for developments within the Beacon Communities portfolio. Services will include interior painting of walls, ceilings, cabinets, wood surfaces, and exterior doors.

On January 21, 2020, SAHA issued an Invitation For Bids (IFB) #1909-910-54-4967 for Painting Services for Beacon Communities that closed on February 26, 2020. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 142 contractors: A total of thirteen bids were received in response to this solicitation: A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), Ability Renovations, LLC (HABE), ANTU Enterprise (ESBE, HABE, MBE, SBE, WBE), Blue Ribbon Painting and Home Services (HABE), Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business), Harper Painting and Construction, Inc., Her Construction Company LLC (HABE, WBE), JAMCO Ventures, LLC (DBE, HABE, MBE, SBE), JML Construction, LLC (HABE,

SAN ANTONIO HOUSING AUTHORITY**May 7, 2020**

WBE), MB Construe Coordination (HABE), MDC Painting (HABE), R&J Muniz Remodeling (ESBE, HABE, MBE, SBE, WBE, Section 3 Business), and ZV General Contracting (HABE). Two bidders were not considered for this award. One bidder withdrew due to a bid error and the other was deemed non-responsive, as pricing was not submitted in the format required in the solicitation document.

All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained in the solicitation document. Based on the above, we are recommending contract awards to A&S Landscaping Services and Garcia Brothers Make Ready & Repairs. They are the lowest priced responsive and responsible bidders.

A & S Landscaping Services was established in 1991, and is located in San Antonio, Texas. This vendor has been certified as an ESBE, HABE, MBE, SBE, and VBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. Their experience includes the following services: remodeling, drywall, texture, painting, carpentry, installation of floor tile, re-installation of cabinets, countertops, faucets and commodes, mowing and grounds maintenance, and tree trimming services. A&S Landscaping has received prior awards from SAHA for Mowing & Grounds Maintenance for both Beacon Communities and Public Housing, Unit Make Ready Services for Public Housing, Painting Services for Beacon Communities, and Tree Trimming Services agency-wide. In addition to various apartment complexes, their clients include Lincoln Military Housing at Fort Sam Houston, Poteet Independent School District, Parent/Child, Inc., Central Freight Lines, and Union Stockyards.

Garcia Brother's Make Ready & Repairs was founded in 2006, and is located in San Antonio, Texas. This vendor self-certifies as an HABE and has been certified as a Section 3 Business by SAHA. They are experienced in home, apartment and office repairs and improvements, renovations, including interior and exterior painting, sheetrock repairs, fencing, flooring, to include subfloor repairs, bathroom renovations, kitchen remodeling, light fixtures, and ADA handrails and ramps. Garcia Brother's Make Ready & Repairs has received prior awards from SAHA for Unit Make Ready Services for Public Housing, Housekeeping and Painting Services for Beacon Communities, Graffiti Removal, and prep work for the East Point Paint-A-Thon. Their Texas clients include Insurance Xchange, BB&E, Inc. and Real Estate Services.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to provide annual contract performance evaluation surveys to the end users, and assist the department in the contract renewal or new solicitation process.

ATTACHMENTS:

Resolution 6026
Bid Tabulation
Advertisement List

**San Antonio Housing Authority
Resolution 6026**

RESOLUTION 6026, AUTHORIZING THE AWARD OF CONTRACTS FOR PAINTING SERVICES FOR BEACON COMMUNITIES TO A&S LANDSCAPING SERVICES (ESBE, HABE, MBE, SBE, VBE, SECTION 3 BUSINESS) AND GARCIA BROTHERS MAKE READY & REPAIRS (HABE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$200,000.00 FOR YEAR ONE, \$220,000.00 FOR YEAR TWO, \$245,000.00 FOR YEAR THREE, \$265,000.00 FOR YEAR FOUR, AND \$290,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on January 21, 2020, SAHA issued an Invitation For Bids (IFB) #1909-910-54-4967 for Painting Services for Beacon Communities that closed on February 26, 2020; and

WHEREAS, a total of thirteen bids were received in response to this solicitation; two bidders were not considered for this award. One bidder withdrew, due to a bid error, and the other was deemed non-responsive, as pricing was not submitted in the format required in the solicitation document; and

WHEREAS, SAHA is recommending contract awards to A&S Landscaping Services and Garcia Brothers Make Ready & Repairs. They are the lowest priced responsive and responsible bidders; and

WHEREAS, the current award recommendation for painting services needed for SAHA's Beacon Communities is not expected to exceed an annual cumulative amount of \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five and will be funded by the approved operating budgets and/or operating reserves. We have increased the recommended award amounts annually by approximately 10% to allow for additional work resulting from properties transitioning back from third party management companies to Beacon Communities; 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 6026, authorizing the award of contracts for painting services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business) and Garcia Brothers Make Ready & Repairs (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$200,000.00 for year one, \$220,000.00 for year two, \$245,000.00 for year three, \$265,000.00 for year four, and \$290,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 7th day of May 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

