



SAHA REGULAR BOARD MEETING JULY 2, 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: (727) 325-2017

PIN: 321508140#

1:00 p.m., Thursday, July 2, 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.

PUBLIC COMMENT

2. 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: **(727) 325-2017** and enter PIN Number: **321508140#**, prior to 1:00 p.m.
3. **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: **(727) 325-2017** and enter PIN Number: **321508140#**, 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

4. Minutes
 - Approval of the June 4, 2020, Regular Board Meeting minutes

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Consideration and approval regarding Resolution 6040, approving the submission of a Revised Redevelopment Plan for the Westside Reinvestment Initiative Neighborhoods to the U.S. Department of Housing and Urban Development (HUD), which includes the Demolition of the 20 Houses in the Sunflower and Palm Lake Subdivisions and a change in the single-family housing types to be constructed; the solicitation of an affordable home builder for 48 single-family homes in the WRI Subdivisions; and authorizing the CEO or his designee to execute all documentation necessary to carry out the transaction (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

6. Consideration and approval regarding Resolution 6049, appointing David Nisivoccia as the Las Varas Public Facility Corporation's (LVPFC) Inducement Officer to approve resolutions inducing tax exempt bond issues for purposes of obtaining volume cap from the Texas Bond Review Board (BRB) and as San Antonio Housing Facility Corporation's inducement officer to approve resolutions inducing tax credits from the Texas Department of Housing and Community Affairs (TDHCA) (Timothy E. Alcott, Real Estate and Legal Services Officer)
7. Consideration and approval regarding Resolution 6039, authorizing the proposed revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan (Admin Plan) (Brandee Perez, Chief Operating Officer)
8. Consideration and appropriate action regarding Resolution 6048, approving the permanent marketing name of the Alazan Lofts Development (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
9. Consideration and appropriate action regarding Resolution 6050, authorizing the award of contracts for Bond and Mixed Finance Counsel on an as-needed basis to the following law firms: Locke Lord LLP and Orrick, Herrington & Sutcliffe LLP; at the rate not to exceed 1% of the bond of issue, with additional work to be compensated based on a mutually agreeable fee arrangement that is proportionate to the complexity and value of the transaction; both for a period of one year with the option to renew up to two additional one-year terms (Timothy E. Alcott, Real Estate and Legal Services Officer; Steven Morando, Director of Procurement and General Services)
10. Consideration and appropriate action regarding Resolution 6045, authorizing the San Antonio Housing Authority to become a participant member of Sourcewell, a nationwide purchasing cooperative, which offers access to nationwide contracts for its members (Steven Morando, Director of Procurement and General Services)
11. Consideration and appropriate action regarding Resolution 6046, authorizing the award of contracts for various security services agency wide to Blue Armor Security Services, Inc. (ABE, DBE, ESBE, MBE, SBE, Section 3 Business), Texas Lawman Security & Traffic Control Services, LLC, (HABE) and Texas Asset Protection, LLC (ESBE, HABE, MBE, SBE, VBE) for an annual cumulative amount not to exceed \$1,060,000.00 for year one, \$1,110,000.00 for year two, \$1,165,000.00 for year three, \$1,225,000.00 for year four, and \$1,285,000.00 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; Domingo Ibarra, Director of Security)
12. Update and discussion regarding Insurance Policies Placed in Coverage for Fiscal Year 2020-2021
13. Procurement Report
14. Discussion regarding Board operations
 - Board meeting dates for August and September, 2020
 - Real Estate Development Committee
15. Discussion regarding resident services and programs
16. Discussion regarding development strategies and opportunities
17. President's Report
 - Public Housing Wellness Check Calls

18. *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).

- Mary Yearwood vs. San Antonio Housing Authority
- President and CEO Performance Evaluation and Contract

Security/Personnel/Consultation with Attorney

Under Sections 551.071 (Consultation with Attorney), 551.074 (Personnel Matters), and 551.076 (Deliberation regarding Security Devices or Security Audits), the Board will discuss specific development security concerns and resident services staffing issues, and the Board will consult with its attorneys regarding legal issues related to such resident concerns.

Real Estate/Consultation with Attorney

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

- Discussion and potential approval of the Josephine Street real estate development with the Lynd Company

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 - TELECONFERENCE
Call In Phone Number: (727) 325-2017
PIN Number: 321 508 140#
June 4, 2020

SCHEDULED: 1:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

None

COUNSEL: Doug Poneck, Escamilla & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Ed Hinojosa, Chief Financial Officer
Muriel Rhoder, Chief Administrative Officer
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
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
Tom Roth, Director of Asset Management

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 1:05 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There were three citizens who spoke to the agenda.

Item 3: 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 two citizens who spoke.

Item 4: Public Hearing regarding the proposed development of the following properties:

- 1604 Lofts Apartments
- Trader Flats Apartments
- Mira Vista Apartments
- Tampico Apartments
- 100 Labor Street

There were no citizens who spoke at the Public Hearing.

MINUTES**Item 5: Minutes**

- Approval of the May 7, 2020, Regular Board Meeting minutes
- Approval of the May 21, 2020, Special Board Meeting minutes (Finance Committee)
- Approval of the May 21, 2020, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

Motion: Vice Chair Weaver 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			
Olga Kauffman, Commissioner	X			
Sophia Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner			X	

COMMITTEE MEETING UPDATES**Item 6: Update and discussion regarding the May 21, 2020, Finance Committee Meeting (Jo-Anne Kaplan, Chair, Finance Committee)**

This item was not discussed; the report was provided prior to the meeting.

Item 7: Update and discussion regarding the May 21, 2020, Operations and Choice Neighborhood Committee Meeting (Jessica Weaver, Vice Chair, Board of Commissioners)

This item was not discussed; the report was provided prior to the meeting.

CONSENT ITEMS**Item 8: Consideration and approval regarding Resolution 6033, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for the Fiscal Year 2020-2021, for an estimated amount of \$3,985,405.00**

Consent

Item 9: Consideration and approval regarding Resolution 6037, authorizing the award of contracts for Purchase, Installation, Maintenance, and Repair of Residential HVAC Systems to Airstream General Construction Co., Inc. dba Air Stream Heating & A/C Co., Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business), Premier Comfort Service Company, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE, Section 3 Business), and TDIndustries, Inc. for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms

Consent

Item 10: Consideration and approval regarding Resolution 6036, authorizing the award of a contract for Executive Recruiter Services to NP&S Management, Inc. dba S. Renee Narloch & Associates (WBE) for an annual amount not to exceed \$44,500.00; for a period of one year with the option to renew up to four additional one-year terms

Consent

Item 11: Consideration and approval regarding Resolution 6034, in support of the adoption of the Fifth Amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, Restated effective January 1, 2013

Consent

Item 12: Consideration and approval regarding Resolution 6035, in support of the amendment and restatement of the Housing Authority of the City of San Antonio Employees' Deferred Compensation Plan 457(b) (Plan), to be effective January 1, 2020

Consent

Item 13: Consideration and approval regarding Resolution 6038, authorizing the Fifth Amendment to the Amended and Restated Moving To Work Agreement between the U.S. Department of Housing and Urban Development and the San Antonio Housing Authority

Consent

Motion: Commissioner Kaplan moved to approve the following Consent Items: Resolution 6033, Resolution 6037, Resolution 6036, Resolution 6034, Resolution 6035 and Resolution 6038. Vice Chair Weaver seconded the motion. Approved.

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

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 14: Consideration and approval regarding Resolution 6032, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its Affiliated Nonprofits for the fiscal year ending June 30, 2021

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, reported that Staff has been working on the Fiscal Year 2020-2021 budget process since October 2019. While staff continues to monitor the federal funding news, budgets were prepared using conservative estimates based on available information. Ms. Fiedler reported minor changes of edits made to reflect requested clarification from the Finance Committee meeting.

Motion: Commissioner Kaplan moved to approve Resolution 6032. 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			
Olga Kauffman, Commissioner	X			
Sofia Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner			X	

Item 15: Consideration and approval regarding Resolution 6029, authorizing the Alazan Lofts transaction, including: (i) the execution of all documentation necessary to carry out the transaction; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits; (iii) the lease of the land for the transaction by the San Antonio Housing Authority (SAHA) to Alazan Lofts Ltd.; (iv) the acquisition of the membership interest by San Antonio Housing Facility Corporation (SAHFC) in Alazan Lofts GP LLC; (v) authorizing SAHFC to serve as the general contractor; (vi) authorizing the financing for such transaction; and other matters in connection therewith

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported that SAHA is requesting authority to enter into a development agreement with NRP Group LLC (NRP) or its affiliate, as well as, authorize the construction and permanent debt financing and equity financing for the project. The project will consist of 88 family units, of which 80 are tax credit units and 8 are market units. Of the 80 low income housing tax credit units, 40 are public housing with 8 units at 30% AMI or below, and 32 at 50% AMI or below, and 40 are pure tax credit units serving families at 60% of AMI and below. The project will be located at El Paso St. and S. Colorado St. in San Antonio, Texas, on land already owned by SAHA, which will be ground leased to the Partnership. Construction is projected to begin in Summer 2020, with completion in Fall of 2021. The Board is being asked to authorize all of the actions necessary to finance and construct the project. The land is currently owned by SAHA, which will lease it to Alazan Lofts Ltd., who will pay SAHA an upfront lease payment of \$1,035,000.00. SAHA will then lend these funds to the Partnership on a subordinate secured basis. Commercial construction financing will be provided by JPMorgan Chase Bank, N.A. in an amount not to exceed \$13,000,000.00, which will be reduced to permanent financing not to exceed \$3,000,000.00. The City of San Antonio will provide a HOME loan to the Partnership in the amount of \$1,319,000.00. Equity contributions from an affiliate of Bank of America, N.A., or its affiliates (Equity Financing), or an approved equal equity provider, as an investor limited partner, will be used to finance the construction and long-term operations. Bank of America, N.A. has issued a

commitment to purchase the project's tax credits at an equity price of approximately .928 cents per credit dollar, for a total projected equity contribution of approximately \$13,911,109.00.

Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, further reported that the total project cost is expected to be approximately \$19,000,000.00 or \$216,000.00 per unit. The developer is NRP Group LLC (NRP). NRP will give all required guarantees. At any time before or after the end of the tax credit compliance period, SAHA or its affiliate will have an option to buy the property for a price equal to the greater of fair market value or by assuming the outstanding debt and paying any exit taxes. After the end of the compliance period, SAHA or its affiliate will have a right of first refusal (ROFR) at a price equal to the outstanding indebtedness secured by the project plus any exit taxes. SAHA is targeting a closing date in June 2020, subject to HUD's approval of the mixed-finance proposal.

Several Board members voiced concerns regarding the community involvement in the project and the design of the newly proposed development. Staff addressed the concerns raised.

Motion: Commissioner Clack moved to approve Resolution 6029. 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			
Ruth Rodriguez, Commissioner	X			

Item 16: Consideration and approval regarding Resolution 6030, authorizing the 100 Labor Street transaction, including: (i) the execution of all documentation necessary to carry out the transaction; (ii) authorizing all filings and agreements with the United States Department of Housing and Urban Development in connection with applications for transfer of assistance; (iii) the lease of the land for the transaction by the San Antonio Housing Authority (SAHA) to SAHA 100 Labor Street, LLC; (iv) the acquisition of the membership interest by San Antonio Housing Facility Corporation (SAHFC) in SAHA 100 Labor Street, LLC; (v) authorizing SAHFC to serve as a joint venturer of the general contractor; (vi) authorizing the financing for such transaction; and other matters in connection therewith

Mr. Alcott, reported the purpose of this request is to authorize the transaction for 100 Labor Street for the development of a new mixed income project and to request authority to enter a development agreement with Franklin Development Company or its affiliate, as well as authorize the construction and permanent debt financing for the project. The project will consist of 213 family units, 44 of which will be subsidized with project-based assistance pursuant to a Housing Assistance Payments Contract serving families whose incomes average is 80% AMI or less. The rest of the units will be available for market rate tenants. The project will be located at 110 and 111 Labor St. in San Antonio on land owned by SAHA, which will be ground leased to SAHA 100 Labor Street, LLC (Company). Construction is projected to begin Summer 2020, with completion in Summer of 2022. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

The land is currently owned by SAHA, which will lease it to SAHA 100 Labor Street, LLC, who will pay SAHA an upfront lease payment of \$5,325,000.00. SAHA will then lend these funds to the Company on a subordinate secured basis. HUD-insured construction and permanent financing will be provided by ORIX Real Estate Capital, LLC (placed through Red Mortgage Capital, LLC) in an amount not to exceed \$42,000,000.00. The City of San Antonio and the Inner City Tax Increment Reinvestment Zone will provide \$1,500,000.00 in TIRZ funds to SAHA for the Project, and SAHA will cause SAHFC to loan the Tax Increment Reinvestment Zone (TIRZ) funds to the Company on a subordinate secured basis. SAHFC will loan Moving to Work Grant Program funds or other SAHA funds in the amount of \$4,881,657.00 to the Company on a subordinate secured basis.

SAHA is targeting a closing date in June 2020, subject to HUD's approval of the 221 (d)(4) loan and subject to HUD's preliminary approval of the request for the reduction and transfer of 74 units of project based assistance subsidy from Villas de Valencia to 44 units in the 100 Labor Street development upon completion of construction.

Motion: Commissioner Kaplan moved to approve Resolution 6030. Vice Chair Weaver seconded the motion. Motion Failed. Note, Resolution 6030 was reconsidered and recorded after the Closed Session item.

