



OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE MEETING MARCH 18, 2021



BOARD OF COMMISSIONERS
Dr. Ana "Cha" Guzmán
ChairJessica Weaver
Vice ChairOlga Kauffman
CommissionerGabriel Lopez
CommissionerIgnacio Perez
CommissionerRuth Rodriguez
Commissioner

INTERIM PRESIDENT & CEO

Ed Hinojosa, Jr.

SAN ANTONIO HOUSING AUTHORITY
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or
****SPECIAL BOARD MEETING**
TELECONFERENCE

Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
12:30 p.m., Thursday, March 18, 2021

The Board of Commissioners will convene for a Committee, or Special Board meeting, by teleconference, for discussion on the following matters:

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. Public Comment - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to **12:30 p.m.**

Now is the time for public comments. The Board asks the public to address concerns related to SAHA matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to SAHA staff for more prompt resolution.

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Consideration and appropriate action regarding Resolution 6124, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. for an annual cumulative amount not to exceed \$1,510,789.00 for year one; \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five; for a period of one year with the option to renew up to four additional one year terms (Zachariah Woodard, Director of Federal Housing Programs; Kristi Baird, Director of Beacon Communities; George Ayala, Director of Procurement)
4. Hold a Public Hearing and consideration and appropriate action regarding Resolution 6123, authorizing the proposed 2021-2022 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year

Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan (Richard Milk, Director of Policy and Planning)

INDIVIDUAL ITEMS FOR DISCUSSION

5. Discussion regarding Community Development Initiatives (CDI) and related programs (Joel Tabar, Director of Community Development Initiatives)
6. Discussion regarding resident concerns

REPORTS PROVIDED TO THE BOARD

- Procurement Activity Report
7. Adjournment

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

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

SAN ANTONIO HOUSING AUTHORITY**March 18, 2021**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6124, AUTHORIZING THE AWARD OF A CONTRACT FOR WASTE DISPOSAL AND RECYCLING SERVICES TO WASTE MANAGEMENT OF TEXAS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,510,789.00 FOR YEAR ONE, \$1,661,868.00 FOR YEAR TWO, \$1,828,055.00 FOR YEAR THREE, \$2,010,861.00 FOR YEAR FOUR, AND \$2,211,947.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Ed Hinojosa Jr

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Ed Hinojosa, Jr.**Interim President and CEO**

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George Ayala

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George Ayala**Director of Procurement**

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Kristi Baird

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Kristi Baird**Director of Beacon Communities**

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Zachariah Woodard

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Zachariah Woodard**Director of Federal Housing Programs****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6124, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. for an annual cumulative amount not to exceed \$1,510,789.00 for year one, \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 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 waste disposal and recycling services is not expected to exceed an annual cumulative amount of \$1,510,789.00 for year one, \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five. We have requested a contingency in the amount of 25% for year one and 10% for each of the years two through five to allow for possible properties transitioning back from third party management companies to Beacon Communities and any additional services that may be required under this award. This service will be funded through the approved operating budgets or available reserves.

SUMMARY:

SAHA requires the services of a contractor to remove and dispose of solid waste, recyclable materials, and provide bulk pick-up services agency-wide. The frequency of service shall be determined by the individual properties. Typically, service shall occur twice per week for solid waste, once per week for recyclable materials, and bulk pick-up services shall be provided on an as-needed basis. The frequency of service may be modified at SAHA's request as determined by the need and volume. The following items are excluded from this award and will be disposed of by SAHA's bulk pick-up contractors: paint, tires, oil, items that have a hazard label on the product, computers, monitors, televisions, and appliances.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action,

SAN ANTONIO HOUSING AUTHORITY**March 18, 2021**

terrorism, or other natural or manmade disaster. In such an event, SAHA will request pricing and an estimated time frame for the removal of such debris.

On January 14, 2021, SAHA issued a "Request For Proposals" (RFP) #2101-968-71-5099 for Waste Disposal and Recycling Services, which closed on February 8, 2021. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), the Hart Beat, posted on NAHRO, Public Purchase, and direct solicited to 31 vendors.

A total of two proposals were received in response to this solicitation: Tiger Sanitation, Inc. and Waste Management of Texas, Inc. Both proposals were evaluated on the following criteria: experience, fleet and equipment, capacity and financial viability, recycling program, cost, and strength of the Section 3 and SWBE plans. Based on the above, we are recommending a contract award to Waste Management of Texas, Inc. they are the highest rated qualified proposer.

COMPANY PROFILE:

Waste Management of Texas, Inc. (WM) was incorporated in the State of Texas in 1966. They are headquartered in Houston with a field office location in San Antonio, Texas. Waste Management, Inc. provides waste management services including collection, transfer, recycling, resource recovery, disposal services, and operates waste-to-energy facilities. The Company serves municipal, commercial, industrial, and residential customers throughout North America. Recycling material will be taken to the WM Houston Street Recycling Center and solid waste will be taken to the Covell Gardens Landfill, both in San Antonio. WM has a Public Section Digital Care Desk staffed with customer service representatives who are solely dedicated to assisting franchise cities and other governmental customers. Their fleet of trucks servicing SAHA are equipped with Onboard Computer System Dispatch that allows dispatch and managers to electronically assign service tickets and communicate with the drivers for immediate customer issue resolution; Eroute Logistics Mapping and Routing Software System that is used to develop and modify routes; Plan Versus Actual Technology that identifies routes that may be running behind, enabling WM to proactively redistribute routes to prevent missed or late pick ups; DriveCam, a forwarding-facing camera that records sudden movement such as a hard braking, swerving, or a collision that automatically saves a 12 second section of the video that is sent to WM route managers for performance coaching; and Back Up Cameras that provide a view of the area behind the truck whenever the truck is in reverse. Their client list includes Implicity Management Company, City of Live Oak and City of Universal City. Waste Management's Section 3 Program Utilization Plan includes providing the following training to Section 3 individuals: a two day OSHA Training to include certification, a one day class for ForkLift Certification, and a one day CDL Training class to prepare individuals for the Texas Department of Transportation written exam. This training will be provided at various times throughout the year and term of the agreement.

PRIOR SAHA AWARDS:

This vendor is currently under contract with SAHA to provide waste disposal and recycling services and has performed satisfactorily during the term of the contract.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, and Zachariah Woodard, Director of Federal Housing Programs, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a

SAN ANTONIO HOUSING AUTHORITY

March 18, 2021

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 OUTCOME:

SAHA residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6124

Scoring Matrix

Advertisement List

**San Antonio Housing Authority
Resolution 6124**

RESOLUTION 6124, AUTHORIZING THE AWARD OF A CONTRACT FOR WASTE DISPOSAL AND RECYCLING SERVICES TO WASTE MANAGEMENT OF TEXAS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,510,789.00 FOR YEAR ONE, \$1,661,868.00 FOR YEAR TWO, \$1,828,055.00 FOR YEAR THREE, \$2,010,861.00 FOR YEAR FOUR, AND \$2,211,947.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, On January 14, 2021, SAHA issued a "Request For Proposals" (RFP) #2101-968-71-5099 for Waste Disposal and Recycling Services, which closed on February 8, 2021; and

WHEREAS, two proposals were received in response to the RFP; and

WHEREAS, staff are recommending a contract award to Waste Management of Texas, Inc. They are the highest rated qualified proposer; and

WHEREAS, the current award recommendation for waste disposal and recycling services is not expected to exceed an annual cumulative amount of \$1,510,789.00 for year one, \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five. We have requested a contingency in the amount of 25% for year one and 10% for each of the years two through five to allow for possible properties transitioning back from third party management companies to Beacon Communities and any additional services that may be required under this award. This service will be funded through the approved operating budgets or available reserves; and

WHEREAS, staff requests the Board of Commissioners authorize the Interim 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 6124, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. for an annual cumulative amount not to exceed \$1,510,789.00 for year one; \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five; for a period of one year with the option to renew up to four additional one year terms.
- 2) Authorizes the Interim President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 1st day of April 2021.