Bid Tabulation
Paint Services for Beacon Communities
IFB 1909-910-54-4967

Unit Price Per Service - Painting	UOM	A&S Landscaping	Garcia Brothers Make Ready & Repairs	RJ Muniz Remodeling	Harper Painting and Construction Inc.	Blue Ribbon Painting and Home Services, LLC	Antu Enterprise	JML Construction LLC	JAMCO Ventures, LLC	Ability Renovations	ZV General Contracting	MB Construction	MDC Painting - Bid Withdrawn	*Her Construction Company LLC
Painting- Wall	sqft	\$ 0.55	\$ 0.65	\$ 0.69	\$ 0.70	\$ 0.70	\$ 0.73	\$ 0.75	\$ 0.75	\$ 0.85	\$ 0.91	\$ 3.91	\$ 0.10	
Painting- Ceiling	sqft	\$ 0.35	\$ 0.20	\$ 0.49	\$ 0.20	\$ 0.20	\$ 0.25	\$ 0.25	\$ 0.75	\$ 0.95	\$ 0.50	\$ 1.42	\$ 0.25	
Repair of hole in Sheetrock														
Up to 6 inch hole	ea	\$ 20.00	\$ 10.00	\$ 29.00	\$ 15.00	\$ 50.00	\$ 25.00	\$ 20.00	\$ 65.00	\$ 15.00	\$ 50.00	\$ 50.00	\$ 10.00	
Up to 1'x2' hole	ea	\$ 25.00	\$ 50.00	\$ 49.00	\$ 49.50	\$ 95.00	\$ 30.00	\$ 50.00	\$ 69.00	\$ 40.00	\$ 100.00	\$ 100.00	\$ 20.00	
Up to 3'x4' hole	ea	\$ 30.00	\$ 100.00	\$ 85.00	\$ 60.50	\$ 150.00	\$ 35.00	\$ 80.00	\$ 88.00	\$ 60.00	\$ 150.00	\$ 150.00	\$ 35.00	
Up to 4'x6' hole	ea	\$ 40.00	\$ 150.00	\$ 95.00	\$ 110.00	\$ 250.00	\$ 40.00	\$ 95.00	\$ 116.00	\$ 65.00	\$ 175.00	\$ 200.00	\$ 45.00	
Up to 4'x8' hole	ea	\$ 60.00	\$ 200.00	\$ 145.00	\$ 132.00	\$ 300.00	\$ 40.00	\$ 130.00	\$ 116.00	\$ 85.00	\$ 200.00	\$ 220.00	\$ 60.00	
Cabinet Painting	sqft	\$ 5.00	\$ 10.00	\$ 18.25	\$ 10.00	\$ 4.00	\$ 0.75	\$ 1.30	\$ 0.75	\$ 15.00	\$ 0.75	\$ 3.44	\$ 0.50	
Hourly Rate	each	\$ 60.00	\$ 25.00	\$ 29.00	\$ 25.00	\$ 35.00	\$ 30.00	\$ 50.00	\$ 45.00	\$ 56.00	\$ 20.00	\$ 205.75	\$ 22.50	

NOTES:

1. Her Construction Company, LLC's submittal was deemed "Non Responsive" and was not considered. They failed to submit Bid Fee Sheet.
2. MDC Painting withdrew their bid, due to mistakes in their bid prices.

Advertisement List
Solicitation # 1909-910-54-4967
Painting Contract for Beacon Communities

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

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

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Painting Contract for Beacon Communities

	HUBS on CMBL		
1DZ ENTERPRISE, L.L.C	Debra A. Garcia	debbiegarc20@gmail.com	361-534-4244
360TXC LLC	Tony Lester	estimator@360txc.com	877-710-7474
3T FEDERAL SOLUTIONS LLC	Sandeep S Yadav	sales@3tfederal.com	888-738-6723
A & C CAST. INC	Chris Castillo	chris.c@facilityservicesunlimited.com	210-481-1530
A-1 TOTAL INTERIOR, INC.	Randy Sanchez	a1totalinteriors@sbcglobal.net	210-377-3739
A.C.T. SERVICES	President / Deborah Harris	debbie@actsoftx.com	210-902-5785
ADVAN-EDGE CUSTOM BUILDER, LLC	Peter Vargas	petervargas@att.net	210-846-1842
ALA SIGNATURE SERVICES, LLC	Linda Alexander	alassignatureservices@gmail.com	817-993-9865
ALL PRO GENERAL CONSTRUCTION, INC.	Pres./Raul Scott	rs@apgc.biz	210-627-2563
AMERITEX WATERPROOFING INC.	Kimberly Mcilvain	kim@ameritexwaterproofing.com	210-281-1834
AMERIWAY LLC	Aaron Dias	aaron@ameriwaytransport.com	817-655-3802
ANLAR ENTERPRISES, LLC	Samuel Byrd	SByrd@anlarenterprises.com	409-225-1000
ATLAS SERVICES	Peggy Sissy Taylor	atlas.sissy@gmail.com	512-357-1474
AZTECA DESIGNS, INC	PRESIDENT/CECILIA A. CASTELLANO	castellano@aztecadesigns.com	210-375-1900
BASECOM INC	OSCAR OAXACA	ooaxaca@basecominc.com	817-589-0050
BEJARANO CONSTRUCTION SERVICES, INC.	Irene A. Bejarano	ib@bejaranoinc.com	210-637-7800
BERNAL CONSTRUCTION & WATERPROOFING	Irene Bernal	irene@bernalcw.com	214-634-9555
BIG G CONSTRUCTION	Owner / Gilberto G. Gonzalez, Sr.	gilbert19gonzalez@gmail.com	214-878-5694
BLUEWING ENTERPRISES	Ahren Perez	perezahren@gmail.com	210-288-0286
BROSIG CONSTRUCTION COMPANY	Manuel R Brosig	brosig23@hotmail.com	830-421-1149
BUILDERS CONSTRUCTION SERVICES, INC.	Carol Lacey	carol@buildersconstructionservices.com	512-491-0818
BULLDOG S3 LLC	Clyde Odems	Bulldogs3llc@yahoo.com	214-418-7447
CAP CONSTRUCTION & ENVIRONMENTAL, LLC	Jesse Pina	jessepina07@yahoo.com	210-227-1800
CAPTAIN CONSTRUCTION COMPANY LLC	Bobby Captain/Owner/Mgr.	cccbuilders@aol.com	682-518-1448
CARRCO PAINTING CONTRACTORS, INC.	Javier Huerta	jhuerta@carrcopainting.com	214-624-7560

