



REGULAR BOARD MEETING APRIL 3, 2023



VIRTUAL

Number: (346) 248-7799 Meeting ID: 93839434337#

Passcode: 654170#

IN PERSON 818 S. Flores St. San Antonio, TX 78204

BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair Gabriel Lopez Vice Chair Gilbert Casillas Commissioner Dalia Contreras Commissioner Loren D. Dantzler Commissioner Olga Kauffman Commissioner Ignacio Perez Commissioner

PRESIDENT & CEO

Ed Hinojosa, Jr.

REGULAR BOARD MEETING 1:00 p.m. | Monday | April 3, 2023

At least four Commissioners will be physically present at this location, and up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

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 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. The Board asks the public to address concerns related to Opportunity Home 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 Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the public comment portion of the agenda.

CITIZENS TO BE HEARD

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 personally request to be placed on the Citizens to be Heard roster prior to 12:45 p.m. or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. Citizens will be given up to 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.

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to Opportunity Home 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 Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

PUBLIC HEARING

4. Public Hearing regarding Resolutions 6325 and 23FAC-02-23, approving the Vista at Silver Oaks 9% low income housing tax credit project and approving and authorizing the San Antonio Housing Facility Corporation to approve the resolution for such transaction (Timothy E. Alcott, Chief Legal and Real Estate Officer)

MINUTES

- 5. Minutes
 - Approval of the March 1, 2022, Regular Board meeting minutes
 - Approval of the March 15, 2023, Finance Committee meeting minutes
 - Approval of the March 15, 2023, Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

- 6. Consideration and approval regarding Resolutions 6325 and 23FAC-02-23, approving the Vista at Silver Oaks 9% low income housing tax credit project and approving and authorizing the San Antonio Housing Facility Corporation to approve the resolution for such transaction (Timothy E. Alcott, Chief Legal and Real Estate Officer)
- 7. Consideration and approval regarding Resolution 6319, certifying that Opportunity Home's Investment Policy and investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act (Diana Kollodziej Fiedler, Chief Financial Officer)
- 8. Consideration and approval regarding Resolution 6332, approving the Anti-Bullying Policy Public Housing Lease attachment (Joel Tabar, Director of Resident Services)
- 9. Consideration and approval regarding Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15 authorizing Woodhill, Cottage Creek, Pecan Hill, Alazan, and Westside Reinvestment Initiative to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$17,419,293 (Brandee Perez, Chief Operating Officer; Timothy E. Alcott, Chief Legal and Real Estate Officer)
- 10. Consideration and approval regarding Resolution 6336, authorizing the award of contracts for plumbing and related services to 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services)
- 11. Consideration and approval regarding Resolution 6338, authorizing the ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series, and two 2022 Ford Edge SUVS to McCombs Ford West for an amount of \$371,194.06 (George Ayala, Director of Procurement)
- 12. Consideration and approval regarding Resolution 6333, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Rosemont at University Park) Series 2023 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-03-15 authorizing the Bonds; (iii) San Antonio Housing Facility Corporation to approve 23SAHFC-03-15; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

13. Consideration and approval regarding Resolution 6334, authorizing a subordinate loan in the amount of \$750,000 for the Costa Mirada Project, which may be funded using Moving to Work funds; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

INDIVIDUAL ITEMS

- 14. Consideration and approval regarding Resolution 6335, authorizing the proposed 2023-2024 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, Planning Officer; Christine Patrick, Assistant Director of Operations Support; Sara Eaves, Senior Policy and Planning Manager)
- 15. Consideration and approval regarding Resolutions 6340, 23FAC-03-16, and 23DEV-03-15, authorizing the payoff of loans up to \$13,000,000 plus related transaction costs, using Moving To Work funds, for the Bella Claire, Churchill Estates, Claremont, Homestead, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities (Brandee Perez, Chief Operating Officer; Diana Kollodziej Fiedler, Chief Financial Officer)