Attested and approved as to form:

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

**Ed Hinojosa, Jr.
Interim President and CEO**

Waste Disposal and Recycling Services 2101-968-71-5099			
Criterion Description	Weight	Tiger Sanitation	Waste Management
Experience:	15		
<u>Rater 1</u>		4.00	4.00
<u>Rater 2</u>		4.00	5.00
<u>Rater 3</u>		3.00	4.00
<u>Total Score</u>		11.00	13.00
<u>Average Score</u>		3.67	4.33
<u>Weighted Score</u>		11.00	13.00
Fleet & Equipment:	15		
<u>Rater 1</u>		2.00	3.00
<u>Rater 2</u>		4.00	5.00
<u>Rater 3</u>		3.00	4.00
<u>Total Score</u>		9.00	12.00
<u>Average Score</u>		3.00	4.00
<u>Weighted Score</u>		9.00	12.00
Capacity/Financial Viability:	20		
<u>Rater 1</u>		3.00	3.00
<u>Rater 2</u>		4.00	5.00
<u>Rater 3</u>		3.00	4.00
<u>Total Score</u>		10.00	12.00
<u>Average Score</u>		3.33	4.00
<u>Weighted Score</u>		13.33	16.00
Recycling Plan:	15		
<u>Rater 1</u>		4.00	4.00
<u>Rater 2</u>		2.00	4.00
<u>Rater 3</u>		2.00	4.00
<u>Total Score</u>		8.00	12.00
<u>Average Score</u>		2.67	4.00
<u>Weighted Score</u>		8.00	12.00
Price proposal:	25		
<u>Total Score</u>		4.53	3.59
<u>Weighted Score</u>		22.65	17.95
Strength of the Section 3 plan:	5		
<u>Rater 1</u>		1.00	1.00
<u>Rater 2</u>		2.00	2.00
<u>Rater 3</u>		1.00	2.00
<u>Total Score</u>		4.00	5.00
<u>Average Score</u>		1.33	1.67
<u>Weighted Score</u>		1.33	1.67
Strength of the S/W/MBE plan:	5		
<u>Rater 1</u>		4.00	3.00
<u>Rater 2</u>		3.00	2.00
<u>Rater 3</u>		4.00	1.00
<u>Total Score</u>		11.00	6.00
<u>Average Score</u>		3.67	2.00
<u>Weighted Score</u>		3.67	2.00
Section 3 Preference: A firm may qualify for Section 3 status and earn additional 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)		
Tota Weighted Score	100.00	67.65	72.95

Advertisement List
Solicitation # 2101-968-71-5099
Waste Disposal and Recycling Services

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 8/26/2020			
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@acctx.org	
American Institute of Architects	Paula	paula@aia.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Construction Journal	Danielle Giammarino	DGiammarino@constructionjournal.com	
Fair Contracting Coalition		faircontractingcoalitioninfo@gmail.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 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 # 2101-968-71-5099
Waste Disposal and Recycling Services

Associations /Vendors	Contact Name	Email	Notes
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 XX/XX/XX			
	HUBS on CMBL		
Alamo City Constructors, Inc.	KIM ALEXANDER	kim@alamocityconstructors.com	
Alamo Environmental, Inc. Db a Alamo 1	Joseph Salas	frontdesk@alamo1.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	

Advertisement List
Solicitation # 2101-968-71-5099
Waste Disposal and Recycling Services

Associations /Vendors	Contact Name	Email	Notes
	Section 3 Bidders		
River City Waste Disposal	Otis Spencer	ospe638686@aol.com	
Will-Luce Enterprises, LLC. dba Junk King	Dewitt Rote	Dewitt.Rote@junk-king.com	
	Direct Solicits		
Metro Waste Systems		info@metrowastesystems.com	
Waste Connections	Web Site		1/14/21 9:37am
Tiger Sanitation		customerservice@tiger-tx.com	
C-6 Disposal Systems		c-6@c6disposal.com	
Texas Disposal Systems	Web Site	customercare@texasdisposal.com tdscorporate@texasdisposal.com	
Arwood Waste		sanantonio@arwoodwaste.com	
Apache Disposal		info@apachedisposal.com	
BFI Waste Services Of Texas	Reilly O'Neale	roneale@republicservices.com	EM Too Large
Allied Waste Services	Tom Armstrong	tarmstrong@republicservices.com	
River City Waste	Lynette Gray Chris McKinney	lynette@rivercitywaste.com chris@rivercitywaste.com info@rivercitywaste.com	
Trojan Waste Solutions	Zac Zahiriniak	zzahirniak@trojanwaste.com	
Valet Waste	Quincy Jones	qjones@valetwaste.com pthiessen@valetwaste.com	Rejected Rejected
Waste Management	Chris Cox Rick Losa	ccox6@wm.com rlosa@wm.com	
Waste Point	David Brock	dbrock@wastepoint.com	
Jet Waste Services	Kim Fisher	kim@jetwaste.com	Not Found
Progressive Waste Solutions	Now Waste Connections	austin.cs@iesi.com	Not Deliverable
Vaquero Waste & Recycling		info@vaquerotx.com sales@vaquerotx.com	Not Found Not Found
Central Texas Refuse	Doesn't service SA	sales@CentralTexasRefuse.com	No Bid
Central Waste & Recycling	Mike Mnoian	centralwasteinc@gmail.com	
K2 Waste Solutions, Llc	Bill Killian	bk@bkillian.net	
Texas Commercial Waste	Ron Schmidt	tcwronsch@hotmail.com	
RoadRunner Recycling	Jason Erdeljac	jerdeljac@roadrunnerwm.com	
Warrior Disposal	Web Site		
Republic Services Of Texas Ltd	CHRIS GANDY	CGandy@republicservices.com	
Rocket Environmental, Llc	Malorie R. Zimmer	sales@rocketenviro.com	
Texas Commercial Waste	Ron Schmidt	tcwronsch@hotmail.com	

Advertisement List
Solicitation # 2101-968-71-5099
Waste Disposal and Recycling Services

Web Site contact message:

The San Antonio Housing Authority is seeking proposals for waste disposal and recycling services. The RFP documents are available on the SAHA web site at www.saha.org, click menu, then Work With Us, then Procurement, then Current Bids, click on the bid number to open the file for reading or download. Call or email for any questions or clarifications.



BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán
Chair

Jessica Weaver
Vice Chair

Olga Kauffman
Commissioner

Gabriel Lopez
Commissioner

Ignacio Perez
Commissioner

Ruth Rodriguez
Commissioner

INTERIM PRESIDENT & CEO

Ed Hinojosa, Jr.

**SAN ANTONIO HOUSING AUTHORITY
PUBLIC HEARING
TELECONFERENCE**

Call In Phone Number: (346) 248-7799

Meeting ID: 93839434337# Passcode: 654170#

12:30 p.m., Thursday, March 18, 2021

The Board of Commissioners will convene for a Public Hearing via teleconference for discussion on the following matters:

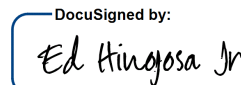
PROPOSED 2021–2022 MOVING TO WORK AGENCY PLAN, FSS ACTION PLAN, AND PUBLIC HOUSING LEASE UPDATES

1. Introduction and background (Richard Milk, Director of Policy and Planning)
2. Proposed 2021-2022 Moving to Work Agency Plan (Richard Milk, Director of Policy and Planning)
 - Moving to Work Plan
 - Public Housing Admissions and Continued Occupancy Plan
 - Housing Choice Voucher Administrative Plan
 - Capital Fund Program Plan
3. Proposed 2021-2022 Family Self-Sufficiency (FSS) Program Action Plan (Joel Tabar, Director of Community Development Initiatives)
4. Proposed 2021-2022 Public Housing Lease Updates (Zachariah Woodard, Director of Federal Housing Programs)
5. Public Comments/Feedback
6. Summary and Next Steps (Richard Milk, Director of Policy and Planning)
7. Adjournment

SAN ANTONIO HOUSING AUTHORITY**March 18, 2021**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6123, AUTHORIZING THE PROPOSED 2021-2022 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), THE CAPITAL FUND PROGRAM PLAN (CFP), THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN

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Ed Hinojosa, Jr.
 Interim President and CEO

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Richard Milk
 Director of Policy and Planning

REQUESTED ACTION:

Hold a Public Hearing and consideration and appropriate action regarding Resolution 6123, authorizing the proposed 2021-2022 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the Five-Year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action Plan.