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CBMAA, LLC	Wellington Facility Services	chris.patton@wellingtonfs.com	214-227-2269
CDM7 LLC	CEO/Trey Harris	trey@cdmseven.com	713-253-2322
CEDA-TEX SVCS INC	Pres./FRED ODANGA	contact@cedatex.com	512-339-0155
CLL SPECIALISTS CORPORATION	Carol Loveless	info@renovatepaint.com	210-403-3232
CM RESTORATION & CLEAN-UP SERVICES LLC	Carol Huff	HuffC68@gmail.com	979-204-8663
COBOS DESIGN & CONSTRUCTION, INC.	President / CALIXTO COBOS	cobosdc2cal@yahoo.com	512-478-1986
CONKLIN & KIRKLEY, LLC	Kristen Conklin	kconklin@conklinkirkley.com	936-554-9298
CONSOLIDATED ENTITIES, LLC	ABAYOMI A. OWOLABI	realty@cosolent.com	281-265-2457
CONSTRUMENT GROUP INC	Eloina Guerrero	construmentinc@gmail.com	210-849-5364
CONTRACTORS CORNER, LLC	Eduardo Garcia	agarcia@concorusa.com	210-462-3110
COPELAND CONTRACTING COMPANY, INC.	Elsa Brown	ebrown@copeland-inc.com	210-225-4600
CREED CONSTRUCTION INC.	Chester Reed	chester@creedci.com	682-518-8835
DAVILA'S PAINTING AND SERVICES	Gerardo Davila	jerdavila30@gmail.com	956-740-3456
DRIVE AWAY TODAY	Monique Verse	driveawaytoday11@gmail.com	512-926-6040
DRY COATS PAINTING, LLC	Josue J. Rodriguez	Drycoats@gmail.com	210-316-1325
DULANEY EXTERIOR SOLUTIONS, LTD.	Sharon Dulaney	sharondulaney@dulaneyexteriorsolutions.com	210-599-3838
DURA PIER FACILITIES SERVICES, LTD	Owner - Tammi L. Terry	tammi@facilitiesources.com	713-337-5700
ENTERPRISE PAINTING & DRYWALL	Nery Contreras	nery@enterprisepainting.com	512-821-3391
ESCOBAR PAINTING CONTRACTORS	JOSE D. ESCOBAR	ESCOBAR.PAINTING@YMAIL.COM	281-960-4995
ESPARZA'S PAINTING/DRYWALL FINISHING	Owner/John Edward Esparza	esparzasdrywall.painting@gmail.com	512-557-3328
FST CONSTRUCTION	OWNER/FERNANDO SANCHEZ	fstconstruction@yahoo.com	210-843-5725
G. L. MORRIS ENTERPRISES, INC.	Pres./Marla K. Murphy	marla@sun-belt.com	817-877-0866
G.P. WATERPROOFING AND	Principle/LUIS ROSILES	lrosiles@aol.com	972-642-4335
G2 CONSTRUCTION SERVICES, INC.	Shane Gibson	shane@g2csinc.com	512-688-5725
GRANDE VALLEY BUILDERS, INC.	owner / manuel perez	mpgvb@aol.com	956-778-7750
GREENHALL LLC	Cindy Green	cindy@greenhallco.com	210-381-0601