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		
Ruth Rodriguez, Commissioner		X		

Item 17: Consideration and approval regarding Resolution 6041, authorizing the 1604 Lofts Apartments Transaction including: (i) the execution of all documentation necessary to carry out the transaction; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits; (iii) the purchase of land for the transaction and the lease of such land for the transaction by the San Antonio Housing Facility Corporation (SAHFC) to 1604 Lofts LTD.; (iv) the acquisition of the membership interest by SAHFC in 1604 Lofts GP LLC; (v) authorizing SAHFC to serve as the general contractor; (vi) the issuance of Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (1604 Lofts Apartments) Series 2020A and Taxable Series 2020B; and other matters in connection therewith

Mr. Alcott reported that the request is to authorize the transaction for 1604 Lofts for the development of a new tax credit project and to request authority to enter into a development agreement with NRP Group LLC (NRP), as well as authorize the issuance of bonds and secure other debt financing for the project. The project will consist of 324 family units, all of which will be low income housing tax credit units, 33 units at 30% AMI and below, 224 units will be at 60% AMI and below and 67 units will be at 80% AMI and below. This project is located on the east side of San Antonio. Construction is projected to begin July of 2020, with completion in April of 2022. The Board is being asked to authorize all of the actions necessary to finance and construct the project. The land will be purchased by SAHFC, which will lease it to 1604 Lofts Ltd., who will pay

SAHFC an upfront lease payment sufficient to acquire the land. Up to \$38,000,000.00 of tax-exempt bonds and up to \$11,000,000.00 (currently estimated to be \$9,020,000.00 of taxable bonds) will be issued by LVPFC and purchased by R4 Capital Funding, and equity contributions from an affiliate of U.S. Bancorp Community Development Corporation (USBCDC), as an investor limited partner, will be used to finance the construction and long-term operations. USBCDC has issued a commitment to purchase the project tax credits at an equity price of 91.5 cents per credit dollar, for a total projected equity contribution of \$17,369,855.00. The interest rate on the bonds will be set at closing at the 10-year treasury rate plus 225 basis points. Mr. Alcott also reported that the total project cost is expected to be approximately \$56,750,000.00 or \$175,000.00 per unit. The developer is the NRP Group. NRP will give all required guarantees. At the end of the tax credit compliance period, SAHFC (SAHA) will have the right to buy the property by assuming the outstanding debt and paying any exit taxes. SAHA is targeting a closing date of June 12, 2020, as funding must close by June 30, 2020.

Motion: Commissioner Clack moved to approve Resolution 6041. 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	
Ruth Rodriguez, Commissioner	X			

Item 18: Consideration and approval regarding Resolution 6042, authorizing the Trader Flats Apartments transaction including: (i) the execution of all documentation necessary to carry out the transaction; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits; (iii) the purchase of land for the transaction and the lease of such land for the transaction by the San Antonio Housing Facility Corporation (SAHFC) to Trader Flats LTD.; (iv) the acquisition of the membership interest by SAHFC in Trader Flats GP LLC; (v) authorizing SAHFC to serve as the general contractor; (vi) the issuance of Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Trader Flats Apartments) Series 2020A and Taxable Series 2020B; and other matters in connection therewith

Mr. Alcott presented this request to authorize the transaction for Trader Flats for the development of a new tax credit project and to request authority to enter a development agreement with NRP Group LLC (NRP), as well as authorize the issuance of bonds and secure other debt financing for the project. The project will consist of 324 family units, all of which will be low income housing tax credit units, 33 units will be 30% AMI and below, 224 units will be at 60% AMI and below and 67 units will be at 80% AMI and below. This property is located on the southwest side of San Antonio. Construction is projected to begin July of 2020, with completion in April of 2022. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

The land will be purchased by SAHFC, which will lease it to Trader Flats Ltd., who will pay SAHFC an upfront lease payment sufficient to acquire the land. Up to \$38,000,000.00 of tax-exempt bonds and up to \$11,000,000.00 of taxable bonds (currently anticipated to be \$8,320,000.00)

will be issued by LVPFC and purchased by R4 Capital Funding, and equity contributions from an affiliate of PNC Bank, National Association (PNC), as an investor limited partner, will be used to finance the construction and long-term operations. PNC has issued a commitment to purchase the project tax credits at an equity price of 95 cents per credit dollar, for a total projected equity contribution of \$17,095,141.00. The interest rate on the bonds will be set at closing at the 10-year treasury rate plus 225 basis points. SAHA is targeting a closing date of June 5, 2020, as funding must close by July 1, 2020, so that the allocated volume cap from the Texas Bond Review Board is not lost.

The total project cost is expected to be approximately \$55,701,297.00 or \$171,917.00 per unit. The developer is NRP Group. NRP will give all required guarantees. At the end of the tax credit compliance period, SAHFC (SAHA) will have the right to buy the property by assuming the outstanding debt and paying any exit taxes.

Motion: Vice Chair Weaver moved to approve Resolution 6042. 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			
Olga Kauffman, Commissioner	X			
Sofia Lopez, Commissioner			X	
Ruth Rodriguez, Commissioner	X			

Item 19: Consideration and approval regarding Resolution 6043, authorizing the Tampico Apartments transaction including: (i) the execution of all documentation necessary to carry out the transaction; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits (iii) the purchase of land for the transaction by the San Antonio Housing Facility Corporation (SAHFC), and the lease of such land to Tampico Apartments, LP (Partnership); (iv) the acquisition of the membership interest by SAHFC in SAHA Tampico GP LLC; (v) authorizing SAHFC to serve as the general contractor; (vi) the issuance of Las Varas Public Facility Corporation Multifamily Housing Governmental Note (Tampico Apartments) Series 2020; (vii) authorization to loan \$710,000.00 of Moving to Work (MTW) funds to the partnership; and other matters in connection therewith

Mr. Alcott presented this request to authorize the transaction for Tampico Apartments for the development of a new tax credit project and to request authority to enter a development agreement with Mission Development Group, as well as authorize the issuance of bonds, and secure other debt financing for the project. The project will consist of 200 family units, 136 of which will be low income housing tax credit units consisting of 9 units at 30% AMI, 10 units at 40% AMI, 18 units at 50% AMI, 70 units at 60% AMI, 20 units at 70% AMI, 9 units at 80% AMI and 64 will be market rate. This project is located on the near west side of San Antonio on land currently owned by SAHA, which will be sold to SAHFC for a purchase price of \$1,310,000.00 in cash. SAHA will also loan \$710,000.00 of MTW funds to enable the project to be occupied by lower income families. The \$710,000.00 will be repaid from cash flow after the deferred developer fee. Construction is projected to begin in July 2020, with completion by January 2022. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

Up to \$23,000,000.00 of tax-exempt bonds will be issued by LVPFC and purchased by IBC Bank, and equity contributions from an affiliate of NEF Assignment Corporation (NEF), as an investor limited partner, will be used to finance the construction and long-term operations. NEF has issued a commitment to purchase the project tax credits at an equity price of 92 cents (\$.92) per credit dollar, for a total projected equity contribution of \$7,389,186.00. IBC will also make a bridge loan to the partnership. SAHA is targeting a closing date of June 18, 2020, as funding must close by July 1, 2020, so that the allocated volume cap from the Texas Bond Review Board is not lost.

The total project cost is expected to be approximately \$32,874,000.00 or \$164,370.00 per unit. The developer is Mission Development Group (Mission). Mission will give all required guarantees. At the end of the tax credit compliance period, SAHFC (SAHA) will have the right to buy the property by assuming the outstanding debt and paying any exit taxes.

Motion: Vice Chair Weaver moved to approve Resolution 6043. 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			
Olga Kauffman, Commissioner	X			
Sofia Lopez, Commissioner			X	
Ruth Rodriguez, Commissioner	X			

Item 20: Consideration and approval regarding Resolution 6044, authorizing the Mira Vista Apartments transaction including: (i) the execution of all documentation necessary to carry out the transaction; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for Low Income Housing Tax Credits (iii) the conveyance of land for the transaction from San Antonio Housing Development Corporation (SAHDC) and the lease of such land for the transaction by the San Antonio Housing Facility Corporation (SAHFC) to Mira Vista SA Apartments, LP; (iv) the acquisition of the membership interest by SAHFC in Mira Vista Living GP LLC; (v) authorizing SAHFC to serve as the general contractor; (vi) the issuance of Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Mira Vista Apartments) Series 2020A and and Taxable Series 2020B; and other matters in connection therewith

Mr Alcott presented this request to authorize the transaction for Mira Vista Apartments for the development of a new tax credit project and to request authority to enter into a development agreement with Homespring Realty Partners, as well as authorize the issuance of bonds and secure other debt financing for the project. The project will consist of 312 family units, all of which will be low income housing tax credit units serving families whose incomes are 60% AMI and below. This development project, located on the west side of San Antonio, on land currently owned by SAHDC, which will be conveyed to SAHFC, so that it may be leased to the tax credit partnership. Construction is projected to begin in July 2020, with completion by January 2022. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

Up to \$28,000,000.00 of tax-exempt and up to \$2,000,000.00 of taxable bonds will be issued by LVPFC and purchased by Bellwether Enterprise Real Estate Capital, LLC, and equity contributions from Affordable Housing Partners, Inc. (AHP), as an investor limited partner, will be used to finance the construction and long-term operations. AHP has issued a commitment to purchase the project tax credits at an equity price of \$.90 per credit dollar, for a total projected equity contribution of \$15,857,349.00.

SAHA is targeting a closing date of June 2020, as debt and equity are ready to move forward to closing. This project received traditional carryforward volume cap allocation, which means it has to close before the end of 2022. The total project cost is expected to be approximately \$45,521,007.00 or \$145,900.00 per unit. The developer is Homespring Realty Partners/Hogan Real Estate (Homespring). Homespring will give all required guarantees. At the end of the tax credit compliance period, SAHFC (SAHA) will have the right to buy the property by assuming the outstanding debt and paying any exit taxes.

Motion: Commissioner Clack moved to approve Resolution 6044. 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			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia Lopez, Commissioner			X	
Ruth Rodriguez, Commissioner	X			

Item 21: Consideration and appropriate action regarding Resolution 6040, approving the submission of a Revised Redevelopment Plan for the Westside Reinvestment Initiative Neighborhoods to the U.S. Department of Housing and Urban Development (HUD), which includes the Demolition of the 20 Houses in the Sunflower and Palm Lake Subdivisions and a change in the single-family housing types to be constructed; the solicitation of an affordable home builder for 48 single-family homes in the WRI Subdivisions; and authorizing the CEO or his designee to execute all documentation necessary to carry out the transaction

Due to time constraints, Item 21, Resolution 6040, was not presented during the meeting and was deferred to the July 2, 2020, Regular Board meeting

Item 22: Consideration and appropriate action regarding Resolution 6047, authorizing the entering into a partnership with SA Ranchland Fair Oaks MF, LP or an affiliate (Ranchland) to acquire Rustico at Fair Oaks Apartments located in an unincorporated portion of Bexar County, TX, and authorizing the President and CEO, and his designated staff to negotiate the terms of the acquisition agreement; submit application for financing; create any legal entities; execute contracts for conveyance of land; retain legal counsel; and any and all actions required to consummate the transaction

Due to time constraints, Item 22, Resolution 6047, was not presented during the meeting and was deferred to the July 2, 2020, Regular Board meeting.

Item 23: Consideration and appropriate action regarding Resolution 6039, authorizing the proposed revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan (Admin Plan)

Due to time constraints, Item 23, Resolution 6039, was not presented during the meeting and was deferred to the July 2, 2020, Regular Board meeting.

Item 24: Consideration and appropriate action regarding Resolution 6045, authorizing the San Antonio Housing Authority to become a participant member of Sourcewell, a nationwide purchasing cooperative, which offers access to nationwide contracts for its members

Due to time constraints, Item 24, Resolution 6045, was not presented during the meeting and was deferred to the July 2, 2020, Regular Board meeting.

Item 25: Consideration and appropriate action regarding Resolution 6046, authorizing the award of contracts for various security services agency wide to Blue Armor Security Services, Inc. (ABE, DBE, ESBE, MBE, SBE, Section 3 Business), Texas Lawman Security & Traffic Control Services, LLC, (HABE) and Texas Asset Protection, LLC (ESBE, HABE, MBE, SBE, VBE) for an annual cumulative amount not to exceed \$1,060,000.00 for year one, \$1,110,000.00 for year two, \$1,165,000.00 for year three, \$1,225,000.00 for year four, and \$1,285,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms

Due to time constraints, Item 25, Resolution 6046, was not presented during the meeting and was deferred to the July 2, 2020, Regular Board meeting.

Item 26: Discussion regarding Board operations

No discussion.

Item 27: Discussion regarding resident services and programs

No discussion.

Item 28: Discussion regarding development strategies and opportunities

No discussion.

Item 29: President's Report

- Re-engagement Plan

Note: Re-engagement plan was previously provided to Commissioners.

Dr. Guzman, Chair, then recessed the meeting for Closed Session at 4:57 p.m.

Item 30: *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).

- Development Projects

Consultation with Attorney

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

- Litigation Updates

The Board of Commissioners returned from Closed Session and the meeting resumed at 5:44 p.m. and voted to reconsider Resolution 6030, authorizing the 100 Labor Street transaction,

including: (i) the execution of all documentation necessary to carry out the transaction; (ii) authorizing all filings and agreements with the United States Department of Housing and Urban Development in connection with applications for transfer of assistance; (iii) the lease of the land for the transaction by the San Antonio Housing Authority (SAHA) to SAHA 100 Labor Street, LLC; (iv) the acquisition of the membership interest by San Antonio Housing Facility Corporation (SAHFC) in SAHA 100 Labor Street, LLC; (v) authorizing SAHFC to serve as a joint venturer of the general contractor; (vi) authorizing the financing for such transaction; and other matters in connection therewith

Motion: Commissioner Dr. Guzman moved to reconsider Resolution 6030, as discussed in Closed Session. 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			
Charles Clack, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner				X
Sofia Lopez, Commissioner				X
Ruth Rodriguez, Commissioner	X			

RECONSIDERATION VOTE

Item 16: Consideration and approval regarding Resolution 6030, authorizing the 100 Labor Street transaction, including: (i) the execution of all documentation necessary to carry out the transaction; (ii) authorizing all filings and agreements with the United States Department of Housing and Urban Development in connection with applications for transfer of assistance; (iii) the lease of the land for the transaction by the San Antonio Housing Authority (SAHA) to SAHA 100 Labor Street, LLC; (iv) the acquisition of the membership interest by San Antonio Housing Facility Corporation (SAHFC) in SAHA 100 Labor Street, LLC; (v) authorizing SAHFC to serve as a joint venturer of the general contractor; (vi) authorizing the financing for such transaction; and other matters in connection therewith

Motion: Dr. Guzman, Chair, moved to approve Resolution 6030 as a reconsideration vote. Commissioner Kaplan seconded the motion. Motion Passed.

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
Ruth Rodriguez, Commissioner	X			

Item 31: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 5:50 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO

Date

SAN ANTONIO HOUSING AUTHORITY


July 2, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6040, APPROVING THE SUBMISSION OF A REVISED REDEVELOPMENT PLAN FOR THE WESTSIDE REINVESTMENT INITIATIVE (WRI) NEIGHBORHOODS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), WHICH INCLUDES THE DEMOLITION OF THE 20 HOUSES IN THE SUNFLOWER AND PALM LAKE SUBDIVISIONS AND A CHANGE IN THE SINGLE-FAMILY HOUSING TYPES TO BE CONSTRUCTED; THE SOLICITATION OF AN AFFORDABLE HOME BUILDER FOR 48 SINGLE-FAMILY HOMES IN THE WRI SUBDIVISIONS; AND AUTHORIZING THE CEO OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION

DocuSigned by:

 5699927B75274DC
David Nisiochia
 President and CEO

DocuSigned by:

 B75AC7309C8B466
Timothy E. Alcott
 Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6040, approving the submission of a Revised Redevelopment Plan for the Westside Reinvestment Initiative (WRI) Neighborhoods to the U.S. Department of Housing and Urban Development (HUD), which includes the demolition of the 20 houses in the Sunflower and Palm Lake Subdivisions and a change in the single-family housing types to be constructed; the solicitation of an affordable home builder for 48 single-family homes in the WRI Subdivisions; and authorizing the CEO or his designee to execute all documentation necessary to carry out the transaction.