FINANCIAL IMPACT:

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

SUMMARY:

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

The 2021-2022 MTW Plan is an integral element of the agency's five-year Strategic Plan.

SAHA is on track to complete the 2021-2022 Agency Plan in time for April submission to HUD.

- I. Proposed New MTW Activities:** The Agency is proposing one new MTW Activity that establishes an alternative policy that excludes contributions in the household's annual income calculation. Specifically, contributions received directly by the household from a SAHA partner or contributions distributed to a household on behalf of a SAHA partner will not be included in the households annual income for purposes of calculating rent.

SAN ANTONIO HOUSING AUTHORITY**March 18, 2021**

II. Proposed Amendments to Existing Activities: The Agency is not proposing any amendments to existing activities.

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

- **3.3.C MANDATORY DENIAL OF ASSISTANCE**
 - This section adds language to clarify that SAHA will screen applicants for drug-related criminal activity against the SAHA Screening Criteria Grid, which applies different lookback periods depending on the severity of the crime. Previous policy applied a lookback period of five years to all previous drug-related criminal activity.
- **3.3.C MANDATORY DENIAL OF ASSISTANCE AND 16.3.B FAMILY DEBTS TO SAHA**
 - These sections add language to allow SAHA to set up repayment agreements with applicant families who owe debts to SAHA.
 - The reason for these changes is to make the Housing Choice Voucher (HCV) Program and Public Housing Program more accessible to applicant families.
- **9.3.C/11.2.C INTERIM REEXAMINATIONS**
 - Language was added for 9.3.C in the ACOP and 11.2.C in the Admin Plan to specify that SAHA will not decrease income from child support payments or temporary employment until it has been decreased for three consecutive months.
 - This language is being added to align policy with current procedures; since child support payments and temporary employment can stop and start periodically, waiting for supporting documentation will reduce the administrative burden due to the changing nature of those payments.

IV. Revisions to Housing Choice Voucher (HCV) ACOP Only

- **3.3.D OTHER PERMITTED REASONS FOR DENIAL OF ADMISSION**
 - Language was removed that permitted SAHA to deny applicants based on one or more evictions for non-payment of rent within the past three years and a pattern of unsuitable past performance in meeting financial obligations. SAHA does not currently deny for those reasons and does not have the capability of screening for them.
 - SAHA wants to ensure that families have every opportunity to be admitted to the Public Housing Program and that any reasons for denial are fairly administered.
- **4.2.B ORGANIZATION OF THE WAITING LIST**
 - Beginning July 1, 2021, new Public Housing applicants will be added to a single, community-wide waiting list with all SAHA developments. Within that list, SAHA will designate subparts to easily identify who should be offered the next available unit (i.e., general occupancy developments, elderly/disabled developments, accessible units).
 - SAHA will maintain the current single, community-wide waiting list with preferred developments until exhausted.
- **4.3.B SELECTION METHOD**

SAN ANTONIO HOUSING AUTHORITY**March 18, 2021**

- This section adds Marie McGuire to the list of available properties under the 80/20 Elderly Preference. The 80/20 Elderly Preference maintains a 4-to-1 elderly to non-elderly/disabled residents population at select properties.
- This section also removes the Time-Limited Working Household Referral Program Pilot preference and the Restorative Housing Pilot Program preference as the pilot programs and corresponding MTW activities are being closed out.
- A new preference has been added to allow SAHA partner, Center for Health Care Services (CHCS), to refer disabled families to receive on-site supportive services, while residing in Victoria Plaza.
- 9.3.B CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION
 - Language was added to this section to establish a timeframe of 10 business days for move-out of live-in aides, when the Head of Household (sole family member) passes away.
- 9.3.C INTERIM REEXAMINATIONS
 - This section was updated to state that SAHA will not process increases in income over \$200.00 in earned and unearned monthly income, including new employment.
- 12.4.F TRANSFER PROCESSING
 - This section was updated to revert back to policy from 2017 and states that SAHA will not conduct an annual reexamination at transfer. This change will alleviate staff burden, which has increased since the policy was changed after 2017.
- 16.6.B RECORD RETENTION
 - Language was added to clarify that documents should be maintained in the file for at least three recertifications.

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

- 3.1.M LIVE-IN AIDE
 - Language was updated to specify that SAHA may approve a family to have more than one live-in aide, if it is determined to be a reasonable accommodation for a disability.
- 3.2.A INCOME AND ELIGIBILITY
 - Language was added to state that SAHA will be administering enhanced vouchers.
 - Enhanced vouchers provide certain tenant protections for low-income families who reside in private properties that are converting from HUD rental assistance programs.
- 3.3.D OTHER PERMITTED REASONS FOR DENIAL
 - Language was updated to clarify that SAHA will deny assistance for previous terminations (unrelated to drug-related criminal activity) up to three years prior to selection from the waitlist, rather than five years prior.
 - This aligns with policy in place for SAHA's Public Housing Program. The reason for this change is to make the HCV Program more accessible to our applicant families.
- 5.2.B DETERMINING FAMILY UNIT (VOUCHER) SIZE

SAN ANTONIO HOUSING AUTHORITY**March 18, 2021**

- Language was added to 5.2.B(4) to specify situations where anticipated children will be counted in the family voucher size; pregnancy will be counted upon submission of supporting documentation and adoptions will be counted after proof that the adoption is complete or awarded.
- **8.1.B ADDITIONAL LOCAL REQUIREMENTS**
 - Language was added to this section from previous policy (Admin Plan FY17-18) to revert to allowing landlords an option to obtain verification of additional bedrooms through Bexar County Appraisal District (BCAD) or a licensed professional, versus requiring authorization only through BCAD.
- **8.2.F INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT**
 - Language was updated to reflect current practice that SAHA posts inspection results for the owner electronically to the Landlord Portal.
- **16.3.B INFORMAL REVIEWS**
 - Language was added to 16.3.B(3)(c) to state that SAHA will provide an informal review upon the denial of a voucher term extension or suspension.
 - Even if SAHA is not required to by HUD to provide a review under this circumstance [24 CFR 982.555], permitting these informal reviews has often resulted in overturns and additional chances for the family.
- **18.6.C ORGANIZATION OF THE WAITING LIST**
 - Language was updated to establish a single waiting list for the Project-Based Voucher (PBV) Program. While SAHA currently administers separate waiting lists for each PBV development, the consolidation will streamline waitlist management and reduce applicant wait times.
- **18.6.D SELECTION FROM THE WAITING LIST**
 - Language was removed from this section to clarify that the St. Philip's College Homeless Program is not being administered as a PBV program.
- **19.3.A SELECTION FROM THE WAITING LIST**
 - Language was added to allow SAHA to assist Moderate Rehabilitation (Mod-Rehab) partners in converting to Rental Assistance Demonstration (RAD) if they express interest to SAHA.

VI. Family Self-Sufficiency (FSS) Action Plan

- The agency has developed a comprehensive FSS Action Plan that includes regulatory requirements and SAHA policy to cover all areas of the FSS program.

VII. Capital Fund Program (CFP): General description of all planned Capital Fund Expenditures during the plan year**Housing Preservation Plans:**

Public Housing: Over the next five (5) years, the Agency plans to invest approximately \$17,000,000.00 in capital repairs to extend the useful life at 26 properties and approximately 2,253 housing units.

Beacon Communities: In the coming years, the Agency plans to invest approximately \$26,000,000.00 in capital repairs to extend the useful life at 21 properties and approximately 2,901 units in the Beacon Communities portfolio.