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HALO EXCAVATION SERVICES, LLC	Kimberly Castro	haloexcavationservices2017@gmail.com	210-730-3545
HEARTS FOR HOMES	Owner - Maureen Moulton	moultonm001@hotmail.com	210-421-9144
HENOCK CONSTRUCTION, LLC	Mging Mbr/Henock Perez	henock@henockconstruction.com	210-661-2737
HEPCO DRYWALL & PAINTING CONTRACTORS INC	Nick Hernandez	BidsHEPCO@gmail.com	713-433-6135
HIGHLANDER CONTRACTING, LLC	Sergio Zepeda	sergio.zepeda@highlandercontracting.net	281-789-0110
HILLS OF TEXAS ROOFING & REMODELING LLC	Raymond Hernandez	ray.hernandez@hillsoftexas.com	830-995-3356
HUCKEYEHEALTH SERVICES LLC	Christopher Ojiako	huckeyehealth@yahoo.com	713-894-8039
HYNES SERVICES, INC.	Pres./MICHAEL W. HYNES	HynesServicesInc@aol.com	361-729-7180
J AND S PAINTING CONTRACTORS, INC,	Jose Perez	jspaintinglaredo@yahoo.com	956-324-9261
J'S TOTAL SERVICE, INC.	CFO/Ivy M. Lanier	ivy@jstotalservice.com	210-355-3706
J. L. BASS ENTERPRISE, LLC	Jeff Bass	jlbass47@jlbassconstruction.com	210-910-7574
J.R.O. ELECTRICAL SERVICES	Joe Orcasitas	orcasitas_j@yahoo.com	210-360-0377
JAJ PROPERTY SERVICES LLC	Summer Jordan	summer.jordan@jajpropertieservices.com	325-703-1340
JJ'S REMODELING	Alexis N. Nunez	jovannig3@yahoo.com	210-548-9969
JM ENGINEERING, LLC	Melissa Weinberger	melissa@jm-engineer.com	512-614-0226
K. TILLMAN CONSTRUCTION LLC	Yakira Braden	yakira@ktillmanconstruction.com	832-622-3160
KBL RESTORATION, LLC	AMY M BARNES	amy@kblrestoration.com	903-241-8330
KEGLEY, INC.	Pres./ANITA M KEGLEY	anita.kegley44@kegley-inc.com	210-349-4994
KENEBREW CONSTRUCTION	william kenebrew	wkandcompany@gmail.com	409-600-4230
LA MED FACILITY MAINTENANCE	Lorrie Tijerina/President	lamedfm@hotmail.com	210-274-8849
LEE CONSTRUCTION AND MAINTENANCE COMPANY	JERRY R. LEE	JLEE@LMCCORP.NET	713-947-2422
LOYOLA CONSTRUCTION, LLC	Jessica Loyola	loyolaconstructionllc@gmail.com	830-743-5336
LUNA & LUNA HOLDINGS, LLC DBA	Managing Member/Andre Luna	andre@cre8.construction	512-831-3662
M2 FEDERAL INC.	Mike Scheiern	Mike.Scheiern@m2federal.com	512-878-1050
MADERO ENGINEERS, ARCHITECTS & CONSTRUCT	Frank Madero	frank@madero.net	281-610-0367
MAHUYA INDUSTRIES, LLC	AMANDA SMITH	AMANDA@MAHUYAINDUSTRIES.COM	817-917-4450
MALTBY BUILDERS INC	SANDRA MALTBY	maltbybuilders@sbcglobal.net	361-592-8426

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MARSH WATERPROOFING, INC.	Tim Marsh	MWATERPROOFING@AOL.COM	409-769-0459
MEDEL PAINTING, INC.	Rafael Medel	rmedel@medelpaintinginc.com	512-312-4508
MELVIN R KELLEY ENTERPRISES LLC	Melvin Kelley	melvin.kelley@mrkfabrication.com	888-380-2205
MIGHTY SERVICES CONSTRUCTION, LLC	Monica Atterberry	monica@mightysconstruction.com	469-471-4519
MIKOCORP, LLC	Pres./Matthew Lindsey	matt@mikocorp.com	817-458-4425
MILLENNIUM PROJECT SOLUTIONS, INC.	Vice President/Luke Morgan	mmorgan@mps-team.com	281-328-2200
MKM CONSTRUCTION, LTD.	Mark Marlowe	mkmconstruction@att.net	210-648-9380
MLP VENTURES INC.	President/Liborio Perez	mlp@att.net	210-623-8172
MMT SERVICES INC	Thomas Malone	tom@mmtservicesinc.com	281-769-2060
MR. EVERYTHING LLC.	Ebony Morrell	mr.everythingservices@yahoo.com	361-484-8912
MVP INSTALLATIONS, L.P.	Owner/Mike Flores	mikezflores1@gmail.com	956-464-2579
NATIVE ENERGY & TECHNOLOGY, INC.	JOHN MORRIS	jmorris@native-energy.com	210-231-6060
NEW WORLD CONTRACTING, LLC	Dorrett Vanderberg	dorrett@newworldcontractingllc.com	214-812-9429
NORTH AMERICAN COMMERCIAL	Partner / Lynn Dunlap	lynn@naccolp.com	972-620-9975
PKD, INC.	Pres./PAULETTE K DANIELS	pdaniels@pkdincorporated.com	830-537-5475
PLAN B DSGN, LLC	Raul Wong	charlene@planbdsgn.com	972-572-2527
PMG CUSTOM HOMES, INC.	Phillip Garcia	pgarcia@five-oak.com	979-732-5001
PRESTIGE UNITED LLC	Lewis	INFO@PRESTIGEUNITED.COM	281-779-0827
PRIDE GENERAL CONTRACTORS LLC	Ramon T. Salgado	info@pridegc.com	915-771-9601
PRIMO PAINTING CONTRACTOR, INC.	President/Sofia Cuellar	primopaintingco@aol.com	210-735-3703
PRO FINISH PLUS, LLC	Ralph Mondy	ProFinishPlus@gmail.com	708-359-3489
PROPERTY MANAGEMENT INC. METRO DALLAS	Rachel L Proctor	rproctor@propertymanagementinc.com	469-855-0635
PSE CONTRACTING, LLC	Alfredo Gonzalez	lily@psecontracting.com	210-226-9797
Q.A. CONSTRUCTION SERVICES, INC.	LILY GUTIERREZ	lily@qacsi.com	512-637-6120
QUALITY INNOVATIONS, INC.	PRES/MICHELE L. MORGAN	MICHELE@QI2LLC.COM	281-705-8709
R G RENOVATIONS & CONSTRUCTION LLC	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	956-795-0028
RACHEL BYRANT CO.	Rachel Bryant	rachelbryantco@gmail.com	512-576-2842