FINANCIAL IMPACT:

Demolition of the 20 houses in the Sunflower and Palm Lake neighborhoods, as well as the construction of the 48 homes within Villas de Fortuna, Sunflower and Palm Lake, will be covered by the remaining litigation funds and the proceeds from the sale of the 40 homes in Blueridge. As the 48 houses sell, their proceeds will also be used to cover construction and operational costs.

SUMMARY:

In 1995, HUD awarded the San Antonio Housing Authority (SAHA) a \$48.2M HOPE VI grant to revitalize Mirasol Public Housing. As part of the effort, SAHA built 160 homes for sale, within four subdivisions to low-income homebuyers using a national homebuilder. Following numerous complaints of construction defects by homeowners, SAHA sued and ultimately reached a settlement whereby \$9.7 million of settlement proceeds became available to rebuild 88 houses that had never been sold or repurchased from homeowners. HUD's settlement approval of September 1, 2011, stated that because SAHA pledged to use the settlement proceeds to support the Mirasol community, consistent with the goals and purposes of the HOPE VI program, HUD and SAHA must maintain their responsibilities under the HOPE VI Grant Agreement. This endeavor is now known as the Westside Reinvestment Initiative.

The original Revitalization Plan for the four subdivisions called for the demolition of the 40 houses in Blueridge and the 28 houses in Villas de Fortuna. It also required the rehabilitation of the 9 houses in Sunflower and the 11 houses in Palm Lake. The demolition and construction of 40

SAN ANTONIO HOUSING AUTHORITY**July 2, 2020**

new homes in Blueridge were completed between 2017-2019, and have been sold to home buyers qualified at 50-108% of area median income.

The 28 houses in Villas de Fortuna were demolished in 2019. Two separate Requests for Proposals (RFP) were then issued for an Affordable Housing builder. The first RFP had three responses; however, all were deemed non-responsive. The second RFP closed without receiving any proposals. Since this time, many conversations have been had with experts in the affordable single family housing industry to determine what is needed in order to garner more experienced and responsive proposals. Construction of affordable houses is extremely expensive, so in order for a single-family housing project to be financially viable for a builder, we must provide for a larger number of houses to be built.

In the interim, the 20 houses in Sunflower and Palm Lake that were originally judged to be viable for renovation became a neighborhood nuisance, due to constant vandalism. The windows and doors of these houses were secured to prevent entry; however, this led to the houses being penetrated through the walls and roofs.

For the reasons that have been described, it is SAHA's desire to demolish the 20 vacant houses, which will remove the hazard from the neighborhood and make the lots available for new construction. This will allow the agency to issue a new procurement package consisting of 48 homes. It is hoped that the larger number of homes offered in the RFP will attract more competitive bids from homebuilders. Construction of new homes will also provide homebuyers with full warranty for their homes covering both the foundation and dwelling.

In addition, SAHA will also request that HUD allow for a change in the housing types, originally committed to in the plan, which called for three, four and five bedroom houses. There was not enough of a market for the four and five bedroom houses during the Blueridge build-out, so the agency will request that HUD allow flexibility to construct according to market demand for Villas de Fortuna, Sunflower and Palm Lake.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6040

Maps of Construction Sites

**San Antonio Housing Authority
Resolution 6040**

RESOLUTION 6040, APPROVING THE SUBMISSION OF A REVISED REDEVELOPMENT PLAN FOR THE WESTSIDE REINVESTMENT INITIATIVE (WRI) NEIGHBORHOODS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), WHICH INCLUDES THE DEMOLITION OF THE 20 HOUSES IN THE SUNFLOWER AND PALM LAKE SUBDIVISIONS AND A CHANGE IN THE SINGLE-FAMILY HOUSING TYPES TO BE CONSTRUCTED; THE SOLICITATION OF AN AFFORDABLE HOME BUILDER FOR 48 SINGLE-FAMILY HOMES IN THE WRI SUBDIVISIONS; AND AUTHORIZING THE CEO OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION

WHEREAS, SAHA received a \$48.2 million HOPE VI grant in 1995, to revitalize Mirasol Public Housing; and

WHEREAS, the 160 homes constructed in the four neighborhoods (Blueridge, Villas de Fortuna, Sunflower and Palm Lake) developed issues that resulted in a settlement of \$9.7 million with the homebuilder; and

WHEREAS, SAHA committed to use those settlement proceeds to help rebuild 88 houses within the neighborhoods; and

WHEREAS, in the first phase of the project, SAHA has demolished 40 of the existing homes in the Blueridge neighborhood and built new homes that have been sold to homebuyers who qualified at 50% to 108% AMI; and

WHEREAS, for the second phase of the project, 28 of the existing homes in the Villas de Fortuna neighborhood have been demolished, but two separate procurements to construct 28 replacement homes to be funded and sold by SAHA have failed to attract qualified bids; and

WHEREAS, continuing vandalism of the remaining 20 homes in the Sunflower and Palm Lake neighborhoods have rendered the vacant homes unsuitable for rehabilitation as originally planned; and

WHEREAS, SAHA will submit a revision to the revitalization plan to HUD to allow for the demolition of the last 20 houses in the Sunflower and Palm Lake subdivisions; and

WHEREAS, SAHA will also request that HUD allow flexibility with regard to the housing types so that the plan aligns with market demand; and

WHEREAS, SAHA authorizes the CEO or his designee to execute the necessary documents to carry out the transaction.

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

- 1) Approves Resolution 6040, approving the submission of a Revised Redevelopment Plan for the Westside Reinvestment Initiative (WRI) Neighborhoods to the U.S. Department of Housing and Urban Development (HUD), which includes the demolition of the 20 houses in the Sunflower and Palm Lake Subdivisions and a change in the single-family housing types to be constructed; the solicitation of an affordable home builder for 48 single-family

homes in the WRI Subdivisions; and authorizing the CEO or his designee to execute all documentation necessary to carry out the transaction.

Passed and approved the 2nd day of July 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

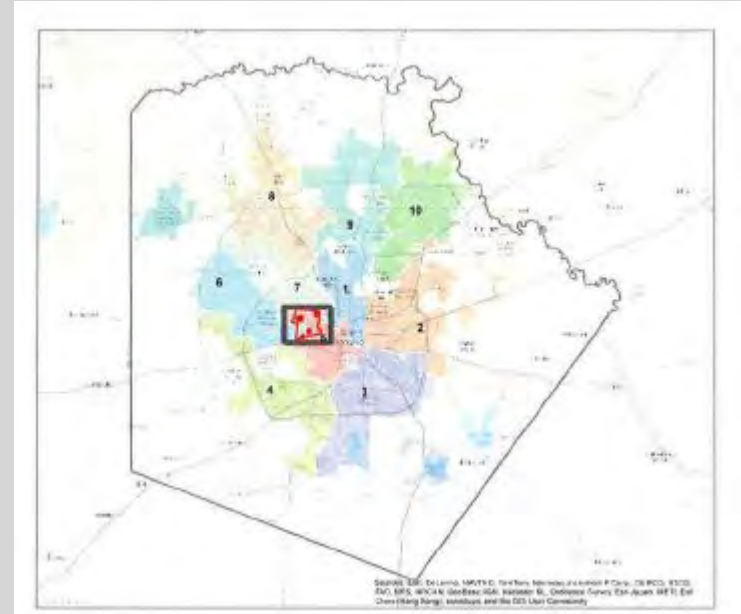
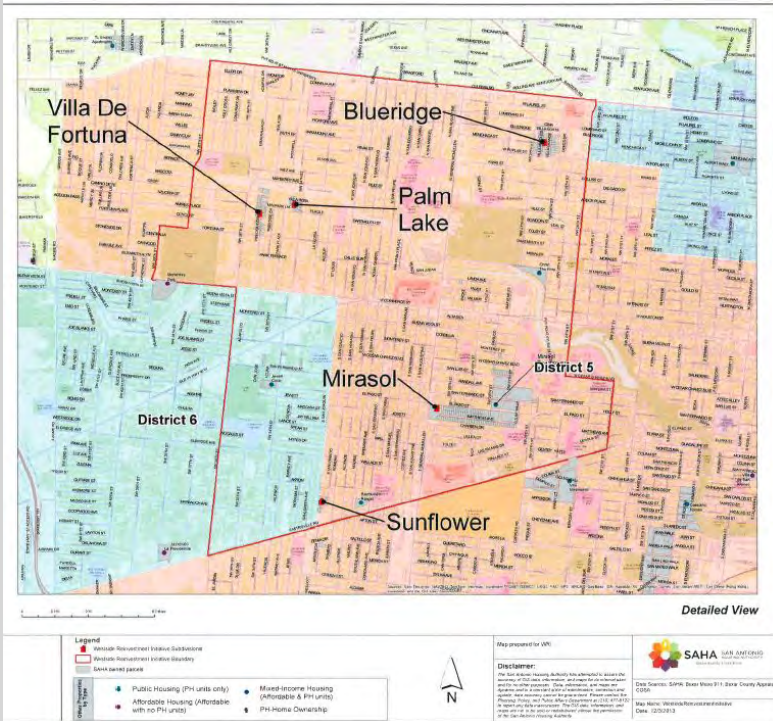


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HOUSING AUTHORITY
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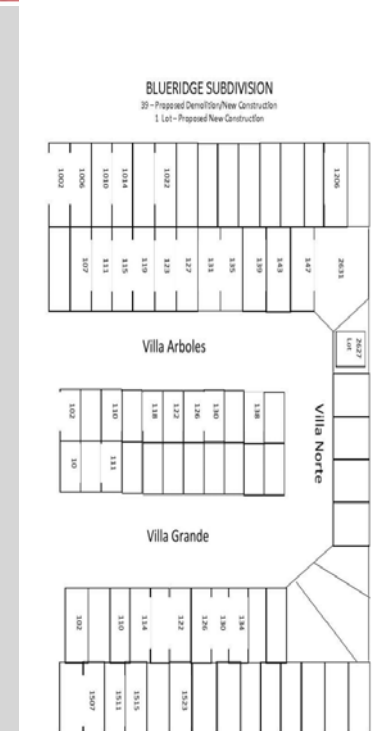
WESTSIDE REINVESTMENT INITIATIVE

July 2, 2020

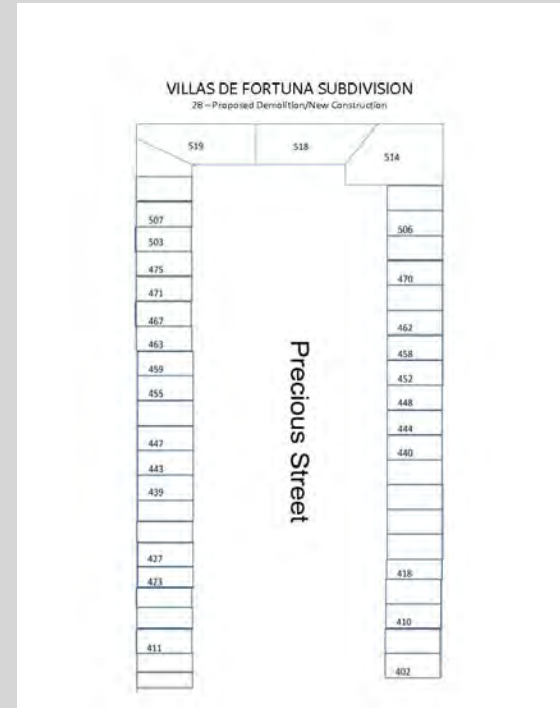
MIRASOL-Subdivisions-CoSA location



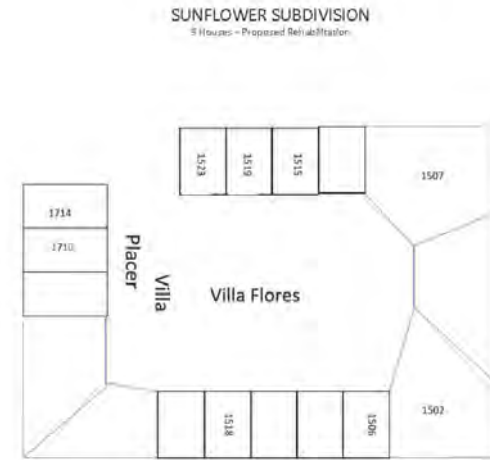
MIRASOL-Blueridge (Aerial and Site Map)



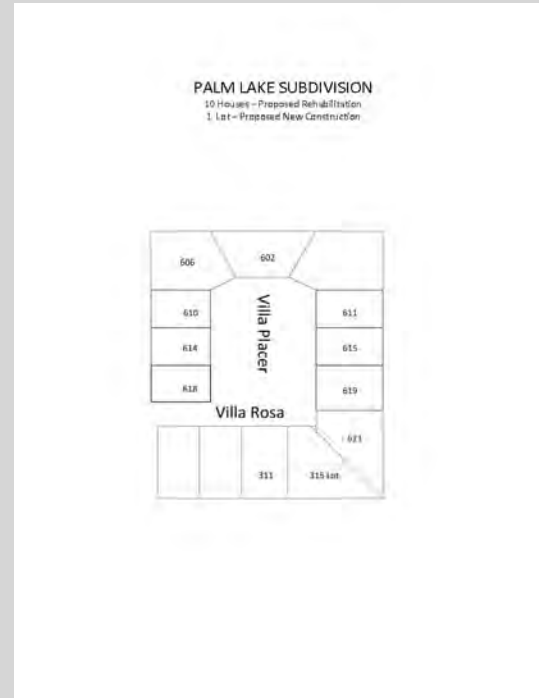
MIRASOL-Villa De Fortuna (Aerial and Site Map)



MIRASOL-Sunflower (Aerial and Site Map)