SAN ANTONIO HOUSING AUTHORITY

March 18, 2021

Housing Expansion Plans:

New Construction: The agency is pursuing more than \$1,000,000,000.00 in prospective housing developments to add approximately 6,000 units to the rental market in the next five (5) years.

MTW TIMELINE

February: Draft MTW Plan posted for public comment

March: Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting

April: Consideration and appropriate action by Board of Commissioners and submission to HUD

May-June: Address HUD questions

July 1: Initiate implementation of the MTW Plan

STRATEGIC OUTCOME:

SAHA residents have a sufficient supply of affordable housing options.

ATTACHMENTS:

Resolution 6123
Presentation

**San Antonio Housing Authority
Resolution 6123**

RESOLUTION 6123, AUTHORIZING THE PROPOSED 2021-2022 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), THE CAPITAL FUND PROGRAM PLAN (CFP), FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority, a public instrumentality created pursuant to the laws of the State of Texas (“SAHA”) must approve the 2021-2022 Moving to Work (MTW) Agency Plan for fiscal year 2021-2022, including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program, and the Family Self-Sufficiency (FSS) Program Action plan; and

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority also desires to authorize the submission of the 2021-2022 MTW Agency Plan to the U.S. Department of Housing and Urban Development (“HUD”); and

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

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

- 1) Approves Resolution 6123, authorizing the proposed 2021-2022 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (ADMIN PLAN), the Capital Fund Program Plan (CFP), five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action Plan; and
- 2) Authorizes the Chair and Interim President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2021-2022 MTW Plan to HUD.

Passed and approved the 1st day of April 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim President and CEO



DRAFT MTW PLAN 2022

Operations and Choice Neighborhood Committee

March 18, 2021

TODAY

2

2025: Five-Year Outcomes

- Strategic Plan Outcomes
- Asset Plan and CFP Plan

2022: Implementation Plans

- MTW Plan
- ACOP and Admin Plan
- FSS Action Plan

MTW PLAN TIMELINE

3

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

ASSET MANAGEMENT PLAN AND CFP

4

1. Proposed Housing Preservation Plans

- a. Public Housing: Over next 5 years, plan to invest \$17 million in capital repairs to extend the useful life at 26 properties and approximately 2,253 housing units.
- b. Beacon Communities: Plans to invest approximately \$26 million in capital repairs to extend the useful life at 21 properties and approximately 2,901 units.

2. Proposed Housing Expansion Plans

- a. New Construction: Agency has 2,390 units in the construction pipeline.
- b. Other projects in the early planning and pre-development phase could add nearly 3,700 units in the coming five years.

MTW PLAN

5

No Proposed Changes to Existing MTW Activities and One Proposed New MTW Activity

FY2022-1: SAHA Partnerships Providing Basic Needs for Residents Through Income Exclusions

Establishes an alternative policy that excludes contributions in the household's annual income calculation. Specifically, contributions received directly by the household from a SAHA partner or contributions distributed to a household on behalf of a SAHA partner will not be included in the household's annual income for purposes of eligibility and calculating rent.

Contributions covered by this policy include regular monetary and nonmonetary contributions or gifts provided by SAHA partners. Examples include: (i) regular payment of a family's bills (e.g., utilities, telephone, rent, credit cards, and car payments), (ii) cash or other liquid assets, and (iii) "in-kind" contributions, such as groceries and clothing provided to a family on a regular basis.

Contributions not covered by this policy include any regular monetary and nonmonetary contributions or gifts from persons not residing in the household, including from organizations not officially partnered with SAHA.

PROPOSED ACOP CHANGES

6

3.3.D OTHER PERMITTED REASONS FOR DENIAL OF ADMISSION

- Language was removed that permitted SAHA to deny applicants based on one or more evictions for non-payment of rent within the past three years and a pattern of unsuitable past performance in meeting financial obligations. SAHA does not currently deny for those reasons and does not have the capability of screening for them.
- SAHA wants to ensure that families have every opportunity to be admitted to the Public Housing Program and that any reasons for denial are fairly administered.

PROPOSED ACOP CHANGES

7

4.2.B ORGANIZATION OF THE WAITING LIST

- Beginning July 1, 2021, new Public Housing applicants will be added to a single, community-wide waiting list with all SAHA developments. Within that list, SAHA will designate subparts to easily identify who should be offered the next available unit (i.e., general occupancy developments, elderly/disabled developments, accessible units).
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PROPOSED ACOP CHANGES

8

4.3.B SELECTION METHOD

- This section adds Marie McGuire to the list of available properties under the 80/20 Elderly Preference. The 80/20 Elderly Preference maintains a 4-to-1 elderly to non-elderly disabled residents population at select properties.
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PROPOSED ACOP CHANGES

9

9.3.B CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION

- Language was added to this section to establish a timeframe of 10 business days for move-out of live-in aides when the Head of Household (sole family member) passes away.

PROPOSED ACOP CHANGES

10

9.3.C INTERIM REEXAMINATIONS

- This section was updated to state that SAHA will not process increases in income over \$200.00 in earned and unearned monthly income, including new employment.

PROPOSED ACOP CHANGES

11

12.4.F TRANSFER PROCESSING

- This section was updated to revert back to policy from 2017 and states that SAHA will not conduct an annual reexamination at transfer. This change will alleviate staff burden, which has increased since the policy was changed after 2017.

PROPOSED ACOP CHANGES

12

16.6.B RECORD RETENTION

- Language was added to clarify that documents should be maintained in the file for at least three recertifications.

PROPOSED ADMIN PLAN CHANGES

13

3.1.M LIVE-IN AIDE

- Language was updated to specify that SAHA may approve a family to have more than one live-in aide, if it is determined to be a reasonable accommodation for a disability.

PROPOSED ADMIN PLAN CHANGES

14

3.2.A INCOME AND ELIGIBILITY

- Language was added to state that SAHA will be administering enhanced vouchers.
- Enhanced vouchers provide certain tenant protections for low-income families who reside in private properties that are converting from HUD rental assistance programs.

PROPOSED ADMIN PLAN CHANGES

15

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- Language was updated to clarify that SAHA will deny assistance for previous terminations (unrelated to drug-related criminal activity) up to three years prior to selection from the waitlist, rather than five years prior.
- This aligns with policy in place for SAHA's Public Housing Program. The reason for this change is to make the HCV Program more accessible to our applicant families.

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- Language was added to 5.2.B(4) to specify situations where anticipated children will be counted in the family voucher size; pregnancy will be counted upon submission of supporting documentation and adoptions will be counted after proof that the adoption is complete or awarded.

PROPOSED ADMIN PLAN CHANGES

17

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- Language was added to this section from previous policy (Admin Plan FY17-18) to revert to allowing landlords an option to obtain verification of additional bedrooms through Bexar County Appraisal District (BCAD) or a licensed professional, versus requiring authorization only through BCAD.

PROPOSED ADMIN PLAN CHANGES

18

8.2.F INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT

- Language was updated to reflect current practice that SAHA posts inspection results for the owner electronically to the Landlord Portal.

PROPOSED ADMIN PLAN CHANGES

19

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PROPOSED ADMIN PLAN CHANGES

20

18.6.C ORGANIZATION OF THE WAITING LIST

- Language was updated to establish a single waiting list for the Project-Based Voucher (PBV) Program. While SAHA currently administers separate waiting lists for each PBV development, the consolidation will streamline waitlist management and reduce applicant wait times.

PROPOSED ADMIN PLAN CHANGES

21

18.6.D SELECTION FROM THE WAITING LIST

- Language was removed from this section to clarify that the St. Philip's College Homeless Program is not being administered as a PBV program.

PROPOSED ADMIN PLAN CHANGES

22

19.3.A SELECTION FROM THE WAITING LIST

- Language was added to allow SAHA to assist Moderate Rehabilitation (Mod-Rehab) partners in converting to Rental Assistance Demonstration (RAD) if they express interest to SAHA.