DISCUSSION ITEMS

- 16. Discussion regarding resident concerns
- 17. President's Report
 - ConnectHomeSA Spring Break Camp
 - Affordable Connectivity Program (ACP) Grant Secured
 - Book Rich Environments (BRE) Donation
 - National Digital Inclusion Conference Tour
 - Affordable Housing Bond Application Submission
- 18. Adjournment

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted. "Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun." "Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Vice Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:02 PM CST on March 1, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Vice-Chair Gabriel Lopez, Gilbert Casillas, Dalia Contreras, Loren D. Dantzler, and Olga Kauffman.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Timothy E. Alcott, Chief Legal and Real Estate Officer; George Ayala, Director of Procurement; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Hector Martinez, Director of Construction Services and Sustainability; and Melissa Garza, Director of Beacon Communities.

Board Members Absent:

Chair Dr. Ana M. "Cha" Guzman and Ignacio Perez.

Quorum:

A quorum was established with five (5) voting members present.

Public Comment

II. Public Comment

Citizens are provided three minutes each to speak to any agenda item. There were no individuals signed up to speak. No individuals ceded their time.

Citizens to be Heard

III. Citizens to be Heard

Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There were no citizens signed up to speak. No citizens ceded their time.

With no objections, the Board took up item 15. Resident Concerns.

Discussion Items

The following items were discussed with the Board:

XV. Discussion regarding resident concerns



Mr. Hinojosa provided an update on the status of the Blanco Apartments fire that occurred on February 28, 2023.

There was one resident concern discussed during this agenda item.

Public Hearing

IV. Public Hearing regarding Resolutions 6325 and 23FAC-02-23, approving the Vista at Silver Oaks 9% low income housing tax credit project and approving and authorizing the San Antonio Housing Facility Corporation to approve the resolution for such transaction (Timothy E. Alcott, Chief Legal and Real Estate Officer)

With no objections, the Board tabled item 4 until April 3, 2023, at the request of Opportunity Home staff.

Minutes

V. Minutes

Commissioner Contreras moved to approve the February 1, 2022, Regular Board Meeting minutes and February 22, 2023, Operations and Real Estate Committee Meeting minutes. Commissioner Kauffman seconded the motion. The motion carried with five (5) in favor and none against by a voice vote.

Consent Items

VI. Resolution 6323

Consideration and approval regarding Resolution 6323, authorizing the award of a contract for new affordable home construction services for Villas de Fortuna, Sunflower and Palm Lake to Brizo Construction, LLC (WBE, HUB) for an amount not to exceed \$5,492,165 (George Ayala, Director of Procurement; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

VII. Resolution 6327

Consideration and approval regarding Resolution 6327, authorizing the award of a contract for Highview Drainage Improvement Project to Jerdon Enterprises, LP (SBE) for an amount not to exceed \$543,732 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

VIII. Resolution 6328

Consideration and approval regarding Resolution 6328, authorizing the award of a contract for elevator modernization at Parkview to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$1,200,479 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

IX. Resolution 6329

Consideration and approval regarding Resolution 6329, authorizing the award of a contract for elevator modernization at Fair Avenue Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to Page 6 of 328



exceed \$1,077,982 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

X. Resolution 6330

Consideration and approval regarding Resolution 6330, authorizing the award of contracts for make ready services for Beacon Communities to A&S Landscaping (HABE, VBE), EA Contractor (HABE), H1 Contracting (ESBE, HABE, MB, SBE, WBE), and R&J Muniz Remodeling (HABE, WBE) for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities)

XI. Resolution 6331

Consideration and approval regarding Resolution 6331, authorizing the award of a contract for roof replacement at Alazan Apache Administration Building to Garland/DBS, Inc. through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$605,477 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

XII. Resolutions 6326 and 23DEV-02-22

Consideration and approval regarding Resolutions 6326 and 23DEV-02-22, approving San Antonio Housing Facility Corporation to continue serving as the sole member of the general partner for Midcrown Pavilion and authorizing the San Antonio Housing Development Corporation and/or any other existing or to-be-formed component entity of the Opportunity Home San Antonio that shall acquire using MTW funds the class B limited partnership interest, special limited partnership interest, for Midcrown Pavilion to purchase such interest and assume and/or refinance the existing debt on the project; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