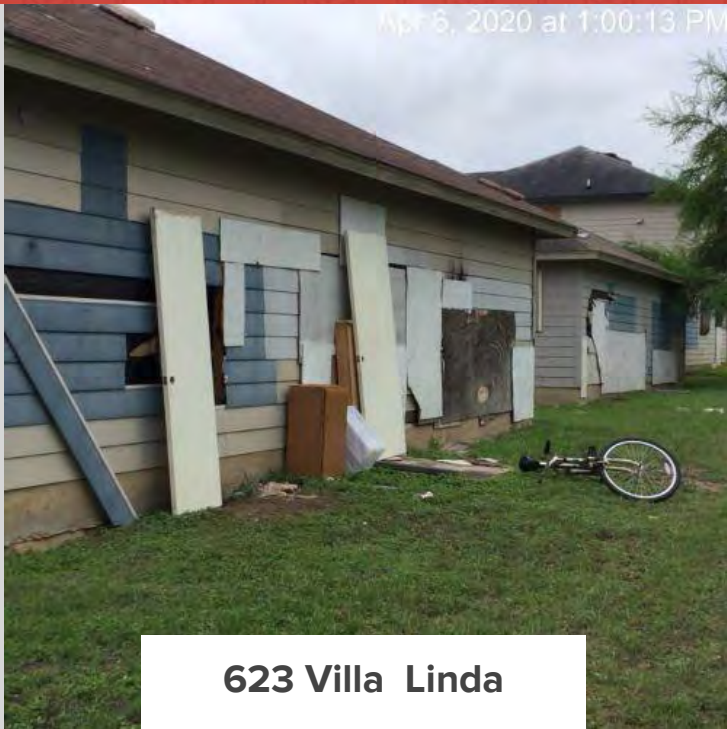
MIRASOL-Palm Lake (Aerial and Site Map)



MIRAGE Pictures of Vandalism (Sunflower and Palm Lake Graffiti)



MIRAGE Pictures of Vandalism (break ins at Palm Lake)



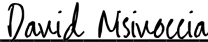
MIRASOL Pictures of Vandalism

(trash and torching-Villa De Fortuna and Sunflower)



BOARD OF COMMISSIONERS

RESOLUTION 6049, APPOINTING DAVID NISIVOCIA AS THE LAS VARAS PUBLIC FACILITY CORPORATION'S (LVPFC) INDUCEMENT OFFICER TO APPROVE RESOLUTIONS INDUCING TAX EXEMPT BOND ISSUES FOR PURPOSES OF OBTAINING VOLUME CAP FROM THE TEXAS BOND REVIEW BOARD (BRB) AND AS SAN ANTONIO HOUSING FACILITY CORPORATION'S INDUCEMENT OFFICER TO APPROVE RESOLUTIONS INDUCING TAX CREDITS FROM THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA)

DocuSigned by:


David Nisivoccia
President and CEO

DocuSigned by:


Timothy E. Alcott
Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6049, appointing David Nisivoccia as the Las Varas Public Facility Corporation's (LVPFC) Inducement Officer to approve resolutions inducing tax exempt bond issues for purposes of obtaining volume cap from the Texas Bond Review Board (BRB) and as San Antonio Housing Facility Corporation's inducement officer to approve resolutions inducing tax credits from the Texas Department of Housing and Community Affairs (TDHCA).

FINANCIAL IMPACT:

None at this time.

SUMMARY:

This is a proposal to reduce the number of Board approvals required for a development and to assure that requested approvals are more timely presented to the Board.

Each 4% tax credit project we participate in must also issue tax exempt bonds for the project, as required by the Internal Revenue Code. In order to issue tax exempt bonds, a project must receive an allocation of volume cap from the Texas Bond Review Board. They must also apply to the Texas Department of Housing and Community Affairs for the tax credits.

Prior to applying for a state allocation of volume cap from the Texas Bond Review Board, a project must be induced by the Bond issuer. In our case, this is Las Varas Public Facility Corporation. We have traditionally asked the Board to approve these inducement resolutions. In addition, the San Antonio Housing Facility Corporation must participate in the tax credit application to the TDHCA pursuant to a separate inducement resolution. These resolutions are nonbinding and simply allow a developer to start putting together their project and it's financing.

Each October we submit applications to the BRB for a lottery to be conducted in January of the following year. Volume cap is then allocated for the year to numerous categories of projects, such as state issuer's, multifamily housing bonds, single family bonds, refineries or solid waste facilities. There are always more projects than the volume cap available. Each project allocated volume cap must close within 180 days and some are not able to close in time and their volume

cap falls to the next person in line. On August 15 of each year, all of the subcategories collapse and it becomes first come, first served. This creates constant pressure to get in line, as soon as possible, since there are more projects seeking volume cap than can be funded. All of the projects you approved at the June Board meeting were induced around July of 2019, received volume cap around January 1 and had to close by the end of June. That is why there were so many on the same schedule.

The Board has asked that we not bring development deals back to the Board too many times, but, when we do, we attempt to make sure it is well before any deadlines for closing.

At the time of inducement, approximately one year before a closing, the developers have the land under contract and have run an internal proforma, which indicates the project can be financed. They have not done any engineering or design work and they do not have their financing in place. At this time, we can only provide projections. That is why the inducement resolutions are non binding. We do not believe it is appropriate to ask the Board for final approval at this stage.

Once developers are confident they will receive volume cap, they put the financing together. Once we are confident we can accurately describe the project and financing structure, we would bring the project to the Board for consideration. This will likely be three to nine months after inducement and three to four months before we close.

In order to implement this type of schedule, we are proposing that the Board allow Mr. Nisivoccia as President and CEO to execute the non binding resolutions necessary to submit volume cap applications and TDHCA applications. This will enable projects to get in line without taking up valuable Board time and allow the developers to begin their engineering, design and financing activities.

We anticipate that we may receive three or four applications in July that would like to get in line before the August 15 collapse. We would need to consider these at the August meeting, if you do not support this proposal.

STRATEGIC GOAL:

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

ATTACHMENTS:

Resolution 6049

CERTIFICATE FOR RESOLUTION

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

1. In accordance with its bylaws, the Board of Commissioners of SAHA (Board) held a meeting on July 2, 2020 (Meeting), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6049, APPOINTING DAVID NISIVOCCIA AS THE LAS VARAS PUBLIC FACILITY CORPORATION'S (LVPFC) INDUCEMENT OFFICER TO APPROVE RESOLUTIONS INDUCING TAX EXEMPT BOND ISSUES FOR PURPOSES OF OBTAINING VOLUME CAP FROM THE TEXAS BOND REVIEW BOARD (BRB) AND AS SAN ANTONIO HOUSING FACILITY CORPORATION'S INDUCEMENT OFFICER TO APPROVE RESOLUTIONS INDUCING TAX CREDITS FROM THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA)

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

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

SIGNED AND SEALED this 2nd day of July 2020.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 6049**

RESOLUTION 6049, APPOINTING DAVID NISIVOCIA AS THE LAS VARAS PUBLIC FACILITY CORPORATION'S (LVPFC) INDUCEMENT OFFICER TO APPROVE RESOLUTIONS INDUCING TAX EXEMPT BOND ISSUES FOR PURPOSES OF OBTAINING VOLUME CAP FROM THE TEXAS BOND REVIEW BOARD (BRB) AND AS SAN ANTONIO HOUSING FACILITY CORPORATION'S INDUCEMENT OFFICER TO APPROVE RESOLUTIONS INDUCING TAX CREDITS FROM THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA)

WHEREAS, one of the strategic goals of Housing Authority of the City of San Antonio, Texas (SAHA) is to expand the supply of affordable housing; and

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

WHEREAS, pursuant to Section 146 of the Internal Revenue Code an issuer of tax exempt bonds must receive an allocation of state volume cap prior to issuing such bonds; and

WHEREAS, pursuant to Treasury Regulation 1.150-2 an Issuer must adopt an inducement resolution to be able to reimburse development expenses incurred before the issuance of tax exempt bonds; and

WHEREAS, Treasury Regulation 1.150-2 specifically authorizes an issuer to appoint an authorized representative to approve inducement resolutions; and

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

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

Section 1. The SAHA Board of Commissioners hereby approves Resolution 20LVPFC-07-02, authorizing David Nisivoccia as Secretary/Treasurer of the Corporation to approve Inducement Resolutions and reimbursement resolutions indicating the Board's desire to issue tax-exempt bonds and to apply for volume cap from the Texas Bond Review Board and tax credits from the Texas Department of Housing and Community Affairs for the projects induced.

Section 2. The SAHA Board of Commissioners hereby approves Resolution 20FAC-07-02, authorizing David Nisivoccia as Secretary/Treasurer of the Corporation to approve Inducement Resolutions indicating the Board's desire to participate in the projects induced and apply for tax credits from the Texas Department of Housing and Community Affairs.

Section 3. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 5. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 2nd day of July 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6039, AUTHORIZING THE PROPOSED REVISIONS TO THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN)

DocuSigned by:
David Nisivoccia

5699928175374DC
David Nisivoccia
President and CEO

DocuSigned by:
Brandee R. Perez

B60757B8288642A
Brandee Perez
Chief Operating Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6039, authorizing the proposed revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan (Admin Plan).

FINANCIAL IMPACT:

There is no estimated financial impact.

SUMMARY:

On April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) released multiple waivers in response to the novel Coronavirus (COVID-19) pandemic to waive and establish alternatives for numerous statutory and regulatory requirements.

These waivers allow Public Housing Agencies (PHAs) to update their existing policies, as necessary, per the alternative requirements, to ensure essential services continue, while protecting the health and safety of staff, clients and the public.

SAHA is proposing to implement some policies contingent with COVID-19 restrictions; those policies have been added to an appendix that can be removed from the ACOP and Admin Plan, when they are no longer necessary.

Other proposed policy changes, for which COVID-19 has been a catalyst, may continue to improve processes and alleviate procedures (that are burdensome for clientele and SAHA staff) in the future, so these policies have been included in the ACOP and Admin Plan chapters to stay in place after COVID-19 restrictions are lifted.

Policies noted under Federal Housing Programs (FHP) apply to both the Public Housing and Housing Choice Voucher Programs.

The following sections provide a summary of proposed policies:

- I. Proposed Revisions to Federal Housing Programs Policies in Admin Plan Appendix D and ACOP Appendix B:**
 - A.** The following changes allow SAHA to reduce the amount of paperwork that clients must provide to SAHA for verification:

SAN ANTONIO HOUSING AUTHORITY

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1. Accept scans or pictures of electronic documents.
2. Skip steps of HUD's Verification Hierarchy (Written Third-Party Verification, Written Third-party Verification Form and Oral Third-party Verification) to accept tenant self-certification.
3. Waive certain documentation requirements to allow faster processing for changes, due to loss of child support.
4. Waive certain documentation requirements for families who declare that they have zero income.

- B.** Excludes stimulus payments received from the CARES Act in calculating income.
- C.** Suspends or alters repayment agreements to extend time frames and expand eligibility criteria.
- D.** Suspend or alter late fees and non-sufficient fund (NSF) fees.
- E.** Allows SAHA to conduct informal hearings remotely and delay SAHA from issuing decisions, which may negatively impact clients.

II. Proposed Revisions to Public Housing Admissions and Continued Occupancy Policy (ACOP):

A. Revisions in ACOP Appendix B:

1. Allows SAHA to change the following policies without altering the lease agreement in accordance with the CARES Act:
 - a) Lower or suspend certain maintenance charges.
 - b) Extend time periods for issuing a notice to vacate, due to nonpayment of rent and extend terms for repayment.
2. Extend time periods to complete the following procedures in accordance with HUD waivers:
 - a) Recertification, which includes annual reexaminations and interim reexaminations for changes of income.
3. Allows SAHA to waive the following program requirements in accordance with HUD waivers:
 - a) Recertification at transfer.
 - b) Community service.

B. Revisions in ACOP chapters:

1. Allows the following procedures to be done remotely through virtual or other electronic means:
 - a) Lease orientation and signing.

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- b) Inspections.
 - c) Recertification.
2. Allows families to repay debts to SAHA via personal check.

III. Proposed Revisions to Housing Choice Voucher Administrative Plan (Admin Plan):

A. Revisions in Admin Plan Appendix D:

- 1. Allows the following procedures to be done remotely through virtual or other electronic means:
 - a) Briefing.
 - b) Inspections, including acceptance of self-certification of non-life-threatening repairs and of infestation.
- 2. Allows SAHA to delay processing changes of rent requested by landlords.

B. Revisions in Admin Plan chapters:

- 1. Provides a new COVID-19 Assistance Referral preference to homeless families referred by the San Antonio Regional Alliance for the Homeless (SARAH).
- 2. Allows the following procedures to be done remotely through waiving in-person requirements, or through virtual or other electronic means:
 - a) Self-certification.
 - b) Inspections.
 - c) Notice of recertification.
- 3. Allows an extension for landlords to complete repairs, during a declared emergency or extenuating circumstance.
- 4. Waives the fee for a second reinspection, due to good cause.

STRATEGIC GOAL:

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

ATTACHMENT:

Resolution 6039
Statutory and Regulatory Waivers

**San Antonio Housing Authority
Resolution 6039**

RESOLUTION 6039, AUTHORIZING THE PROPOSED REVISIONS TO THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN)

WHEREAS, on April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) released multiple waivers in response to the novel Coronavirus (COVID-19) pandemic to waive and establish alternatives for numerous statutory and regulatory requirements; and

WHEREAS, these waivers allow Public Housing Agencies (PHAs) to update their existing policies, as necessary, per the alternative requirements, to ensure essential services continue, while protecting the health and safety of staff, clients and the public; and

WHEREAS, SAHA staff request authorization to establish the attached policies, which enable SAHA to improve processes and alleviate procedures (that are burdensome for clientele and SAHA staff), during the COVID-19 pandemic and in the future.

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

- 1) Resolution 6039, authorizing the proposed revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan (Admin Plan).

Passed and approved the 2nd day of July 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

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"> <i>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</i> 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 reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <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	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> • 7/31/20 	Yes, but modified.	5/01/20
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 	<ul style="list-style-type: none"> • 10/31/20 	Yes	4/10/20

		requirement for QC sampling inspections			
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) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> • Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments • Requires family to obtain independent professional inspection • 	<ul style="list-style-type: none"> • 7/31/20 	N/A	N/A
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 	<ul style="list-style-type: none"> • 7/31/20 	No	N/A

		<ul style="list-style-type: none"> ● PHA must not pay HAP to owner until HAP contract is executed 			
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 the HAP Contract	<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 made before the HAP contract terminates automatically. 	<ul style="list-style-type: none"> ● 12/31/20 	Yes	4/10/20
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>	<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

	§ 982.630, 982.636(d)				
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	<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

	Limit 83 FR 35490 Notice: Notice PIH 2019-11				
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

SAN ANTONIO HOUSING AUTHORITY

JULY 2, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6048, APPROVING THE PERMANENT MARKETING NAME OF THE ALAZAN LOFTS DEVELOPMENT

DocuSigned by:

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David Nisivoccia
President and CEO

DocuSigned by:

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Lorraine R. Robles
Director of Development Services and Neighborhood Revitalization

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6048, approving the permanent marketing name of the Alazan Lofts Development.