PROPOSED ADMIN PLAN / ACOP CHANGES

23

3.3.C MANDATORY DENIAL OF ASSISTANCE

- This section adds language to clarify that SAHA will screen applicants for drug-related criminal activity against the SAHA Screening Criteria Grid, which applies different lookback periods depending on the severity of the crime. Previous policy applied a lookback period of five years to all previous drug-related criminal activity.

PROPOSED ADMIN PLAN / ACOP CHANGES

24

3.3.C MANDATORY DENIAL OF ASSISTANCE

16.3.B FAMILY DEBTS TO SAHA

- These sections add language to allow SAHA to set up repayment agreements with applicant families who owe debts to SAHA.
- The reason for these changes is to make the Housing Choice Voucher (HCV) Program and Public Housing Program more accessible to applicant families.

PROPOSED ADMIN PLAN / ACOP CHANGES

25

9.3.C/11.2.C INTERIM REEXAMINATIONS

- Language was added for 9.3.C in the ACOP and 11.2.C in the Admin Plan to specify that SAHA will not decrease income from child support payments or temporary employment until it has been decreased for three consecutive months.
- This language is being added to align policy with current procedures; since child support payments and temporary employment can stop and start periodically, waiting for supporting documentation will reduce the administrative burden due to the changing nature of those payments.

NEXT STEPS

26

MARCH

- Capture public comment
- March 18: Public hearing

APRIL

- April 1: Board consideration of MTW Plan
- April 15: Submit MTW Plan to HUD

JULY

- Implementation of MTW Plan

QUESTIONS?



CDI OVERVIEW

JULY 1, 2020 – MARCH 1, 2021

AGENDA

2

OVERVIEW

- Who We Serve
- Community Impact
- CDI Programs
- Resident Communication
- Next Steps



WHO WE SERVE

3

HOUSEHOLDS*

18,647

INDIVIDUALS

46,997

HOUSEHOLD INCOME

AHP

13,074

33,812

\$9,877.00

PH

5,572

13,165

\$10,183.00

**Figures do not include select Beacon Communities served by CDI: Science Park, O'Connor and Refugio*

COMMUNITY IMPACT

COVID-19 FOOD DISTRIBUTIONS

39,604

LBS OF FOOD

\$616,307.00

IN-KIND VALUE

1,632

FOOD + WATER DISTRIBUTIONS

OPPORTUNITY **LIVES HERE**
@SAHAhousing

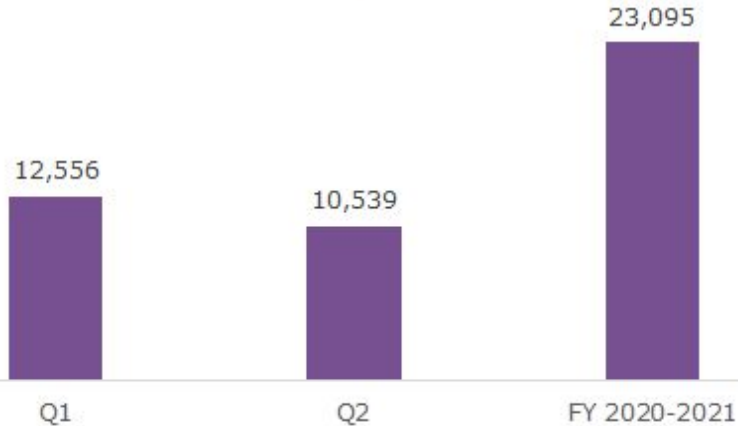


COMMUNITY IMPACT

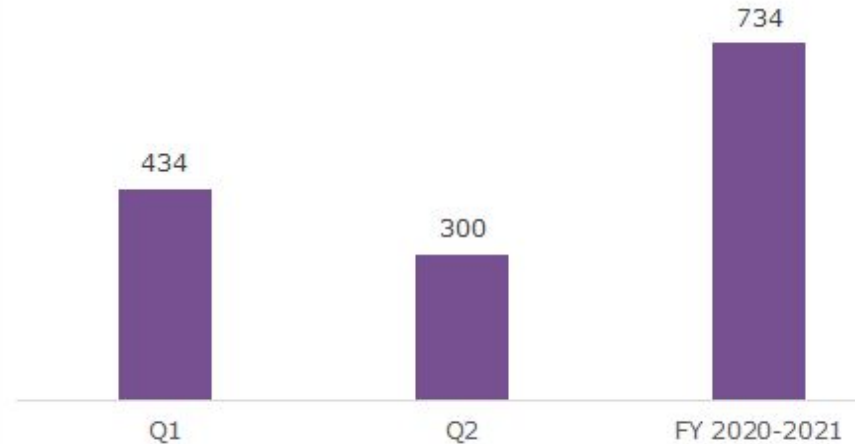
ACTIVITIES + OUTPUTS | JULY – DECEMBER 2020

5

Food Distribution Units Served
FY 2020 - 2021



Residents Served through COVID-19 Food Assistance
FY 2020 - 2021



OVERALL COMMUNITY IMPACT

\$1,014,902.00*

GRANTS AWARDED

19,781

WELLNESS CHECKS^

140

PARTNERSHIPS

***FSS:** \$936,002.00; **VIA:** \$70,900.00;
BBVA: \$5,500.00; **Education Forum:** \$2,500.00



PARTNERSHIPS

7

FOOD ASSISTANCE

San Antonio Food Bank
Meals on Wheels
City of San Antonio (COSA) Human Services

YOUTH SERVICES

SAISD, NISD, EISD, and other local ISDs
S.A. Education Partnership
Avance

FINANCIAL LITERACY

Family Service Association
Credit Unions + Banks (RBFCU, BBVA)

WORKFORCE AND TRAINING

Workforce Solutions Alamo
Alamo Colleges
Project QUEST
Train for Jobs SA (COSA)
Bexar County Strong

HEALTHCARE AND WELLNESS

COSA Metro Health
University Health
CentroMed
Gonzaba Medical Group
Communicare Health Centers

TECHNOLOGY AND DIGITAL ACCESS

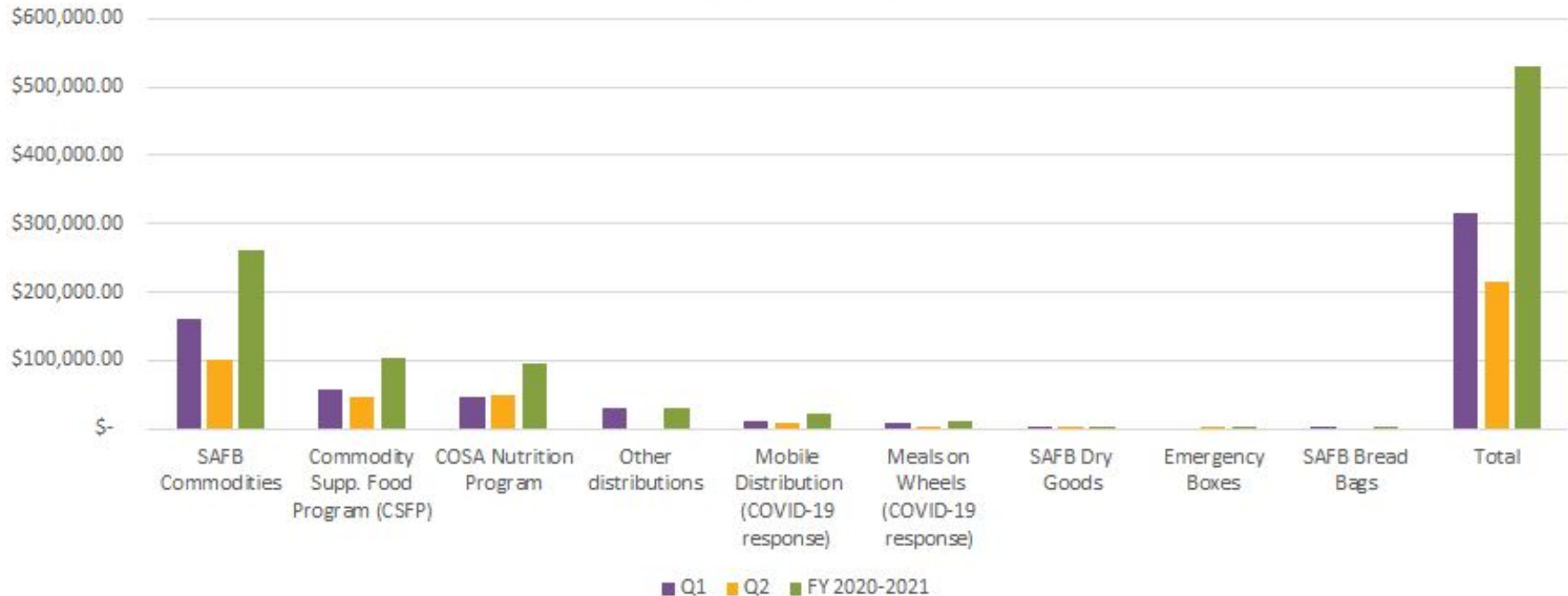
Goodwill Industries SA
Senior Planet / OATS