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RIO USA	Doug Creighton	dcreighton@riousa-eptx.com	915-538-7576
SA FACILITIES SOLUTIONS, INC.	Jim Crane	FACILITIESOFFICE@TWC.COM	210-419-7811
SAFETY COUNTS INC.	Shaunda Sostand	shaunda@safetycounts.net	832-209-8843
SCANDM LLC	Darla Hicks	greg@superiorconstructionandmachine.com	254-874-5799
SDC BUILDS, INC.	SDC Builds, Inc	maria@sdcbuilds.com	713-320-4811
SEPARATION SYSTEMS CONSULTANTS, INC.	President / Helen I. Hodges	ssci@sscienvironmental.com	281-486-1943
SKILLED CONSTRUCTION SUBS	Julian Johnson	julianjohnson9@gmail.com	832-489-7877
SKYLINE TECHNOLOGIES LLC	ToddSharon	stodd@skyline-technologies.net	979-265-7595
STERLING FACILITY SOLUTIONS, LLC	Juan G. Romero	juan_g_romero@yahoo.com	361-425-5498
STONEHILL COMMERCIAL PAINTING, INC.	Elvis Maldonado	elvism@stonehillpainting.com	817-652-3887
TEJAS PREMIER BUILDING CONTRACTOR, INC.	Andrew Wallace, Chief Estimator	andrew@tejaspremierbc.com	210-821-5858
TEXAS LIQUA TECH SERVICES, INC.	President/Angie Palladini	angie@liquatech.com	713-225-5325
TEXAS SRC INC.	Judit Terry	judy@tsrcinc.com	210-649-4300
THE EPSILON GROUP, LLC	Enrique Elizalde	theepsilongroup5@gmail.com	210-556-1555
THE TAHAR GROUP LLC	Managing Member / Tamera McNeal	contactus@TheTaharGroup.com	281-656-2100
TOP-CHOICE CONSTRUCTION	Mable Carter	tccmllc@gmail.com	713-859-9328
TORRES CO.	Diego Torres, Jr.	dietorr3@aol.com	361-877-0531
TPIS INDUSTRIAL SERVICES, LLC	Johnny Ocampo	johnny.ocampo@teamtpis.com	281-998-9880
TRINI CONSTRUCTION BUILDER LLC	Reginald Worlds	info@triniconstructionbuilder.com	512-282-2262
VCI BUILDERS, INC.	Jose Luis Arredondo, Jr.	joe@vcibuilders.com	956-627-3101
VISION CONSTRUCTION COMPANY, INC.	Estimator/Jeff Fennell	jfennell@visionconstructionco.com	210-299-0707
WARHORSE MAINTENANCE SOLUTIONS LLC	Eric Strickland	e.strickland@warhorsems.com	281-607-7181
WHITE CONSTRUCTION COMPANY	President, Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	830-257-7477
	HUBS on CMBL		
ENTERPRISE PAINTING & DRYWALL	Nery Contreras	nery@enterprisepainting.com	512-821-3391
ESCOBAR PAINTING CONTRACTORS	JOSE D. ESCOBAR	ESCOBAR.PAINTING@YMAIL.COM	281-960-4995

Advertisement List
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	<i>Direct Solicits as of 9/9/19</i>		
A&S Landscaping		landscapeas@gmail.com landscapeas@yahoo.com	
Jesse Garcia Brothers		gbmr.repairs@yahoo.com	
All Pro General Contractors		rauljr@apgc.biz, drei@apgc.biz Jorge@apgc.biz	210 627 2563
C & G Painting Services			
MDC Painting		alexdelcampo@mdcpainting.com mdcpainting1996@gmail.com	
M&M Painting & Construction		chris@mandmpaint.com	
Harper Painting & Construction		harperpt@sbcglobal.net	2106619133
San Antonio Painting & Remodeling		Saremodeling18@gmail.com Rdzsusana279@gmail.com	210677-9126
Mission Pro Painting & Remodeling		missionpropainting@yahoo.com	210941-6171
Antu Enterprises		emilioga@yahoo.com	210241-1783
LJ's Home Carpentry and Remodeling, LLC		Lonney78@gmail.com	210560-3694
Fine Construction, LLC		Sally.fine45@gmail.com	361229-5672
Renovate Paint & Design		info@renovatepaint.com	210-403-3232