FINANCIAL IMPACT:

None at this time.

SUMMARY:

The SAHA Board approved the Alazan Lofts transaction on June 4, 2020, under Resolution 6029. This action allows the transaction to move to its financial closing and to prepare for construction. In preparation of the construction, the development team has also worked with residents, partners and the community-at-large to develop a permanent marketing name for the new development, which has been operating under the working name of Alazan Lofts.

SAHA, NRP Group, along with our consultants, Creative Civilizations, a local marketing and public relations firm, held a virtual community meeting on April 29, 2020, to work through the process of developing a name. There were approximately thirty five participants on the call. Creative Civilizations asked community members what was important to them in a name and what it had to do or convey. The community expressed their desire for the name to be relevant, engaging, meaningful, marketable and iconic, to name a few. The team allowed for community input through May 13, 2020. The suggestions resulted in eighteen possible names and/or combinations of names which were then voted on by the participants in order to determine the top three names for final selection.

The development team is requesting approval by the Board for one of the following three names (listed in no particular order):

- La Herencia at Alazan
- Las Terrazas at Alazan
- The Legacy at Alazan

The Alazan Lofts branding is an important step in the development process, as it will be a

SAN ANTONIO HOUSING AUTHORITY

JULY 2, 2020

reflection of the community. Built in the heart of the westside, community input was vital to ensure residents were involved in the process and were included every step of the way.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6048

Presentation by Creative Civilizations

**San Antonio Housing Authority
Resolution 6048**

RESOLUTION 6048, APPROVING THE PERMANENT MARKETING NAME OF THE ALAZAN LOFTS DEVELOPMENT

WHEREAS, the SAHA Board approved the Alazan Lofts transaction on June 4, 2020, under Resolution 6029, which will consist of 88 multifamily units; and

WHEREAS, the project has been operating under the working name Alazan Lofts; and

WHEREAS, a community meeting was held April 29, 2020, to garner input regarding the permanent marketing name for the Alazan Lofts and provided an opportunity for input to be received through May 13, 2020; and

WHEREAS, the development team has reviewed and processed all the community input and has determined three potential names; and

WHEREAS, the agency is asking that the Board determine the final marketing name from the following three options: La Herencia at Alazan, Las Terrazas at Alazan, or The Legacy at Alazan.

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

- 1) Approves Resolution 6048, approving the permanent marketing name of the Alazan Lofts Development.
- 2) Authorizes the President and CEO to execute all necessary documents and extensions.

Passed and approved the 6th day of August 2020.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**



SAHA | SAN ANTONIO
HOUSING AUTHORITY

Opportunity Lives Here

Alazan Branding

Prepared by



Advertising • Marketing • Public Relations



Branding Process

- Evaluate the votes cast during the Alazan Renaming Community Session.
- Review the participant comments from the Alazan Renaming Community Session.
- Review the GOTTODOS.
- Evaluate the marketability of each name option.
- Search each potential name for market usage.



Community Session Responses

The Legacy at Alazan – 11
La Cultura at Alazan - 9
The Alazanes - 7
The Heritage at Alazan - 7
Villas de Familia - 6
Brazos Pointe - 5
Las Terrazas at Alazan - 3
Balbuena Gardens – 3
Sonrisas at Alazan - 2
One Alazan - 2

Viviendas de Alazan - 1
Vivo Al Alazan - 1
Los Arbolitos - 1
Guadalupe Avenida Apache Creek - 1
Alazan Lofts - 1
Aztec Homes - 1
Aquilez Homes - 1
Guadalupe Gardens - 1



GOTTODOS

Relevant
Engaging
Meaningful
Memorable
Differentiating
Marketable
Sustainable
Ownable
Iconic



Finalist Names for New Development



Option #1

LA HERENCIA

at Alazan



Option #2

LAS TERRAZAS at Alazan



Option #3

THE LEGACY at Alazan



Additional Names for Consideration



Option #4

GUADALUPE TERRACES



Option #5

CUATRO CAMINOS at Alazan



#1 LA HERENCIA
at Alazan

#2 LAS TERRAZAS
at Alazan

#3 THE LEGACY
at Alazan

Additional Names for Consideration:

#4 GUADALUPE TERRACES

#5 CUATRO CAMINOS
at Alazan



Alazan Branding

- **Discussion**
- **Next Steps**

SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6050, AUTHORIZING THE AWARD OF CONTRACTS FOR BOND AND MIXED FINANCE COUNSEL ON AN AS-NEEDED BASIS TO THE FOLLOWING LAW FIRMS: LOCKE LORD LLP AND ORRICK, HERRINGTON & SUTCLIFFE LLP; AT THE RATE NOT TO EXCEED 1% OF THE BOND OF ISSUE, WITH ADDITIONAL WORK TO BE COMPENSATED BASED ON A MUTUALLY AGREEABLE FEE ARRANGEMENT THAT IS PROPORTIONATE TO THE COMPLEXITY AND VALUE OF THE TRANSACTION; BOTH FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO 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:
Timothy E. Alcott
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Timothy E. Alcott
Real Estate and Legal Services
Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6050, authorizing the award of contracts for Bond and Mixed Finance Counsel on an as-needed basis to the following law firms: Locke Lord LLP and Orrick, Herrington & Sutcliffe LLP; at the rate not to exceed 1% of the bond of issue, with additional work to be compensated based on a mutually agreeable fee arrangement that is proportionate to the complexity and value of the transaction; both for a period of one year with the option to renew up to two additional one-year terms.

FINANCIAL IMPACT:

The fee arrangements will be based on the complexity and value of each transaction and may include an hourly rate with a not-to-exceed limit or a flat rate. This is to ensure reasonable fees for each transaction, which is a priority, given the challenging funding environment.

Funding for legal and other professional services in the area of Bond Mixed Finance Counsel is included in every project budget and is generally paid out of the bond proceeds of the partnership or Beacon property.

SUMMARY:

On November 1, 2018 (Resolution 5848), we received Board approval to award contracts for Bond Mixed Finance Counsel on an as-needed basis to the following three law firms: Bracewell, LLP, Coats Rose, P.C., and Norton Rose Fulbright US LLP; all for a period of one year with the option to renew up to four additional one-year terms.

Due to the number of upcoming development projects, the San Antonio Housing Authority (SAHA) seeks to supplement its current pool of law firms that provide legal services related to the development and financing of multifamily housing to include the use of bonds. Services provided by the law firms will include, but are not limited to, providing advice and counsel in the areas of developing and structuring bond issues and financial transactions; suitable forms of financing for housing programs or projects, including any refinancing or restructuring of existing projects, as well as new projects that are under consideration; tax matters relating to properties financed by

SAN ANTONIO HOUSING AUTHORITY**July 2, 2020**

bonds; relevant federal, state, or municipal law along with any proposed federal, state or local legislation or regulations, as it relates to public finance; validity of the bonds issues, and if applicable, the tax-exempt status of such bonds from federal, state, and local taxes, and other related matters; and exemption of bonds from certain securities law. Additionally, the firms may be asked to draft official statements, trust indentures, loan agreements, and other documents relating to the issuance of bonds and other financial transactions; and, any other legal services, as requested by SAHA.

On May 1, 2020, SAHA issued a Supplemental Request For Qualifications (RFQ) #2004-961-49-5019 for Bond and Mixed Finance Counsel that closed on May 28, 2020. The RFQ was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 33 law firms. A total of two proposals were received in response to the RFQ: Locke Lord LLP and Orrick, Herrington & Sutcliffe LLP. Both proposals were evaluated on the following criteria: experience, methodology and approach, fee structure, and strength of the Section 3 and SWMBE Utilization Plans. Based on the above, we are recommending contract awards to both proposers.

Locke Lord LLP is the surviving partnership of a 2015 merger between Locke Lord LLP and Boston-based Edwards Wildman Palmer. The two legacy firms date back to 1891 (Dallas) and 1887, respectively. Their administration office is located in Dallas, Texas, with field office locations in Atlanta; Austin and Houston, Texas; Boston; Brussels; Chicago; Cincinnati; Hartford; Hong Kong; London; Los Angeles; Miami; New Orleans; New York; Princeton; Providence; Stamford; San Francisco; Washington, D.C.; and, West Palm Beach.

Locke Lord LLP also has a substantial housing finance practice with Public Finance, Real Estate and Tax professionals specializing in a broad spectrum of housing transactions throughout the United States to include, but not limited to, low-income housing tax credits, tax-exempt bonds, federal and state historic tax credits, Brownfields Tax Credits, energy tax credits, new markets tax credits, HUD Section 8 assistance, HUD 221 and 223 financing, HUD HOME, CDBG, and HOPE VI, state and local housing trust funds, Federal Home Loan Bank Affordable Housing Program, state housing and development agency financing programs, TCAP and Section 1602 Exchange, and USDA loan programs and rental subsidy.

A partner at Locke Lord was previously engaged by SAHA through another firm. Their housing authority clients included, but are not limited to, Bexar County Housing Authority, Travis County Housing Authority, Rhode Island Housing, Connecticut Housing Finance Authority, Vermont Housing Finance Agency, Massachusetts Housing Finance Agency, Miami-Dade County Housing Finance Authority, Palm Beach County Housing Finance Authority, Illinois Housing Development Authority and Manatee County Housing Finance Authority.

Orrick, Herrington & Sutcliffe LLP, is a global law firm that was founded in 1863, and is headquartered in New York with field office locations in Austin and Houston, Texas; Beijing, Shanghai; Boston; Brussels; Dusseldorf; Geneva; Hong Kong; London; Los Angeles; Milan; Munich; Orange County; Paris; Portland; Rome; Sacramento, San Francisco, Santa Monica, Silicon Valley, California; Seattle; Taipei; Tokyo; Washington DC; and Wheeling Global Operations & Innovation Center (GOIC). The firm is engaged in the general practice of corporate, municipal, and commercial law specializing in technology, energy, infrastructure and the finance sectors.

SAN ANTONIO HOUSING AUTHORITY**July 2, 2020**

Their Housing Finance group has experience with various types of financing structures used in the housing bond market, as well as with the restructuring of bond issues, such as Mortgage loan sales and bond defeasance, tax-exempt real estate loans (private placement pass-through documentation), rehabilitation loans (including rehab loan advances), variable rate or adjustable rate bonds, cash-collateralized short-term multifamily bond, Year 15 recapitalization structure, Put bonds (tender option bonds), convertible option bonds, compound interest bonds, senior/subordinate bonds, including multiple level, taxable/tax-exempt combinations, low-income housing tax credits, interest-only strips to finance down-payment assistance, letters and lines of credit, issuer (captive) single-family mortgage insurance, collateralized security structures, variable rate, renegotiable rate, growing equity, graduated payment and shared appreciation mortgages, deferred payment second mortgages, forward purchase agreements for bonds, refunding/recycling programs, index option pricing of bonds, FHA risk-sharing multifamily mortgage insurance, real estate investment trusts, and various derivative products designed to lower borrowing costs or hedge interest rate risk, including interest rate caps, swaps and swaptions.

This firm has received no prior awards from SAHA. They have recently served as bond or underwriter's counsel in connection with financings for New York City Housing Development Corporation, Idaho Housing and Finance Association, Oregon Housing and Community Services, California Housing Finance Agency, Housing Authority of the County of Los Angeles, Community Redevelopment Agency of the City of Los Angeles, Housing Authority of the County of Marin, Housing Authority of the County of Santa Barbara, Housing Authority of the County of Santa Clara, Oakland Community and Economic Development Agency, Sacramento Housing and Redevelopment Agency, San Diego Housing Commission, and San Francisco Redevelopment Agency, their Texas clients include, but are not limited to, City of Austin, City of Corpus Christi, City of Dallas, City of El Paso, Galveston and Harris counties, Bexar County Mental Health, Judson ISD, Texas A&M University, Texas Public Finance Authority, and Texas Transportation Commission.

CONTRACT OVERSIGHT

Contract oversight will be provided by Timothy E. Alcott, Real Estate and Legal Services Officer, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to assist the department in the contract renewal or new solicitation process.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6050
Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 6050**

RESOLUTION 6050, AUTHORIZING THE AWARD OF CONTRACTS FOR BOND AND MIXED FINANCE COUNSEL ON AN AS-NEEDED BASIS TO THE FOLLOWING LAW FIRMS: LOCKE LORD LLP AND ORRICK, HERRINGTON & SUTCLIFFE LLP; AT THE RATE NOT TO EXCEED 1% OF THE BOND OF ISSUE, WITH ADDITIONAL WORK TO BE COMPENSATED BASED ON A MUTUALLY AGREEABLE FEE ARRANGEMENT THAT IS PROPORTIONATE TO THE COMPLEXITY AND VALUE OF THE TRANSACTION; BOTH FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS

WHEREAS, on May 1, 2020, SAHA issued a Supplemental Request For Qualifications (RFQ) #2004-961-49-5019 for Bond and Mixed Finance Counsel that closed on May 28, 2020; and

WHEREAS, a total of two proposals were received in response to this solicitation; and

WHEREAS, we are recommending a contract award to both proposers: Locke Lord LLP and Orrick, Herrington & Sutcliffe LLP; and

WHEREAS, the fee arrangements will be based on the complexity and value of each transaction, and may include an hourly rate with a not-to-exceed limit or a flat rate. This is to ensure reasonable fees for each transaction, which is a priority, given the challenging funding environment.