COMMUNITY IMPACT

ACTIVITIES + OUTPUTS

8

Food Distribution In-Kind Value
FY 2020 - 2021



COMMUNITY DEVELOPMENT INITIATIVES

RESIDENT SERVICES PROGRAMS

9

FSS

Family Self-Sufficiency (FSS) Program

17 HUD funded case manager positions

Available to Public Housing and HCV families

Financial incentive for enrollment with five-year participation contract

EDS

Elderly and Disabled Service (EDS) Coordinator Program

8 HUD funded case manager positions

Available at 32 Elderly and Disabled Public Housing properties

ROSS

Resident Opportunity and Self-Sufficiency (ROSS) Grant Program

3 HUD funded case manager positions

Available at 17 Public Housing family properties

TCSS

Tax Credit Supportive Service (TCSS) Contracts

3 owner-funded case manager positions

Available at 9 tax credit partner properties

COMMUNITY DEVELOPMENT INITIATIVES

SUPPLEMENTAL PROGRAMS

10

HEALTH PROFESSIONS OPPORTUNITY GRANT (HPOG)

- Provides tuition-free training to residents for select health occupation courses or programs at Alamo Colleges

CONNECTHOMESA

- Provides digital literacy classes and devices to connect residents



COMMUNITY DEVELOPMENT INITIATIVES

RESIDENT SELF-SUFFICIENCY GOALS

11

ECONOMIC SELF-SUFFICIENCY

Residents have access to the services to build the sustainable skills necessary to gain and maintain employment paying a “living wage”

- Youth, education, training, employment, transportation, and any other related services

HOUSING SELF-SUFFICIENCY

Residents have access to the services necessary to live independently and age in place