SAN ANTONIO HOUSING AUTHORITY

May 7, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6025, AUTHORIZING THE AWARD OF A CONTRACT TO EPIC BUSINESS ESSENTIALS THROUGH OMNIA PARTNERS COOPERATIVE PURCHASE PROGRAM FOR OFFICE SUPPLIES, RELATED PRODUCTS AND SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$240,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:
David Nisivoccia
3608927675274DC...
David Nisivoccia
President and CEO

DocuSigned by:
Steven Morando
5AC93CF03F5A422...
Steven Morando
Director of Procurement and General Services

REQUESTED ACTION:

Consideration and approval regarding Resolution 6025, authorizing the award of a contract to EPIC Business Essentials through Omnia Partners Cooperative Purchasing Program for office supplies, related products and services for an annual cumulative amount not to exceed \$240,000.00; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The current award recommendation for office supplies, related products and services is not expected to exceed an annual cumulative amount of \$240,000.00. This will be funded through the annual operating budget.

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 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, as a cooperative member, may utilize any State of Texas contract, including those awarded by Omnia Partners.

Region 4 Education Service Center (ESC) as the principal procurement agency, partnered with Omnia Partners to establish a national cooperative contract for office supplies, related services and products that would be available to public agencies nationally, to include state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit.

On December 5, 2018, Region 4 ESC issued RFP 19-03 for Office Supplies, Related Products and Services that closed on December 18, 2018. On April 23, 2019, the Board of Directors of Region 4 ESC approved the award of a contract #R190301 to EPIC Business Essentials. The term of the Agreement is for an initial five years beginning on June 1, 2019, through May 31, 2024; with the option to renew for five additional one-year periods through May 31, 2029. SAHA is requesting approval to utilize this contract for a period of one year beginning May 7, 2020, with the option to

SAN ANTONIO HOUSING AUTHORITY

May 7, 2020

renew for up to four additional one year terms through May 7, 2025. SAHA is limited to participating in a contract for a maximum of five years. Procurement is requesting an initial contract term and renewals that will allow for the review of the contract annually and will seek Board approval should it be in the best interest of the Agency to utilize this Agreement beyond the five year term.

This contract allows for products and services to be provided through EPIC's office supply dealerships throughout the country, with customers working directly with the dealers serving specific market areas. Gateway Printing and Office Supply dba Gateway, is headquartered in San Antonio, Texas, and is the authorized distributor/dealer under the EPIC Business Essentials. They are also SAHA's current vendor for office supplies and related products.

This contract allows for the purchase of office supplies, related products and services, office furniture, managed print services, energy procurement, LED lighting, coffee and breakroom services, office equipment and technology, promotional products and advertising items, document management, school and janitorial supplies. Also offered is fixed pricing across 12,000 plus items, customized core lists, and provides qualified rebates to SAHA. Orders placed for routine office supplies are delivered next day to the various SAHA locations.

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

STRATEGIC GOAL:

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

ATTACHMENT:

Resolution 6025

**San Antonio Housing Authority
Resolution 6025**

RESOLUTION 6025, AUTHORIZING THE AWARD OF A CONTRACT TO EPIC BUSINESS ESSENTIALS THROUGH OMNIA PARTNERS COOPERATIVE PURCHASE PROGRAM FOR OFFICE SUPPLIES, RELATED PRODUCTS AND SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$240,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. 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, as a cooperative member, may utilize any State of Texas contract, including those awarded by Omnia Partners; and

WHEREAS, Region 4 Education Service Center (ESC) as the principal procurement agency, partnered with Omnia Partners to establish a national cooperative contract for office supplies, related services and products that would be available to public agencies nationally, to include state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit; and

WHEREAS, on December 5, 2018, Region 4 ESC issued RFP 19-03 for Office Supplies, Related Products and Services that closed on December 18, 2018; and

WHEREAS, on April 23, 2019, the Board of Directors of Region 4 ESC approved the award of a contract #R190301 to EPIC Business Essentials. The term of the Agreement is for an initial five years beginning on June 1, 2019, through May 31, 2024; with the option to renew for five additional one-year periods through May 31, 2029; and

WHEREAS, SAHA is requesting approval to utilize this contract for a period of one year beginning May 7, 2020, with the option to renew for up to four additional one-year terms through May 7, 2025; and

WHEREAS, the current award recommendation for office supplies, related products and services is not expected to exceed an annual cumulative amount of \$240,000.00. This will be funded through the annual operating budget; 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 6025, authorizing the award of a contract to EPIC Business Essentials through Omnia Partners Cooperative Purchasing Program for office supplies, related products and services for an annual cumulative amount not to exceed

\$240,000.00; for a period of one year with the option to renew up to four additional one-year terms.

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

Passed and approved the 7th day of May 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

PRESIDENT'S REPORT

May 7, 2020

COVID-19 Update

The San Antonio Housing Authority (SAHA) is prioritizing the health and safety of our communities and we are ensuring the well-being of our residents and staff. As the outbreak of COVID-19, commonly known as the novel coronavirus, continues to impact the San Antonio area, SAHA is taking additional precautionary measures to limit in-person interactions and has implemented all steps recommended by the Centers for Disease Control and Prevention (CDC).