Funding for legal and other professional services in the area of Bond Mixed Finance Counsel is included in every project budget, and is generally paid out of the bond proceeds of the partnership or Beacon property; 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 6050, authorizing the award of contracts for Bond and Mixed Finance Counsel on an as-needed basis to the following law firms: Locke Lord LLP and Orrick, Herrington & Sutcliffe LLP; at the rate not to exceed 1% of the bond of issue, with additional work to be compensated based on a mutually agreeable fee arrangement that is proportionate to the complexity and value of the transaction; both for a period of one year with the option to renew up to two additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 6th day of August 2020.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

Scoring Matrix - Initial			
Supplemental Bond and Mixed Finance Counsel			
2004-961-49-5019			
Criterion Description	Max Points Weight	Locke Lord	Orrick Herrington & Sutcliffe LLP
Relevant Experience	1-5 60%		
Rater 1		5.00	4.00
Rater 2		5.00	5.00
Rater 3		5.00	3.00
Total Score		15.00	12.00
Average Score		5.00	4.00
Weighted Score		3.00	2.40
Methodology & Approach:	1-5 10%		
Rater 1		3.00	4.00
Rater 2		5.00	4.00
Rater 3		4.00	3.00
Total Score		12.00	11.00
Average Score		4.00	3.67
Weighted Score		0.40	0.37
Fee Structure:	1-5 10%		
Rater 1		3.00	4.00
Rater 2		4.00	5.00
Rater 3		3.00	4.00
Total Score		10.00	13.00
Average Score		3.33	4.33
Weighted Score		0.33	0.43
Strength of Section 3 Plan:	1-5 10%		
Rater 1		1.00	1.00
Rater 2		2.00	2.00
Rater 3		1.00	1.00
Total Score		4.00	4.00
Average Score		1.33	1.33
Weighted Score		0.13	0.13
Strength of the SWMBE plan:	1-5 10%		
Rater 1		2.00	2.00
Rater 2		2.00	2.00
Rater 3		2.00	2.00
Total Score		6.00	6.00
Average Score		2.00	2.00
Weighted Score		0.20	0.20
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#			
Category 1: As detailed in Attachment E	5 (.25)		
Category II: As detailed in Attachment E	4 (.2)		
Category III: As detailed in Attachment E	3 (.15)		
Category IV: As detailed in Attachment E	2 (.1)		
Tota Weighted Score		4.07	3.53

Advertisement List
Solicitation # 2004-961-49-5019
2004-961-49-5019 Supplemental Bond and Mixed Finance Counsel

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
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	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

Advertisement List
Solicitation # 2004-961-49-5019
2004-961-49-5019 Supplemental Bond and Mixed Finance Counsel

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 ESD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 05/01/2020			
	HUBS on CMBL		
Davidson Troilo Ream & Garza	Cheree T. Kinzie	ckinzie@dtrglaw.com	
	Section 3 Bidders		

Advertisement List
Solicitation # 2004-961-49-5019
2004-961-49-5019 Supplemental Bond and Mixed Finance Counsel

No Section 3 Firms for this	category	5/1/2020	
	Direct Solicits		
Amy J Welton,Attorney @ Law	Amy Jeanne Welton	weltonlaw@gmail.com	
Bickerstaff Heath Delgado Acosta Llp	Emily Rogers	aodom@bickerstaff.com	
Bojorquez Law Firm, Pc	Geri Jarl	geri@texasmunicipallawyers.com	
Cadillac Law, Pllc	Lauren C. Medel	lauren@laurenmedel.com	
Cersonsky, Rosen & Garcia,	Jacquelyn McAnelly	jmcanelly@law-crg.com	
Cordero & Associates Law Firm, Pllc	Yesef Y. Cordero	ycl@corderolaw.us	
Foley & Lardner Llp	Kris Hesidenz	khesidenz@foley.com	
Fuller Law Group	Christopher Fuller	cfuller@fullerlaw.org	
Graves Dougherty Hearon & Moody, A P.C.	Melissa	mrobles@gdhm.com	
Linebarger Goggan Blair	Michelle Franco	BIDDINGLISTS@LGBS.COM	
Melvin And Associates, Pllc	Alisha Melvin	alisha@melvinandassociates.com	
Ramirez & Associates, P.C.	Florentino Ramirez, J	faramirez@ramirezassociates.com	
Ramon Worthington, Pllc	Sofia Ramon	sramon@ramonworthington.com	
Robbins Geller Rudman & Dowd Llp	Meredy Atwood	meredya@rgrdlaw.com	
Sara Leon & Associates,	Danielle Copeland	dcopeland@saraleonlaw.com	
Law Office Of Melanie Finch	Melanie Finch	melanie.finch.jd@gmail.com	
The Stroud Firm, Pllc	Rachel Stroud	rstroud@thestroutfirm.com	
The Willis Law Group Pllc	Kirk D Willis	kwillis@thewillislawgroup.com	
Womble Bond Dickinson (Us)	Alexandra Orr	alex.orr@wbd-us.com	
Coats Rose	Chris Ryman	CRyman@coatsrose.com	
Norton Rose Fulbright	Mike O'Donnell	mike.odonnell@nortonrosefulbright.com	
Reno & Cavanaugh	Jim McGovern	jmcgovern@renocavanaugh.com	
Petruska & Associates, PLLC	David Petruska	david.petruska@sbcglobal.net	
Andres Kurth, LLP	Kathleen Wu	KWu@akllp.com	
Ballard Spahr	Amy McClain Mary Jo George	McClainA@ballardspahr.com george@ballardspahr.com	
TESSMER LAW FIRM (HUB)	Tessmer, Heather	heather@tessmerlawfirm.com	
Bickerstaff Heath Delgado Acosta Llp	Emily Rogers	aodom@bickerstaff.com	
Locke Lord	Adam Harden	Adam.Harden@lockelord.com	
Kuhl & Grant		rec@kuhlgrantlaw.com	
Holland & Knight	James McDermott	james.mcdermott@hklaw.com	
Kutak Rock	Eric Berquist	eric.bergquist@kutakrock.com	
Hessel Aluise & O'Leary	Timothy Aluise	taluise@hapc.com	

SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6045, AUTHORIZING THE SAN ANTONIO HOUSING AUTHORITY TO BECOME A PARTICIPANT MEMBER OF SOURCEWELL, A NATIONWIDE PURCHASING COOPERATIVE, WHICH OFFERS ACCESS TO NATIONWIDE CONTRACTS FOR ITS MEMBERS

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

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6045, authorizing the San Antonio Housing Authority to become a participant member of Sourcewell, a nationwide purchasing cooperative, which offers access to nationwide contracts for its members.

FINANCIAL IMPACT:

There is no cost for SAHA to become a member of Sourcewell.

SUMMARY:

HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes by relieving them of developing specifications or of issuing solicitations. Because cooperatives award contracts, based on competitive bid or proposal processes, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with SAHA's Procurement Policy. These contracts provide a good alternate source for products and services that are needed in SAHA's operations.

This request is to obtain Board of Commissioners approval to allow SAHA to become a member of Sourcewell, formerly National Joint Powers Alliance, a nationwide purchasing cooperative created by the Minnesota legislature as a local unit of government. SAHA's membership will allow the agency to utilize any of Sourcewell's awarded contracts, on an as needed basis in accordance with the SAHA Procurement Policy. Eligible membership and participation is available to states, cities, counties, all government agencies, both public and non-public educational agencies, colleges, universities and non-profit organizations. There are over thirty Texas Housing Authorities who are members of Sourcewell to include Austin, Arlington, Corpus Christi, Galveston, Houston, Laredo and Travis County. Also, major Texas cities that are members include the cities of Austin, Dallas, Corpus Christi, El Paso, Fort Worth, Houston, Laredo, San Antonio, and Waco. Texas counties that are members include Bexar, Harris Nueces, Travis, Dallas, El Paso, and Galveston counties.

Sourcewell develops national competitive solicitations based on its member's needs and a viable industry solution. They advertise in various media to include but not limited to USA Today (National), and Public Purchase. They also notify each state procurement department for

SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

re-posting of the solicitation within their system, at their option. Contracts awarded by Sourcewell are generally a four year term with the potential for an additional one-year extension at the discretion of Sourcewell. SAHA will determine the term of contracts as they are recommended to the Board for approval.

Sourcewell has awarded contracts for Fleet Management Services, which is a primary reason for our interest in joining this cooperative; however, other contracts may be beneficial for our use in the future. As with all cooperative contracts over \$50,000.00 that we intend to utilize, approval will be obtained from the Board beforehand.

SAHA is currently a member of the State of Texas Cooperative Purchasing Program, which gives it access to all State-awarded contracts, such as Texas Multiple Award Schedules (TxMAS), and the Department of Information Services (DIR) technology contracts, U.S. Communities Government Purchasing Alliance and the Cooperative Purchasing Network (TCPN) (both now known as Omnia Partners) and the Houston-Galveston Area Council of Governments (H-GAC), all of which are nationwide purchasing cooperatives that have contracts currently utilized by SAHA. These contracts follow an acceptable competitive bid or proposal solicitation process. Membership in Sourcewell will add to the cooperative purchasing opportunities available to SAHA.

STRATEGIC GOAL:

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

ATTACHMENT:

Resolution 6045

**San Antonio Housing Authority
Resolution 6045**

RESOLUTION 6045, AUTHORIZING THE SAN ANTONIO HOUSING AUTHORITY TO BECOME A PARTICIPANT MEMBER OF SOURCEWELL, A NATIONWIDE PURCHASING COOPERATIVE, WHICH OFFERS ACCESS TO NATIONWIDE CONTRACTS FOR ITS MEMBERS

WHEREAS, HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, SAHA requests approval to become a participant member of Sourcewell, a nationwide purchasing cooperative, which will provide access to contracts they procure; and

WHEREAS, this cooperative program awards contracts based on the competitive bid or proposal process; therefore, SAHA would not be required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with SAHA procurement policies; and

WHEREAS, there is no cost for SAHA to become a member of Sourcewell, a nationwide purchasing cooperative; 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 6045, authorizing the San Antonio Housing Authority to become a participant member of Sourcewell, a nationwide purchasing cooperative, which offers access to nationwide contracts for its members.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 6th day of August 2020.

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

Attested and approved as to form:

**David Nisivocchia
President and CEO**

SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6046, AUTHORIZING THE AWARD OF CONTRACTS FOR VARIOUS SECURITY SERVICES AGENCY WIDE TO BLUE ARMOR SECURITY SERVICES, INC. (ABE, DBE, ESBE, MBE, SBE, SECTION 3 BUSINESS), TEXAS LAWMAN SECURITY & TRAFFIC CONTROL SERVICES, LLC, (HABE) AND TEXAS ASSET PROTECTION, LLC (ESBE, HABE, MBE, SBE, VBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,060,000.00 FOR YEAR ONE, \$1,110,000.00 FOR YEAR TWO, \$1,165,000.00 FOR YEAR THREE, \$1,225,000.00 FOR YEAR FOUR, AND \$1,285,000.00 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
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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:
Domingo Ibarra
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Domingo Ibarra
Director of Security

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6046, authorizing the award of contracts for various security services agency wide to Blue Armor Security Services, Inc. (ABE, DBE, ESBE, MBE, SBE, Section 3 Business), Texas Lawman Security & Traffic Control Services, LLC, (HABE) and Texas Asset Protection, LLC (ESBE, HABE, MBE, SBE, VBE) for an annual cumulative amount not to exceed \$1,060,000.00 for year one, \$1,110,000.00 for year two, \$1,165,000.00 for year three, \$1,225,000.00 for year four, and \$1,285,000.00 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 various security services is not expected to exceed an annual cumulative amount of \$1,060,000.00 for year one, \$1,110,000.00 for year two, \$1,165,000.00 for year three, \$1,225,000.00 for year four, and \$1,285,000.00 for year five. The recommended award amounts have been increased approximately 5% each year to allow for any unforeseeable events and for properties transitioning back from third-party management companies to Beacon Communities. These services will be funded through the approved operating budgets and/or operating reserves.

SUMMARY:

SAHA requires the services of a vendor to provide various security services agency wide to include peace officers (certified), and commissioned and non-commissioned security guards as needed for a security presence (stationed or mobile patrol) at SAHA properties and events. They will also be utilized to provide as needed fire watch services.

On March 19, 2020, SAHA issued a "Request For Proposals" (RFP) #2003-990-46-5009 for Security Services Agency Wide which closed on April 24, 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 25 vendors. A total of five proposals were received in response to this solicitation: Blue Armor Security Services, Inc. (ABE, DBE, ESBE, MBE, SBE, Section 3 Business), Texas Asset Protection, LLC (ESBE, HABE, MBE, SBE, VBE), Texas Lawman Security

SAN ANTONIO HOUSING AUTHORITY**July 2, 2020**

and Traffic Control Services, LLC (HABE, Section 3 Business), Texas Veteran Security, LLC (DIBE, ESBE, HABE, MBE, SBE, VBE, HUB, Section 3 Business), Watchmen Protective Services, LLC (ESBE, HABE, MBE, SBE). All proposals were evaluated on the following criteria: experience, key personnel, capacity, price, and strength of the Section 3 and SWMBE utilization plans. Based on the above, we are recommending contract awards to the three highest rated proposers: Blue Armor Security Services, Inc., Texas Lawman Security & Traffic Control Services, LLC, and Texas Asset Protection, LLC.

Blue Armor Security Services, Inc. was founded in 2003, and is located in San Antonio, Texas. This company has been certified as an ESBE, HABE, MBE, SBE, WBE by the South Central Texas Regional Certification Agency, a HUB by the State of Texas, and a Section 3 Business by SAHA. They specialize in a variety of security services to include, but not limited to, surveillance, personal protection, patrol, armed and unarmed security officers, off-duty peace officers and emergency response. These services are provided to residential customers, businesses, and new development communities throughout the State of Texas to include the following: Austin, Boerne, Crystal City, Ft. Worth/Dallas, Houston, Jourdanon, New Braunfels, Pearsall, Pleasanton, Rio Grande Valley, Seguin, San Antonio, and Waco. Blue Armor Security has received prior awards from SAHA for security guard services for Central Office and various security services and has performed satisfactorily under both agreements. Their client list includes Bexar County; Port San Antonio; San Antonio Water System; VIA Metropolitan Transit; WATTS Water Technologies San Antonio; Estates at Champions Ridge; Estates at Champions Run; Cross Timber HOA; Greystone HOA; Hidden Forest HOA; Huntington HOA; Tarantino Properties Fort Worth, Houston, San Antonio and Waco; Go Rio Cruises; KABB/WOAI/Fox News San Antonio; KEYE-TV/Telemundo in Austin; and Texas Carver Academy School. Blue Armor Security's Section 3 Good Faith Effort Plan includes providing training in the following areas: Leadership Training, Seminar; Level II Non-Commissioned Unarmed Security Officer (Guard) Certification; Resume Writing; and Job Interview skills.

Texas Lawman Security and Traffic Control Services LLC, was established in 2008, and headquartered in San Antonio, Texas. This company self-certifies as an HABE and has been certified by SAHA as a Section 3 Business. They specialize in mobile patrol services, onsite security, off duty Texas peace officers, traffic control, private investigations, and fire watch. These services are provided to neighborhoods/subdivisions, apartment communities, and independent and private schools. Texas Lawman Security and Traffic Control Services has received prior awards from SAHA for Security Guard Services for Beacon Communities and we have utilized their services to assist in fulfilling the immediate security needs of the agency as a result of the current events surrounding the COVID-19 virus. They have performed satisfactorily under both awards. Their client list includes the Housing Authority of Bexar County and numerous private management companies to include, but not limited to, Orion Real Estate Services Texas, United Apartment Group, the Vineyard Shopping Center and 3C-C4 Family. This vendor's Section 3 utilization plan includes a 30% goal for Section 3 new hires.