- Health, wellness, food, water, clothing, and any other related services



COMMUNITY DEVELOPMENT INITIATIVES

CASE MANAGEMENT SERVICES

12

**PROACTIVE
ENGAGEMENT
AND OUTREACH**

**INTAKE AND
ENROLLMENT**

**RESIDENT NEEDS
ASSESSMENT**

**MONITORING
PROGRESS**

**SERVICE
COORDINATION**

GOAL SETTING

PROGRAM EXITS

Supportive service referrals

Providing information

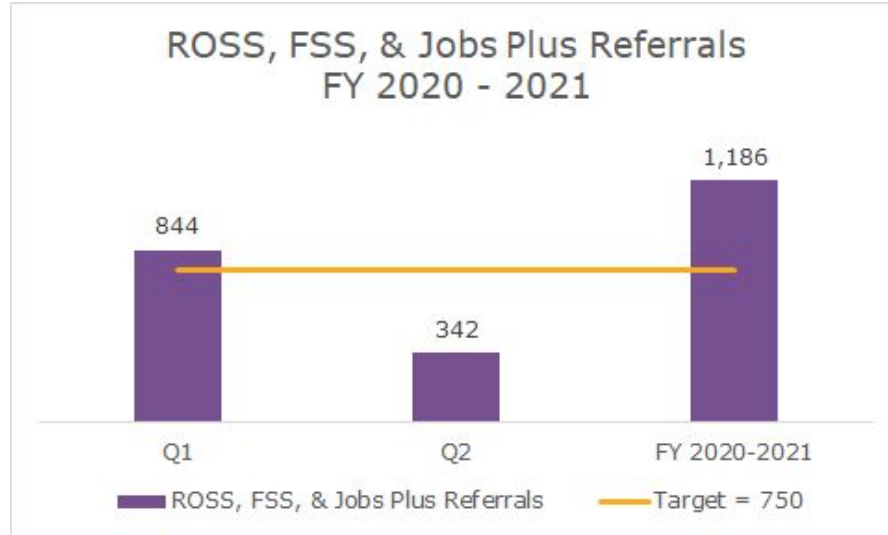
Educational events

COMMUNITY IMPACT

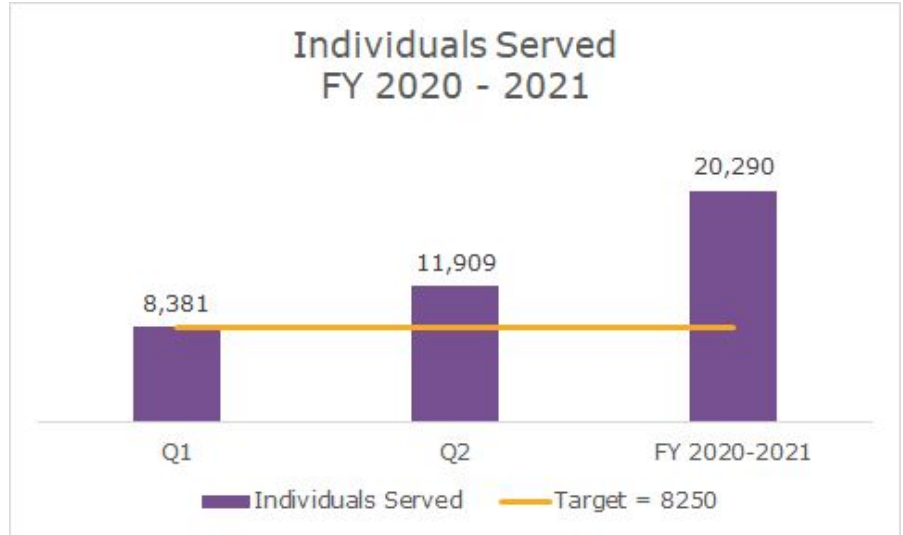
PARTNERSHIPS

13

REFERRALS FOR SERVICES



RESIDENTS' NON-SAHA SERVICES



**Reporting covers July to December 2020, and does not include February 2021 Severe Weather Storm Response*

CDI PROGRAMS

14

FSS

TOTAL GRADUATES

TOTAL ENROLLMENT

REFERRALS PROVIDED

**TOTAL ESCROW
AWARDED**

HCV

20

521

401

\$156,492.91

*Program Totals for
FY20-21 (to Date)*

PH

11

577

591

\$73,798.57

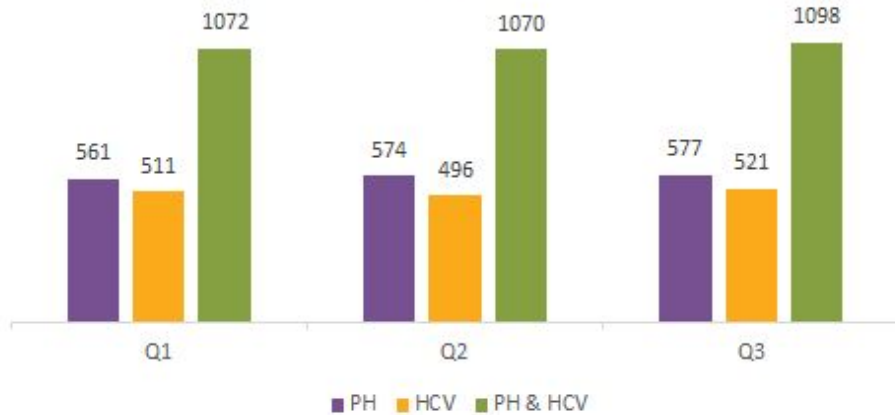
*Program Totals for
FY20-21 (to Date)*

CDT PROGRAMS

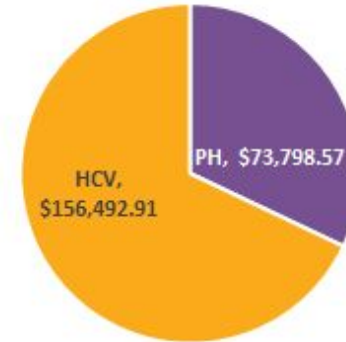
FAMILY SELF-SUFFICIENCY (FSS) | HCV AND PH

15

FSS - Total Enrollment
FY 2020 - 2021



FSS - Total Escrows Awarded
FY 2020 - 2021

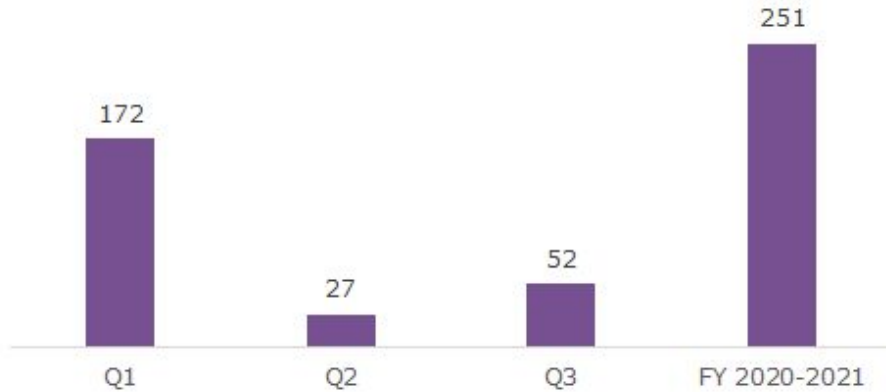


CDI PROGRAMS

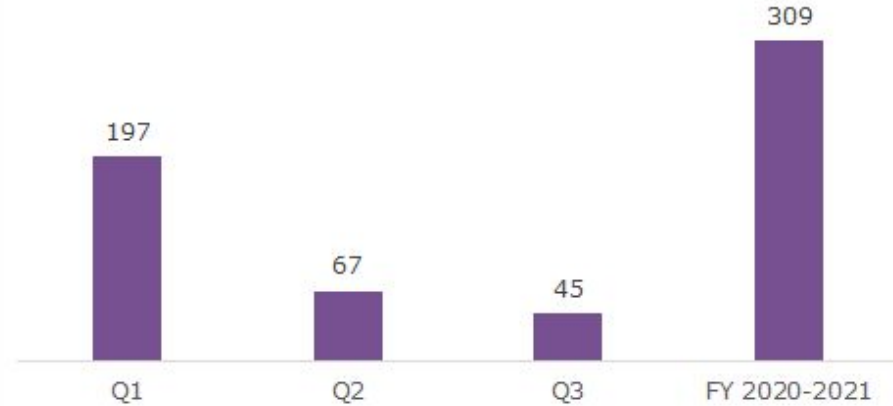
RESIDENT OPPORTUNITIES AND SELF-SUFFICIENCY (ROSS) | PH

16

ROSS - Assessments Completed
FY 2020 - 2021



ROSS - Referrals
FY 2020 - 2021

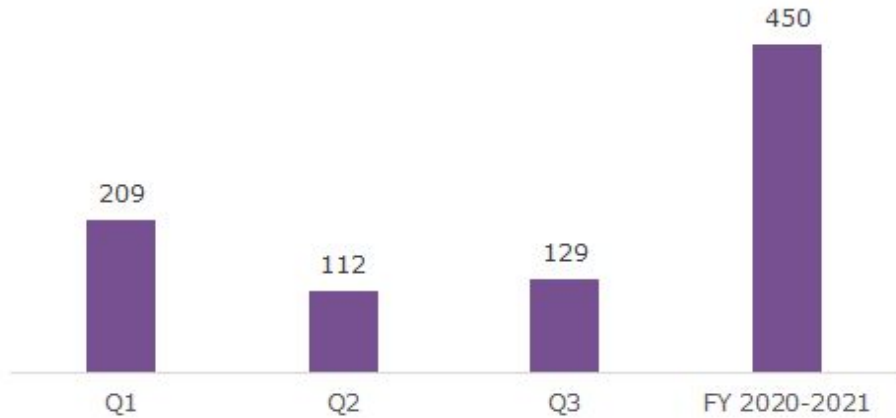


CDT PROGRAMS

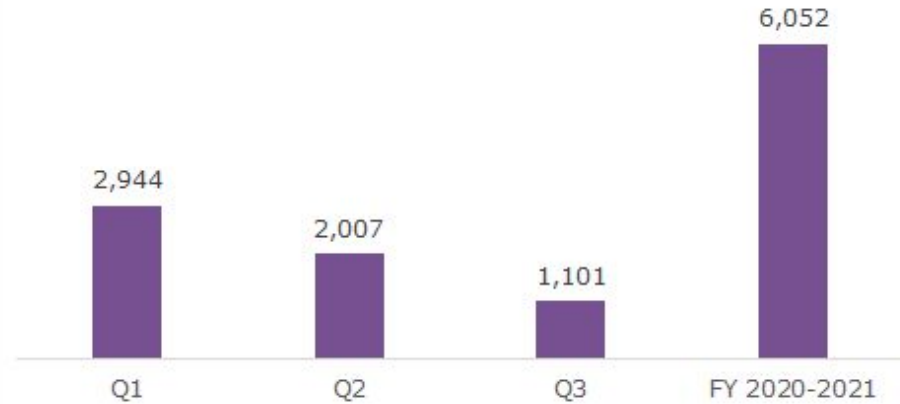
ELDERLY AND DISABLED SERVICES (EDS) | PUBLIC HOUSING

17

EDS - Assessments Completed
FY 2020 - 2021



EDS - Referrals
FY 2020 - 2021



CDI PROGRAMS

OTHER CDI GRANT PROGRAMS | HCV, PH AND COMMUNITY

18

Health Professions Opportunity Grants (HPOG)

23 Resident Graduates

Education Investment Foundation (EIF)

17 Scholarships Awarded to residents **(\$21,500.00)**

31 REACH Awards given **(\$740.00)**

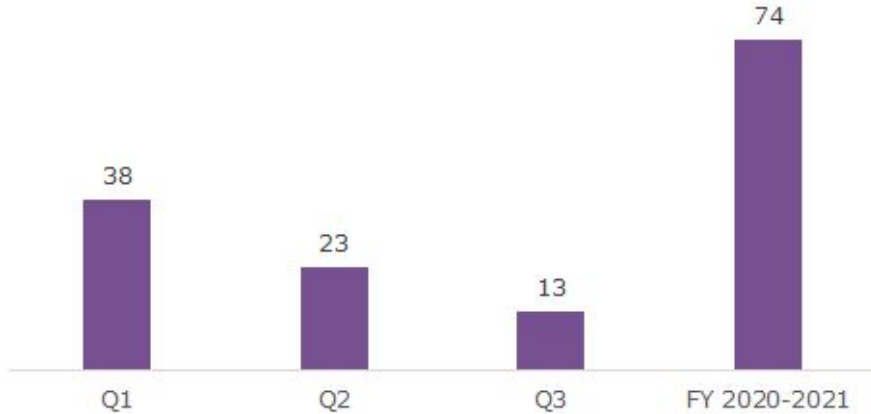
7 Joshua Longoria Memorial Scholarship awarded
(\$3,500.00)