XIII. Resolutions 6324 and 23FAC-02-22

Consideration and approval regarding Resolutions 6324 and 23FAC-02-22, authorizing, in connection with the previously approved Fiesta Trails 9% tax credit transaction, Opportunity Home San Antonio to loan \$500,000 of Moving to Work (MTW) funds to the Fiesta Trails Ltd., the partnership of the Fiesta Trails transaction, and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Items 6 - 13

Moved by Commissioner Casillas. Seconded by Commissioner Dantzler. The motion carried with five (5) in favor and none against by a voice vote.

XIV. Resolutions 6325 and 23FAC-02-23

Consideration and approval regarding Resolutions 6325 and 23FAC-02-23, approving the Vista at Silver Oaks 9% low income housing tax credit project and approving and authorizing the San Antonio Housing Facility Corporation to approve the resolution for such transaction (Timothy E. Alcott, Chief Legal and Real Estate Officer)



Main Motion Regarding Resolutions 6325 and 23FAC-02-23

With no objections, the Board tabled Resolutions 6325 and 23FAC-02-23 until April 3, 2023, at the request of Opportunity Home staff.

Discussion Items

The following items were discussed with the Board:

XVI. President's Report

- Cowboy Breakfast
- Black History Month
- Launch of Make-Ready Incentive Program
- Nine Employees Become Trainers
- Organization Invited to San Antonio River Authority Panel
- Largest Grant in State Secured
- Housing Affordability in San Antonio
- Advancing Equity in the Housing Sector
- Haven for Hope Job Fair
- Texas Housing Association 2023 Scholarship Application
- Spurs Thank Volunteers

XVII. Adjournment

Main Motion Regarding Adjournment

Moved by Commissioner Casillas. Seconded by Commissioner Contreras. The motion carried with five (5) in favor and none against by a voice vote.

The meeting adjourned at 1:16 PM CST.

ATTEST:	
Ana M. "Cha" Guzman Chair, Board of Commissioners	Date
Ed Hinojosa, Jr.	Date



MINUTES OF OPPORTUNITY HOME SAN ANTONIO FINANCE COMMITTEE OR SPECIAL BOARD MEETING

Meeting Called to Order

I. Call to Order:

Committee Chair Olga Kauffman called the Finance Committee Meeting of Opportunity Home San Antonio to order at 1:03 PM CDT on March 15, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Board Chair Dr. Ana M. "Cha" Guzman, Vice-Chair Gabriel Lopez, Committee Chair Olga Kauffman, Gilbert Casillas, Loren D. Dantzler, and Ignacio Perez.

Adviser Present:

Valerie Carillo, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Diana Kollodziej Fiedler, Chief Financial Officer; Aaron Sladek, Assistant Director of Finance and Accounting; and Allison Schlegel, Director of Internal Audit.

Eric A. Rumberger, CPA and Chelsey Glass, CPA, CohnReznick LLP

Board Members Absent:

Dalia Contreras.

Quorum:

A quorum was established with six (6) voting members present.

Public Comment

II. Public Comment

Citizens are provided three minutes each to speak to any agenda item. There were no individuals signed up to speak. No individuals ceded their time.

Presentation

III. Independent Auditor's report for the year ending June 30, 2022 (Diana Kollodziej Fiedler, Chief Financial Officer; Eric A. Rumberger, CPA and Chelsey Glass, CPA, CohnReznick LLP)

Individual Items

IV. Resolution 6319

Consideration and appropriate action regarding Resolution 6319, certifying that Opportunity Home's Investment Policy and investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act



(Diana Kollodziej Fiedler, Chief Financial Officer; Aaron Sladek, WOC Assistant Director of Finance and Accounting)

Action Item

Chair Guzman requested the inclusion of annual appreciation/depreciation rates regarding Opportunity Home investments during the budget process.