Texas Asset Protection, LLC (TAP) was established in 2017, and is headquartered in San Antonio, Texas. This company was derived from International Investigations and Security that was established in 2004. The security division branched off from the parent company in 2017, and was named Texas Asset Protection, LLC (TAP). They have been certified as an ESBE, HABE, MBE, SBE, VBE by the South Central Texas Regional Certification Agency. TAP offers armed/unarmed security, access control, security patrol, personal protection officers, off duty police security, and

SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

traffic control for Bexar County and the surrounding areas. Their clientele includes apartment complexes, auto dealerships, bus stations, construction sites, financial institutions, gated communities, health care facilities, hotels and motels, outlets and malls, private property, religious centers, restaurants, meat markets, retail stores, shopping centers, and warehouses and manufacturing. TAP has received no prior awards from SAHA. Their client list includes Consulate General of Mexico, Residence Inn by Marriott, Medio Springs Ranch, and Spectrum Association Management. Their Section 3 utilization plan includes a 30% goal for Section 3 new hires.

CONTRACT OVERSIGHT:

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

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENT:

Resolution 6046
Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 6046**

RESOLUTION 6046, AUTHORIZING THE AWARD OF CONTRACTS FOR VARIOUS SECURITY SERVICES AGENCY WIDE TO BLUE ARMOR SECURITY SERVICES, INC. (ABE, DBE, ESBE, MBE, SBE, SECTION 3 BUSINESS), TEXAS LAWMAN SECURITY & TRAFFIC CONTROL SERVICES, LLC, (HABE) AND TEXAS ASSET PROTECTION, LLC (ESBE, HABE, MBE, SBE, VBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,060,000.00 FOR YEAR ONE, \$1,110,000.00 FOR YEAR TWO, \$1,165,000.00 FOR YEAR THREE, \$1,225,000.00 FOR YEAR FOUR, AND \$1,285,000.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on March 19, 2020, SAHA issued a “Request For Proposals” (RFP) #2003-990-46-5009 for Security Services Agency Wide, which closed on April 24, 2020; and

WHEREAS, a total of five proposals were received in response to this solicitation; and

WHEREAS, we are recommending contract awards to Blue Armor Security Services, Inc., Texas Lawman Security & Traffic Control Services, LLC, and Texas Asset Protection, LLC. They are the highest rated responsive and responsible proposers; and

WHEREAS, the current award recommendation for various security services is not expected to exceed an annual cumulative amount of \$1,060,000.00 for year one, \$1,110,000.00 for year two, \$1,165,000.00 for year three, \$1,225,000.00 for year four, and \$1,285,000.00 for year five. The recommended award amounts have been increased approximately 5% each year to allow for any unforeseeable events and properties transitioning back from third-party management companies to Beacon Communities. These services will be funded through the approved operating budgets and/or operating reserves; and

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

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

- 1) Approves Resolution 6046, authorizing the award of contracts for various security services agency wide to Blue Armor Security Services, Inc. (ABE, DBE, ESBE, MBE, SBE, Section 3 Business), Texas Lawman Security & Traffic Control Services, LLC, (HABE) and Texas Asset Protection, LLC (ESBE, HABE, MBE, SBE, VBE) for an annual cumulative amount not to exceed \$1,060,000.00 for year one, \$1,110,000.00 for year two, \$1,165,000.00 for year three, \$1,225,000.00 for year four, and \$1,285,000.00 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 6th day of August 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

**Scoring Matrix
Security Services Agency Wide
2003-990-46-5009**

Criterion Description	Weight	Blue Armor Security Services, Inc.	Texas Asset Protection, LLC	Texas Lawman Security & Traffic Control Services, LLC	Texas Vetern Security, LLC	Watchmen Protective Services, LLC.
Relevant Experience:	1-5 25%					
Rater 1		5.00	2.00	5.00	2.00	3.00
Rater 2		4.00	3.00	4.00	2.00	3.00
Rater 3		5.00	2.00	5.00	1.00	3.00
Total Score		14.00	7.00	14.00	5.00	9.00
Average Score		4.67	2.33	4.67	1.67	3.00
Weighted Score		1.17	0.58	1.17	0.42	0.75
Key Personnel:	1-5 20%					
Rater 1		5.00	2.00	5.00	2.00	0.00
Rater 2		4.00	3.00	3.00	3.00	1.00
Rater 3		4.00	3.00	4.00	2.00	1.00
Total Score		13.00	8.00	12.00	7.00	2.00
Average Score		4.33	2.67	4.00	2.33	0.67
Weighted Score		0.87	0.53	0.80	0.47	0.13
Price proposal:	1-5 25%					
Total Score		4.96	5.00	4.87	4.96	4.96
Weighted Score		1.24	1.25	1.22	1.24	1.24
Capacity:	1-5 20%					
Rater 1		5.00	3.00	4.00	2.00	3.00
Rater 2		4.00	3.00	4.00	3.00	2.00
Rater 3		4.00	2.00	3.00	2.00	2.00
Total Score		13.00	8.00	11.00	7.00	7.00
Average Score		4.33	2.67	3.67	2.33	2.33
Weighted Score		0.87	0.53	0.73	0.47	0.47
Strength of the Section 3 plans:	1-5 5%					
Rater 1		3.00	3.00	3.00	3.00	3.00
Rater 2		3.00	3.00	3.00	3.00	3.00
Rater 3		3.00	3.00	3.00	3.00	3.00
Total Score		9.00	9.00	9.00	9.00	9.00
Average Score		3.00	3.00	3.00	3.00	3.00
Weighted Score		0.15	0.15	0.15	0.15	0.15
Strength of the SWMBE plans:	1-5 5%					
Rater 1		3.00	3.00	3.00	3.00	2.00
Rater 2		3.00	3.00	3.00	3.00	2.00
Rater 3		3.00	3.00	3.00	2.00	1.00
Total Score		9.00	9.00	9.00	8.00	5.00
Average Score		3.00	3.00	3.00	2.67	1.67
Weighted Score		0.15	0.15	0.15	0.13	0.08
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#						
Category I: As detailed in Attachment D	5 (.25)					
Category II: As detailed in Attachment D	4 (.2)					
Category III: As detailed in Attachment D	3 (.15)					
Category IV: As detailed in Attachment D	2 (.1)	0.10		0.10	0.10	
Total Weighted Score		4.54	3.20	4.32	2.97	2.82

Advertisement List
Solicitation # 2003-990-46-5009
Security Services Agency Wide

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Sherry Logan	info@alamocitychamber.org slogan@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 Antonio	Martha Mangum	martham@recsanantonio.com	

**Advertisement List
Solicitation # 2003-990-46-5009
Security Services Agency Wide**

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	
Direct Solicits as of 11/15/18			
	HUBS on CMBL		
ACUMEN PROTECTION GROUP LLC	Lillian Stephens	lillian.stephens@acumenprotectiongrp.com	210-904-7875
ARBER, INC.	ROBERT M. LOZANO	corporate@arberinc.com	210-736-6200
BLUE ARMOR SECURITY SERVICES, INC.	CEO/President /Willie Ng	willie.ng@bluearmorsecurity.com	210-495-4610
MED SECURITY, INC.	ROD KENNEDY	rkennedy@med-securityinc.com	210-314-1850
TEXAS VETERAN SECURITY LLC	GERARD MORALES	TEXASVETOPS@GMAIL.COM	210-404-8094
WARHAWK GROUP LLC	Clarence Redrick	Clarence.Redrick@warhawkgroup.org	210-823-0405

Advertisement List
Solicitation # 2003-990-46-5009
Security Services Agency Wide


	Section 3 Bidders		
	None		
	Direct Solicits		
Allied Universal	Candace Kleck	candace.kleck@aus.com	
Champion National Security	Rob Leitgen Jim Carroll	rleitgen@champ.net jcarroll@champ.net	210-830-6844
Citywide Investigations & Security	Roy Granger	bdm@cwidesat.com	(210) 681-8268
Global Security & Investigations Alamo Heights Inc.	Irma Trejeda	Globalsecurity@gsiah.com	210-822-7464
Garda World	Derek Murakami	Derek.Murakami@garda.com	512-960-4029
Justice Security and Patrol LLC	Mike	malvarado@justicesecurityandpatrolllc.com	210-669-2600
Night-Eyes Protective Svc.	Fernando Rodriguez Carmen Arrieta	nechief01@night-eyes.com ca0407@night-eyes.com	(210) 842-8046
Pro Security Group	Denise Nicholson	denise@prosecuritygroup.com	254-753-7766
Ram Security Services	Oscar Ramos	Ramsec12@yahoo.com	830-872-1790
San Antonio Investigations & Security	D. Rosas	sainvestigations-security@sais.us	
Smith Protective Services	Robert Taylor	rtaylor@smithprotective.com	210-681-8221
SOA Security Company	Anthony Warren	awarren4@soasatx.com	(210)775-2807
Statewide Patrol			210-750-6321
Texas Asset Protection	Oscar Gonzalez	Oscar.gonzalez@txassetpro.com	210-544-7262
Texas Lawman Security	Anthony Alvarado	a.alvarado@txlawmansecurity.com	210-690-1212
Top Gun Security Services	Jeff Moore	Jeff@topgunsecurityservices.com David.urdiales@teamuas.com	210-276-0517
Vets Securing America	Gerald Gregory	jerry@vetssecuringamerica.com	210-299-7623 *106
Watchmen Protective Services		watchmenps@outlook.com	210-977-8874
War Eagle Security Services		support@wareaglesecurityservices.com	(210) 682-1182


SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Diana Kollodziej Fiedler, Director of Finance and Accounting 

RE: Update and discussion regarding Insurance Policies Placed in Coverage for Fiscal Year 2020-2021

SUMMARY:

This item was originally presented to the Board of Commissioners on June 4, 2020, and was approved under Resolution 6033. Staff committed to updating the Board of Commissioners on matters of insurance placement, renewal, pricing, and negotiation for the San Antonio Housing Authority’s (SAHA) insurance portfolio.

Each year, staff follows a series of steps to ensure SAHA has proper insurance coverage in place.

1. Do they meet the U.S. Department of Housing and Urban Development requirements?
2. Do they meet lender requirements?
3. Are there any coverage gaps?
4. Is the coverage adequate?

Property, Liability, Boiler and Machinery, Directors and Officers, Fiduciary, Fidelity, Employment Practices Liability, Cyber Liability, Umbrella Policies, Workers’ Compensation, and Automobile Fleet policies renewed as was presented to the Board of Commissioners on June 4, 2020. Flood policies renew throughout the year; however, staff is confident that those policies will renew at or below estimated amounts.

Below are the steps that staff followed to price, negotiate, and renew/place SAHA’s insurance portfolio:

- March 2020 Review/complete renewal applications
- April 2020 Gather and submit related data (to BOR) – loss runs, review market trends and pricing, discuss placement, negotiation or alternative strategies with the Chief Financial Officer (CFO)
- May 2020 Recommend and request Board of Commissioners (BOC) authorization
Seek competitive premium indications in the open market and discuss recommendations with CFO
- June 2020 Receive and review quotes on the entire portfolio, bind coverage
- July 2020 Policies renewed or placed
Return to update BOC of placement and more accurate projected costs

Overall, staff renewed and placed all SAHA insurance policies at an increase of five percent over the last fiscal year. Staff will continue its efforts to reduce its loss ratio so that SAHA can make changes to its insurance portfolio in the future, if it so chooses.

SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

\$3,985,405.00 from SAHA's FY 2020-2021 operating budget and insurance reserves provides funding for these annual costs.

STRATEGIC GOAL:

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

ATTACHMENT:

Fiscal Year 2020-2021 Insurance Renewals for SAHA and its Affiliates


Fiscal Year 2020-2021 Insurance Renewals for SAHA and its Affiliates												
Insurance Type or Insured Entity	2019-2020 Premiums				2020-2021 Request to the Board				2020-2021 Premiums			
	Property	Liability	Umbrella Limit of Liability \$8,000,000	Total	Property	Liability	Umbrella Limit of Liability \$8,000,000	Total	Property	Liability	Umbrella Limit of Liability \$3,000,000	Total
Automobile Fleet		\$50,923		\$50,923		\$59,820		\$59,820		\$58,871		\$58,871
Cyber Liability		\$15,410		\$15,410		\$18,975		\$15,410		\$24,523		\$24,523
Fiduciary, EPL, and D&O		\$49,271		\$49,271		\$56,662		\$56,662		\$58,577		\$58,577
Fidelity/Crime		\$8,839		\$8,839		\$10,165		\$10,165		\$8,839		\$8,839
Workers' Compensation		\$301,473		\$301,473		\$331,620		\$331,620		\$332,652		\$332,652
Flood	\$27,953			\$27,953	\$32,146			\$32,146	\$31,300			\$31,300
Property and Liability:												
Converse Ranch, LLC	\$29,763	\$5,733	\$8,507	\$44,003	\$35,667	\$6,593	\$9,578	\$51,839	\$32,747	\$6,075	\$3,629	\$42,451
Clark 05 (Highland Park)	\$0	\$0	\$0	\$0	\$60,337	\$11,050	\$28,992	\$100,379	\$60,377	\$16,862	\$20,263	\$97,502
Durango Midrise, LP	\$67,142	\$11,233	\$9,537	\$87,912	\$76,979	\$12,918	\$9,365	\$99,262	\$68,494	\$11,306	\$4,671	\$84,471
Homestead Redevelopment Partnership Ltd.	\$27,710	\$7,284	\$8,671	\$43,665	\$31,864	\$8,377	\$9,972	\$50,212	\$28,604	\$7,457	\$3,745	\$39,806
Las Varas Public Facility Corp.		\$2,917	\$8,080	\$10,997		\$3,355	\$9,292	\$12,647	\$0	\$2,930	\$3,030	\$5,960
O'Connor Rd. Ltd. Partnership	\$25,773	\$6,912	\$8,589	\$41,274	\$30,863	\$7,949	\$9,877	\$48,689	\$26,604	\$6,962	\$3,630	\$37,196
Pecan Hill Apartments Inc.	\$15,620	\$4,628	\$8,087	\$28,335	\$17,860	\$5,322	\$9,300	\$32,482	\$17,311	\$4,661	\$3,098	\$25,070
Public Housing	\$881,756	\$392,774		\$1,274,530	\$1,046,975	\$412,381		\$1,459,356	\$936,020	\$284,305		\$1,220,325
Refugio St. Ltd. Partnership	\$41,472	\$9,728	\$9,728	\$60,928	\$49,867	\$11,187	\$10,589	\$71,644	\$42,634	\$9,800	\$4,286	\$56,720
SAHA Boiler & Machinery	\$23,579			\$23,579	\$25,101			\$25,101	\$25,292			\$25,292
San Antonio Housing Development Corp.	\$32,424	\$4,837	\$8,099	\$45,360	\$37,430	\$5,563	\$9,314	\$52,307	\$32,672	\$4,790	\$3,093	\$40,555
San Antonio Housing Facility Corp.	\$286,194	\$46,414	\$26,914	\$359,522	\$326,965	\$54,264	\$37,051	\$418,279	\$319,840	\$50,841	\$21,666	\$392,347
Sendero I Public Facility Corp.	\$37,460	\$8,912	\$8,770	\$55,142	\$43,024	\$10,249	\$9,751	\$63,024	\$39,250	\$8,951	\$4,091	\$52,292
SP II Ltd. Partnership	\$19,848	\$5,534	\$8,286	\$33,668	\$23,783	\$6,364	\$9,529	\$39,676	\$20,565	\$5,565	\$3,307	\$29,437
Springhill Courtland Hts Public Facility Corp.	\$98,748	\$23,291	\$14,033	\$136,072	\$114,450	\$26,785	\$15,156	\$156,391	\$128,130	\$23,831	\$9,370	\$161,331
Sunshine Plaza Apartments Inc.	\$16,807	\$4,800	\$8,124	\$29,731	\$19,007	\$5,520	\$9,343	\$33,870	\$17,438	\$4,836	\$3,138	\$25,412
Vera Cruz Redevelopment Partnership Ltd.	\$5,597	\$1,334	\$8,080	\$15,011	\$6,690	\$1,534	\$9,292	\$17,516	\$5,858	\$1,351	\$3,030	\$10,239
Woodhill Public Facility Corp	\$160,356	\$31,284	\$17,809	\$209,449	\$170,619	\$35,977	\$20,480	\$227,076	\$185,856	\$32,879	\$12,928	\$231,663
Total Cost of Insurance	\$1,798,202	\$993,531	\$161,314	\$2,953,047	\$2,149,626	\$1,102,627	\$216,881	\$3,465,569	\$2,018,992	\$966,864	\$106,975	\$3,092,831
Additional amount for additions, adjustments, and events				\$566,953				\$519,835				\$892,573
Total Board Approved Request Including Additions				\$3,520,000				\$3,985,405				\$3,985,405
Change from 2019-2020 Premiums									\$220,790.00	-\$26,666.60	-\$54,339.10	\$139,784.30
												5%