SAHA has taken proactive measures to clean and disinfect all its public housing properties, including conducting deep cleaning of each property. SAHA has encouraged residents to adhere to CDC guidance including social distancing, hand washing and monitoring potential symptoms.

To further protect residents, SAHA's Executive Leadership Team implemented the following additional precautions:

April 10 - NEW ACTIONS FOR PUBLIC HOUSING RESIDENTS

Effective April 10, and until further notice, non-essential visitors to all SAHA properties are discouraged. For elderly and disabled properties, non-essential visitors will be denied entry. Only essential visitors such as medical or food providers and **one** family member will be allowed to visit elderly and disabled properties. Personnel will be stationed at SAHA's elderly and disabled mid and high-rise properties to screen essential visitors entering the buildings.

Should a COVID-19 infection occur at a SAHA community, the San Antonio Metropolitan Health District (SAMHD) will contact residents with further guidance. Since residents may have limited access to food and other resources during this time, the agency will activate SAHA's Wellness Program. Because we care about our residents' wellbeing, each resident will be contacted by a SAHA staff member who will ask about their health and immediate needs, including access to food, supplies and any medical assistance, including mental health services.

April 20 - FACE MASK REQUIREMENT

SAHA implemented face mask requirements as mandated by the City of San Antonio's Stay Home Work Safe Order, which requires all people 10 years and older to wear a face-covering cloth over a person's nose and mouth.

Masks must be worn when in a public place, where it is difficult to keep six feet away from other people, such as working in areas that involve close proximity with other coworkers.

SAHA will provide masks to individuals who are required to visit a property or working at Central Office during the modified operations.

The preventative measures listed above supplement the actions taken on March 16, 2020.

SAHA COVID-19 WAIVER IMPLEMENTATION

Staff has also provided the status of SAHA COVID-19 Waiver Implementations:

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability period ends	Did SAHA implement waiver and alternative requirement?	Date of SAHA adoption
PH and HCV-1 PHA 5-Year and Annual Plan	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h) <u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	<ul style="list-style-type: none"> Varies based on FYE 7/31/20 	No	N/A
PH and HCV-2 Family income and composition – delayed annual reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)	<ul style="list-style-type: none"> Permits the PHA to delay the annual reexamination of income and family composition HCV PHAs must implement HCV-7 for impacted families if they implement this waiver 	<ul style="list-style-type: none"> 12/31/20 	PH: Yes AHP: Yes, but as a last resort	4/10/20
PH and HCV-3 Annual reexamination Income Verification	<u>Regulatory Authority</u> § 5.233(a)(2) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	<ul style="list-style-type: none"> 7/31/20 	Yes, but modified	5/01/20
PH and HCV-4 Interim	<u>Statutory Authority</u> Section 3(a)(1)	<ul style="list-style-type: none"> Waives the requirement to use the income 	<ul style="list-style-type: none"> 7/31/20 	Yes, but modified	5/01/20

reexaminations	<u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	verification requirements, including the use of EIV, for interim reexaminations			
PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/20
PH and HCV-6 FSS Contract of Participation	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> • Provides for extensions to FSS contract of participation 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4/10/20
PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	<ul style="list-style-type: none"> • 7/31/20 	No	N/A
HQS-1 Initial inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> • Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	Yes, but as last resort. Virtual inspection will be required first	4/10/20

HQS-2: PBV Pre-HAP Contract Inspections, PHA acceptance of completed units	<u>Statutory Authority:</u> Section 8(o)(8)(A) <u>Regulatory Authority:</u> §§ 983.301(b), 983.156(a)(1)	<ul style="list-style-type: none"> Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> 7/31/20 10/31/20 	Yes, but as last resort. Virtual inspection will be required first	4/10/20
HQS-3 Non-Life Threatening HQS - Initial Unit Approval	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> Allows for extension of up to 30 days for owner repairs of non-life threatening conditions 	<ul style="list-style-type: none"> 7/31/20 	N/A	N/A
HQS-4 Initial HQS -Alternative Inspections	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> 7/31/20 10/31/20 	N/A	N/A
HQS-5 Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> Allows for delay in biennial inspections All delayed biennial inspections must be completed as soon as reasonably possible, but by no later than October 31, 2020 	<ul style="list-style-type: none"> 10/31/20 	No	N/A

HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F) <u>Regulatory Authority</u> §§ 982.405(g), § 983.103(e)	<ul style="list-style-type: none"> • Waives the requirement for the PHA to conduct interim inspection and requires alternative method • Allows for repairs to be verified by alternative methods 	<ul style="list-style-type: none"> • 7/31/20 	Yes	5/01/20
HQS-7 PBV Turnover Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> • Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies • Allows for delayed full HQS inspection 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	Yes, but as last resort. Virtual inspection will be required first	4/10/20
HQS-8: PBV HAP Contract – HQS Inspections to Add or Substitute Units	<u>Statutory Authority</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)	<ul style="list-style-type: none"> • Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies • Allows for delayed full HQS inspection 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	Yes, but as last resort. Virtual inspection will be required first	4/10/20
HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> • Provides for a suspension of the requirement for QC sampling inspections 	<ul style="list-style-type: none"> • 10/31/20 	Yes	4/10/20
HQS--10 HQS Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> • Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons 	Remains in effect one year from lease term or date of notice, whichever is longer	No	N/A
HQS-11 Homeownership HQS	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B)	<ul style="list-style-type: none"> • Waives the requirement to perform an initial HQS inspection in order to begin making 	<ul style="list-style-type: none"> • 7/31/20 	N/A	N/A