CDI PROGRAMS

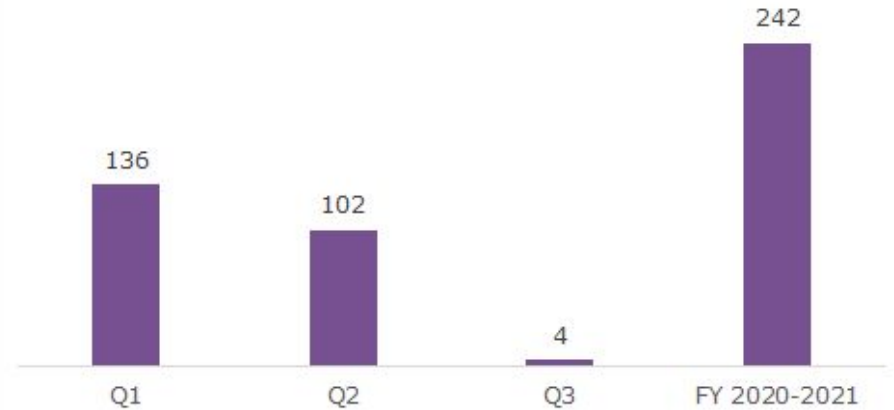
ConnectHomeSA | HCV, PH AND COMMUNITY

19

ConnectHomeSA - Classes Held
FY 2020 - 2021



ConnectHomeSA - Devices Awarded



RESIDENT OUTREACH

20

SOCIAL REACH

813,797

SOCIAL POSTS

112

RESOURCE NEWSLETTER

12

POSITIVE MEDIA COVERAGE

88.3%

MONTHLY NEWSLETTER

9

VIRTUAL EVENTS PROMOS

16

NEXT STEPS

21

FY20–21 END + LOOKING FORWARD

July 1, 2020 – Present | July 1, 2021 – June 30, 2022

ONGOING

**NEW CASE MGMT
SYSTEM**

WRITTEN POLICIES

DATA / REPORTING

NEW GOALS

**TIC AND 2GEN
APPROACHES**

**RESIDENT
ENGAGEMENT**

**EXPAND SERVICE
COORDINATION**

NEW OPPORTUNITIES

**JOBS PLUS - LINCOLN HEIGHTS
(APPLICATION PENDING)**

NONPROFIT RELAUNCH

FUNDING SOURCES

**HOUSING-HEALTH
PARTNERSHIPS**

QUESTIONS?

JOEL TABAR
joel_tabar@saha.org

SAN ANTONIO HOUSING AUTHORITY

March 18, 2021

MEMORANDUM

To: Board of Commissioners

From: Ed Hinojosa, Jr., Interim President and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report

DS
EHJ

SUMMARY:

Current Solicitations: There are currently four Invitation For Bids (IFB), two Requests For Proposals (RFP), one Request For Qualifications, and one Quick Quote (QQ) being advertised. The Invitation For Bids are for TL Shaley Unit Conversion, SAHA Innovative Technology WiFi Expansion Equipment, Rehabilitation of Fire Damaged Unit at 1112 Vera Cruz, and WiFi Expansion Project Cabling, Mounting, and Electrical; Request For Proposals are for Broadband Installation WiFi Expansion Project and Turnkey WiFi Expansion Project; Request for Qualifications is for On-Call Real Estate Appraisal Services; and the Quick Quote is for Elevator Inspection Services.

Closed/Pending Solicitations: There are six solicitations that have closed and are currently being evaluated. The solicitations are for Villa de Valencia Building 4 Foundation Stabilization, Closed Loop Water Treatment System Services, Risk Management Information System (RMIS), Employee Wellness Services, Mowing and Grounds Maintenance for Beacon Communities, and Measurement and Verification (M&V) and Energy/Sustainability Services.

Solicitations in Development: Procurement is currently working on a number of solicitations for advertisement. These include Villa de Valencia Structural Stair Repairs, Madonna Gas System and Parking Lot Improvements, Developer Pool, Disaster Restoration of Operation Services, Foundation Repairs at William Sinkin Apartments, Foundation Repairs, Plumbing, and Structural Improvements, Collection Services, and Vending Concessions for SAHA Properties.

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Amounts paid according to award provisions.

STRATEGIC OUTCOME:

SAHA residents live in quality affordable housing.

ATTACHMENTS:

Procurement Activity Report
Categories of Procurements

Procurement Activity Report as of March 1, 2021

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Construction Services	IFB	TL Shaley Unit Conversion	N/A	03/02/2021
Construction Services	QQ	Elevator Inspection Services	N/A	03/03/2021
Development Services	RFQ	On-Call Real Estate Appraisal Services	N/A	03/03/2021
Innovative Technology	IFB	SAHA Innovative Technology WiFi Expansion Equipment	02/18/2021	03/03/2021
Innovative Technology	RFP	Broadband Installation WiFi Expansion Project	02/19/2021	03/05/2021
Public Housing	IFB	Rehabilitation of Fire Damaged Unit at 1112 Vera Cruz	N/A	03/09/2021
Innovative Technology	IFB	WiFi Expansion Project Cabling, Mounting, and Electrical	03/03/2021	03/17/2021
Innovative Technology	RFP	Turnkey WiFi Expansion Project	03/11/2021	03/26/2021
Agency Wide	RFP	Waste Disposal and Recycling Services	11/17/2020	Ops Meeting March 18, 2021 and Board Meeting April 1, 2021
Solicitations Under Evaluation				
Beacon Communities	QQ	Villa de Valencia Building 4 Foundation Stabilization	11/17/2020	Procurement Negotiations Due Diligence Evaluation
Construction Services	IFB	Closed Loop Water Treatment Systems Services	01/12/2021	
Finance/Risk Management	RFP	Risk Management Information System (RMIS)	01/14/2021	
Human Resources	RFP	Employee Wellness Services	01/29/2021	
Beacon Communities	RFP	Mowing and Grounds Maintenance for Beacon Communities	02/23/2021	
Construction Services	RFP	Measurement and Verification (M&V) and Energy/Sustainability Services	02/23/2021	
Future Solicitations				
Beacon		Villa de Valencia Structural Stair Repairs	March 2021	
Construction Services		Madonna Gas System and Parking Lot Improvements	March 2021	
Development Services		Developer Pool	March 2021	
Finance and Accounting		Disaster Restoration of Operation Services	Cooperative Purchasing Program	
Public Housing		Foundation Repairs at William Sinkin Apartments	April 2021	
Agency Wide		Foundation Repairs, Plumbing, and Structural Improvements	March 2021	
Agency Wide		Collection Services	March 2021	
Agency Wide		Vending Concessions for SAHA Properties	March 2021	

Categories of Procurements

SAHA Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Asset Management and Development Services	Land Surveyor Services	Doucet & Associates, Inc, KCI Technologies, Inc., and Poznecki-Camarillo, Inc.	\$75,000.00	2/24/2021
Property Management	Shingle Roof Repair and Limited Replacement	Davila Construction, Inc. and Milcon Construction, LLC	\$100,000.00	2/24/2021
Public Housing	UPCS Inspection Services	US Inspection Group	\$65,960.73	2/26/2021
Informal Awards Up to \$50,000				
Finance and Accounting	Annual Employee Licencing and Upgrade of Software Support for TimeClock Plus	TimeClock Plus	\$14,125.00	01/25/2021
Public Housing	Screen Panels for Cassiano Homes	Tapco	\$9,075.00	02/26/2021
Beacon Communities	Fence Repairs at Converse Ranch	BR Contractors	\$17,650.00	3/1/2021
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Administration (GSA Federal Supply Schedules))				
Innovative Technology	Upgrade JDE from 9.1 to 9.2	Denovo Ventures	\$258,000.00	01/19/2021
Policy and Planning	ersi Software License and Maintenance	ersi	\$7,424.27	1/22/2021