SAN ANTONIO HOUSING AUTHORITY

July 2, 2020

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

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

RE: Procurement Activity Report

Through the first calendar quarter ending March 31, 2020, the San Antonio Housing Authority's Procurement Department issued seven formal and three informal solicitations, receiving a total of 71 responses. This resulted in an average of 7.1 responses per formal solicitation and 7.0 responses per informal solicitations, for an overall average response rate of 7.1 per solicitation. New contracts awarded through first calendar quarter ending March 31, 2020 were \$15,327,620.27; contract renewals in the amount of \$927,395.00, to include \$325,000.00 in blanket awards, which resulted in a grand total award of \$16,255,015.27. Of this total, \$7,147,396.68 or 44.0 percent was awarded to Small, Women-Owned and Minority Business Enterprises (SWMBE), and \$7,190,485.00 or 44.2 percent was awarded to Section 3 business concerns.

Through the first calendar quarter ending on March 31, 2020, SAHA contractors reported 30 of their 63 new hires qualified as Section 3 individuals, which represented 47.6% percent of all new hires. The Section 3 new hires were composed of fifteen males and fifteen female individuals. The weighted average wage rate for these Section 3 individuals is \$13.63 per hour and the breakdown by category is as follows:

3	new Section 3 hires earned from \$10.00 to < \$11.00 per hour
3	new Section 3 hires earned from \$11.00 to < \$12.00 per hour
4	new Section 3 hires earned from \$12.00 to < \$13.00 per hour
3	new Section 3 hires earned from \$13.00 to < \$15.00 per hour
16	new Section 3 hires earned from \$15.00 to < \$17.00 per hour
1	new Section 3 hires earned from \$18.00 to < \$20.00 per hour

For the first calendar quarter ending March 31, 2020, SAHA has hired two of its Section 3 temporary employees into full time positions within the agency.

Current Solicitations: There are currently two Invitation for Bids (IFB), one Request For Proposals (RFP), and one Quick Quote (QQ) being advertised. The Invitation For Bids are for Backflow Inspection, Maintenance and Repair, and Boiler and Chiller Maintenance and Repair Services. The Request For Proposals is for La Providencia Apartments Exterior Rehabilitation and Site Improvements, and the Quick Quote is for Dietrich Apartments Balcony Repair.

Closed/Pending Solicitations: There are six solicitations that have closed and currently being evaluated. The solicitations are for Apartment Marketing Services for Beacon Communities, Retirement Plan Investment Advisory Services, Elevator Inspection Services, Consulting and Guidance on HUD and Other Affordable Housing Programs, Welding Services, and Work Order Request and Answering Services for Public Housing.

SAN ANTONIO HOUSING AUTHORITY**July 2, 2020**

Solicitations in Development: Procurement is currently working on a number of solicitations for advertisement. These include Housekeeping Services for Beacon Communities, Public Relations Consulting Services, Media Monitoring Services, Construction Management/Commissioning Agent - EPC II, Sunshine Plaza Apartments Renovations, Closed Loop Water Treatment Systems Services, Energy Audit and Utility Allowance Study, Demolition of Homes in Palm Lake and Sunflower Subdivisions, Tax Credit Consulting Services, Disaster Restoration of Operation Services, Risk Management Software, Pest Control Services for Public Housing and Administrative Properties, Third Party Fleet Maintenance Services, Income and Employment Verification Services, Bulk Pickup Services Agency Wide (Re-bid), Tenant Screening Services Agency Wide, Electrical Repair and Replacement, Carpet Cleaning Services, Chimney, Vent and Duct Cleaning Services Agency Wide (Re-bid), Vending Concessions, Collection Services, and Cell Tower Lease Consultant.

Blanket Awards:

Awarded projects for first calendar quarter are listed below:

Contract Title	Number of Awards	Amount of Blanket Award	Projects Awarded 1st Qtr 2020
Architectural and Engineering Services	8	\$1,500,000.00	\$0.00
Carpet and Flooring Purchase, Replacement and Installation	2	\$325,000.00	\$74,082.13
Environmental Engineering	1	\$600,000.00	\$189,932.00
Professional Engineering	4	\$1,500,000.00	\$0.00
Residential Style HVAC Systems	3	\$1,200,000.00	\$209,527.43
Legal Services	9	\$500,000.00	\$41,374.79
Bond/Mixed Finance Counsel	3	1% of Bond of Issue	
Special Counsel Board Matters	1	\$60,000.00	\$13,557.10
Pest Control for Beacon Communities	2	\$220,000.00	\$10,808.59
Pest Control for Various SAHA Public Housing and Administrative Properties	2	\$500,000.00	\$33,655.90
Residential Real Estate Appraisal Services	3	\$150,000.00	\$10,808.59

SAN ANTONIO HOUSING AUTHORITY**July 2, 2020**

Commercial Real Estate Broker	6	Maximum 6% fee; \$200/consulting and market analysis	\$0.00
Residential Real Estate Broker Services	2	\$250,000.00	\$15,323.76
Temporary and Contract Personnel Services	4	\$2,834,000.00	\$567,179.39
Make Ready Services for Public Housing	4	\$2,200,000.00	\$570,985.02
Plumbing and Related Maintenance Services	3	\$2,200,000.00	\$331,197.19
Disaster Restoration of Operations Services	2	\$150,000.00	\$2,093.27
Architectural & Engineering and Other Forensic Consulting Services	4	\$1,500,000.00	\$0.00
Mowing and Grounds Maintenance for Public Housing	4	\$1,000,000.00	\$6,787.00

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Amounts paid according to award provisions.

STRATEGIC OBJECTIVE:

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

ATTACHMENT:

Procurement Activity Report

Procurement Activity Report as of June 15, 2020

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Construction Services	IFB	Boiler and Chiller Maintenance and Repair	N/A	6/16/2020
Beacon Communities	RFP	La Providencia Apartments Exterior Rehabilitation and Site Improvements	N/A	6/19/2020
Construction Services	IFB	Backflow Inspection, Maintenance, Repair and Installation	N/A	6/26/2020
Beacon Communities	QQ	Dietrich Apartments: Balcony Repair	N/A	6/30/2020
SAHA Department				
SAHA Department	Type	Solicitation Name	Date Closed	Board Meeting July 2, 2020
Agency Wide	N/A	Membership in Sourcewell	N/A	
Security	RFP	Various Security Services Agency Wide	4/24/2020	
Legal Services	Supplemental RFQ	Bond and Mixed Finance Counsel	5/28/2020	
Solicitations Under Evaluation				
Beacon Communities	RFP	Apartment Marketing Services for Beacon Communities	9/30/2019	Negotiation Due Diligence Procurement Evaluation
Human Resources	RFP	Retirement Plan Investment Advisory Services	1/10/2020	
Construction Services	QQ	Elevator Inspections Services	2/11/2020	
Finance and Accounting	RFP	Consulting and Guidance on HUD and Other Affordable Housing Programs	4/14/2020	
Agency Wide	IFB	Welding Services	5/29/2020	
Public Housing	RFP	Work Order Request and Answering Services for Public Housing	6/15/2020	
Future Solicitations				
Beacon Communities		Housekeeping Services for Beacon Communities		August 2020
Communications and Public Affairs		Public Relations Consulting Services		July 2020
		Media Monitoring Services		July 2020
Construction Services		Construction Management/Commissioning Agent - EPC II		June 2020
		Sunshine Plaza Apartments Renovations		July 2020
		Closed Loop Water Treatment Systems Services		July 2020
		Energy Audit and Utility Allowance Study		July 2020
DSNR		Demolition of Homes in Palm Lake and Sunflower Subdivisions		June 2020
		Tax Credit Consulting Services		June 2020
Finance and Accounting		Disaster Restoration of Operation Services		Cooperative Purchasing Program
		Risk Management Software		July 2020
Public Housing		Pest Control Services for Public Housing and Administrative Properties		July 2020
Procurement and General Services		Third Party Fleet Maintenance Services		Cooperative Purchasing Program
Agency Wide		Income and Employment Verification Services		Single Source
		Bulk Pickup Services Agency Wide (Re-bid)		July 2020
		Tenant Screening Services Agency Wide		July 2020
		Electrical Repair and Replacement		July 2020
		Carpet Cleaning Services		July 2020
		Chimney, Vent and Duct Cleaning Services Agency Wide (Re-bid)		July 2020
		Vending Concessions		July 2020
		Collection Services		July 2020
		Cell Tower Lease Consultant		August 2020

PRESIDENT'S REPORT

July 2, 2020

Public Housing (PH) Wellness Check Calls

SAHA staff worked together to make wellness check calls to all Public Housing (PH) residents. Calls were made by PH staff, Community Development Initiative (CDI) staff, Customer Service staff, and volunteers from other departments. Calls focused on assessing whether supplies or services were needed. SAHA staff will follow up on the resident requested action items to include supplies, food distribution, and changes of income to be processed. Additional calls and emails will be made to residents who were unable to be reached.

Please see attached presentation.



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

PUBLIC HOUSING WELLNESS CHECK CALLS

JULY 2, 2020

BACKGROUND

- SAHA staff worked together to make **wellness check calls** to all Public Housing (PH) residents
- Calls were made by PH staff, Community Development Initiatives (CDI) staff, Customer Service staff, and volunteers from other departments
- Calls focused on assessing whether **supplies** or **services** were needed

CALL OVERVIEW

TOTAL CALLS MADE

5,287

ANSWERED CALL

2,203

CALL SUCCESS RATE

41.7%

DID NOT NEED ASSISTANCE

377

DEMOGRAPHICS

4

ELDERLY / DISABLED

918

SINGLE-PERSON HOUSEHOLDS

982

FAMILY

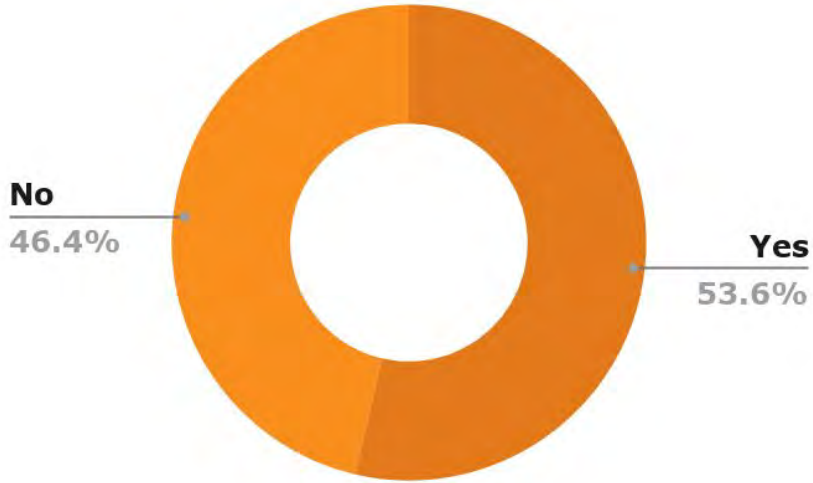
954

HOUSEHOLDS WITH CHILDREN

713



INTERNET SERVICE CONNECTION



53.6% of residents stated they had internet connection in their units

ONLINE CLASS ACCESS

Out of 1,219 residents who have children at home, only **47.8%** stated their children were able to access online classes

DECREASES IN INCOME



Did the household experience a **decrease** in income?

FOLLOW UP

52.2% of residents who did experience a decrease in income had not submitted a change of income request to SAHA. Staff are following up with those individuals.

SUPPLIES NEEDED

7



SERVICES NEEDED

TOP SERVICES NEEDED

- 1 **Food Assistance**
- 2 **Utility Payment Assistance**
- 3 **Transportation Assistance**

STATS AT A GLANCE

64% of residents stated they **did not need** any services, and **182 residents** stated they were **already connected** with services

Majority stated they received food assistance and other services from agencies such as SAHA, the SA Food Bank, Meals on Wheels, CPS Energy, school districts, Veteran Affairs and the City of San Antonio

NEXT STEPS

- SAHA staff will follow up on the resident-requested action items:
 - Supplies
 - Food distribution
 - Changes of Income to be processed
- Additional calls and emails will be made to residents who were unable to be reached



QUESTIONS?