	<u>Regulatory Authority</u> § 982.631(a)	homeownership assistance payments <ul style="list-style-type: none"> Requires family to obtain independent professional inspection 			
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)	<ul style="list-style-type: none"> Waives the requirement to adopt revisions to the Admin Plan 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20
HCV-2 PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301(a)(3) § 983.252(a)	<ul style="list-style-type: none"> Waives the requirement for an oral briefing Provides for alternative methods to conduct required voucher briefing 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20
HCV-3 Term of Voucher -Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<ul style="list-style-type: none"> Allows PHAs to provide voucher extensions regardless of current PHA policy 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20
HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> Provides for HAP payments for contracts not executed within 60 days PHA must not pay HAP to owner until HAP contract is executed 	<ul style="list-style-type: none"> 7/31/20 	No	N/A
HCV-5 Absence from unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> Allows for PHA discretion on absences from units longer than 180 days PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days 	<ul style="list-style-type: none"> 12/31/20 	Yes	4/10/20
HCV-6 Automatic Termination of	<u>Regulatory Authority</u> § 982.455	<ul style="list-style-type: none"> Allows PHA to extend the period of time after the last HAP payment is 	<ul style="list-style-type: none"> 12/31/20 	Yes	4/10/20

the HAP Contract		made before the HAP contract terminates automatically			
HCV-7 Increase in Payment Standard	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so 	<ul style="list-style-type: none"> 12/31/20 	Yes, if PH-andHCV-1 is implemented for HCV households	4/10/20
HCV-8 Utility Allowance Schedule	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/20 	No	N/A
HCV-9 Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> § 982.630, 982.636(d)	<ul style="list-style-type: none"> Waives the requirement for the family to obtain pre-assistance counseling 	<ul style="list-style-type: none"> 7/31/20 	N/A	N/A
HCV-10 FUP	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to increase age to 26 for foster youth initial lease up 	<ul style="list-style-type: none"> 12/31/20 	N/A	N/A
PH-1 Fiscal closeout of Capital Grant Funds	<u>Regulatory Authority</u> § 905.322(b)	<ul style="list-style-type: none"> Extension of deadlines for ADCC and AMCC 	Varies by PHA	No	N/A
PH-2 Total Development Costs	<u>Regulatory Authority</u> § 905.314(c)	<ul style="list-style-type: none"> Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis 	Applies to development proposals submitted to HUD no later than December 31, 2021	No	N/A
PH-3 Cost limitations	<u>Regulatory Authority</u> § 905.314(j)	<ul style="list-style-type: none"> Allows for the use of force account labor for modernization activities in certain circumstances 	<ul style="list-style-type: none"> 12/31/20 	No	N/A

PH-4 ACOP	<u>Regulatory Authority</u> § 960.202(c)(1)	<ul style="list-style-type: none"> Changes to approval process for ACOP 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20
PH-5 CSSR	<u>Statutory Authority</u> Section 12(c) <u>Regulatory Authority</u> § 960.603(a) and 960.603(b)	<ul style="list-style-type: none"> Temporarily suspends CSSR 	<ul style="list-style-type: none"> 3/31/21 	Yes	4/10/20
PH-6 Energy Audits	<u>Regulatory Authority</u> § 965.302	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	One year beyond 2020 audit deadline	No	N/A
PH-7 Over-income families	Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice: Notice PIH 2019-11	<ul style="list-style-type: none"> Changes to timeframes for determination of over-income 	<ul style="list-style-type: none"> 12/31/20 	N/A	N/A
PH-8 Resident Council Elections	<u>Regulatory Authority</u> § 964.130(a)(1)	<ul style="list-style-type: none"> Provides for delay in resident council elections 	<ul style="list-style-type: none"> 7/31/20 	No	N/A
PH-9 Utility Allowance	<u>Regulatory Authority</u> § 965.507	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/20 	No	N/A
PH-10 Tenant notifications	<u>Regulatory Authority</u> § 966.5	<ul style="list-style-type: none"> Advance notice not required except for policies related to tenant charges 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20
11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> Allows for alternatives related to inspections PHA to retain prior year PHAS score unless requests otherwise 	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/21	N/A	N/A

11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> PHA to retain prior year SEMAP score unless requests otherwise 	HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 3/31/21	N/A	N/A
11c Financial reporting	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	Varies by PHA FYE	No	N/A
12a Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> PIH Notice 2011-65	<ul style="list-style-type: none"> Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action 	<ul style="list-style-type: none"> 12/31/20 	No	N/A
12b Designated housing plan	<u>Statutory Authority</u> Section 7(e)(1)	<ul style="list-style-type: none"> Allows for HUD to delay notification about designated housing plan 	<ul style="list-style-type: none"> 7/31/20 	N/A	N/A
12c Deadline for reporting Operating and Capital Fund expenditures	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> Provides a one-year extension 	One-year extension, however no programmatic expenditure end date shall be extended beyond one month prior to closure of relevant appropriations ACC	No	N/A