Main Motion Regarding Resolution 6319

Moved by Commissioner Casillas. Seconded by Chair Guzman and Commissioner Lopez. The motion carried with four (4) in favor and none against by a voice vote.

Discussion Items

The following items were discussed with the Board:

V. Update and discussion regarding the Quarterly Financial Report (Diana Kollodziej Fiedler, Chief Financial Officer)

Action Items

Commissioner Casillas requested Opportunity Home staff to research opportunities for funding events, in addition to the quarterly events, for residents, particularly senior residents.

Chair Guzman requested Opportunity Home staff to research opportunities for partnering with local colleges and universities to provide on-site educational opportunities to residents.

- VI. Update and discussion regarding the Quarterly Internal Audit Report (Allison Schlegel, Director of Internal Audit)
- VII. Updated and discussion regarding the 2023-2024 Risk Assessment (Allison Schlegel, Director of Internal Audit)

XIII. Adjournment

Main Motion Regarding Adjournment

Moved by Commissioner Kauffman. Seconded by Chair Guzman and Commissioner Lopez. The motion carried with six (6) in favor and none against by a voice vote.

The meeting adjourned at 1:50 PM CDT.

ATTEST:	
Ana M. "Cha" Guzman Chair. Board of Commissioners	Date



Ed Hinojosa, Jr.	Date
President and CEO	



MINUTES OF OPPORTUNITY HOME SAN ANTONIO OPERATIONS AND REAL ESTATE COMMITTEE OR SPECIAL BOARD MEETING

Meeting Called to Order

I. Call to Order:

Committee Chair Gabriel Lopez called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 2:01 PM CDT on March 15, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Board Chair Dr. Ana M. "Cha" Guzman, Committee Chair Gabriel Lopez, Gilbert Casillas, Loren D. Dantzler, Olga Kauffman, and Ignacio Perez.

Adviser Present:

Valerie Carillo, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Richard Milk, Planning Officer; Sara Eaves, Senior Policy and Planning Manager; Christine Patrick, Assistant Director of Operations Support; Joel Director of Resident Services; Brandee Perez, Chief Operating Officer; Timothy E. Alcott, Chief Legal and Real Estate Officer; Diana Kollodziej Fiedler, Chief Financial Officer; George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; and Jo Ana Alvarado, Director of Innovative Technology.

Dave Keen, Joseph Broad, and Manuel Perez, Keen Independent Research; Mario Peña, Able City; Jim Bailey, Alamo Architects; Marissa Saldaña, Saldaña & Associates; and Lawrence Clark, Bender Wells Clark.

Board Members Absent:

Dalia Contreras.

Quorum:

A quorum was established with six (6) voting members present.

Public Comment

II. Public Comment

Citizens are provided three minutes each to speak to any agenda item. There was one individual who spoke during the meeting. No individuals ceded their time.

Public Hearing

III. Public Hearing regarding Resolution 6335, authorizing the proposed 2023-2024 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, Planning Officer; Sara Eaves, Senior Policy and Planning Manager; Christine Patrick, Assistant Director of Operations Support)

Presentation

IV. Update and presentation regarding Lincoln Heights Development by Marissa Saldaña from Saldaña & Associates and Gabriel Velasquez from Avenida Guadalupe Association.

Individual Items

V. Resolution 6335

Consideration and appropriate action regarding Resolution 6335, authorizing the proposed 2023-2024 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, Planning Officer; Christine Patrick, Assistant Director of Operations Support; Sara Eaves, Senior Policy and Planning Manager)

Main Motion Regarding Resolution 6335

Moved by Chair Guzman. Seconded by Commissioner Perez. The motion carried with five (5) in favor and none against by a voice vote.

Commissioner Kauffman entered the meeting.

VI. Resolution 6332

Consideration and appropriate action regarding Resolution 6332, approving the Anti-Bullying Policy Public Housing Lease attachment (Joel Tabar, Director of Resident Services)

Main Motion Regarding Resolution 6332

Moved by Commissioner Casillas. Seconded by Chair Guzman. The motion carried with six (6) in favor and none against by a voice vote.

VII. Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15

Consideration and appropriate action regarding Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15 authorizing Woodhill, Cottage Creek, Pecan Hill, Alazan, and Westside Reinvestment Initiative to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$17,419,293 (Brandee Perez, Chief Operating Officer; Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15

Moved by Chair Guzman. Seconded by Commissioner Casillas. The motion carried with six (6) in favor and none against by a voice vote.



VIII. Resolutions 6340, 23FAC-03-16, and 23DEV-03-15

Consideration and appropriate action regarding Resolutions 6340, 23FAC-03-16, and 23DEV-03-15, authorizing the payoff of loans up to \$13,000,000 plus related transaction costs, using Moving To Work funds, for the Bella Claire, Churchill Estates, Claremont, Homestead, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities (Brandee Perez, Chief Operating Officer; Diana Kollodziej Fiedler, Chief Financial Officer)

Action Item

Chair Guzman requested information regarding the amount of savings the debt payoffs will generate.

Main Motion Regarding Resolutions 6340, 23FAC-03-16, and 23DEV-03-15

Moved by Chair Guzman. Seconded by Commissioner Perez. The motion carried with six (6) in favor and none against by a voice vote.

IX. Resolution 6336

Consideration and appropriate action regarding Resolution 6336, authorizing the award of contracts for plumbing and related services to 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services)

Main Motion Regarding Resolution 6336

Moved by Commissioner Casillas. Seconded by Commissioner Dantzler. The motion carried with six (6) in favor and none against by a voice vote.

X. Resolution 6338

Consideration and appropriate action regarding Resolution 6338, authorizing the ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series, and two 2022 Ford Edge SUVS to McCombs Ford West for an amount of \$371,195 (George Ayala, Director of Procurement)

Main Motion Regarding Resolution 6338

Moved by Chair Guzman. Seconded by Commissioner Perez. The motion carried with six (6) in favor and none against by a voice vote.

XI. Resolution 6333

Consideration and appropriate action regarding Resolution 6333, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Notes (Rosemont at University Park) Series 2023A and Series 2023B (the "Notes"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-03-15 authorizing the



Notes; (iii) San Antonio Housing Facility Corporation to approve 23FAC-03-15; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Resolution 6333

Moved by Chair Guzman. Seconded by Commissioner Casillas. The motion carried with six (6) in favor and none against by a voice vote.

XII. Resolution 6334

Consideration and appropriate action regarding Resolution 6334, authorizing a subordinate loan in the amount of \$750,000 for the Costa Mirada Project, which may be funded using Moving to Work funds; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Resolution 6334

Moved by Chair Guzman. Seconded by Commissioner Perez. The motion carried with six (6) in favor and none against by a voice vote.

Discussion Items

The following items were discussed with the Board:

- XIII. Update and discussion regarding Beacon Program Overview (Melissa Garza, Director of Beacon Communities)
- XIV. Update and discussion regarding Wi-Fi Expansion Project (Jo Ana Alvarado, Director of Innovative Technology)

Action Items

Commissioner Casillas requested an investigation into the Wi-Fi connectivity concerns raised for W.C. White.

Chair Guzman requested the creation of a press release regarding the Wi-Fi Expansion Project.

Chair Guzman recommended partnering with San Antonio College's film school and the City of San Antonio to produce a short documentary about the importance of digital equity and Opportunity Home's part in increasing digital equity in their communities.

Chair Guzman requested Opportunity Home to research opportunities to provide digital devices to residents, especially students.

XV. Discussion regarding resident concerns

Attorney Valerie Carillo read the Board into Closed Session.



Committee Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 4:36 PM CDT.

Closed Session

XVI. Closed Session

Personnel/Consultation with Attorney

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

■ Discussion with attorney regarding resident complaint

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 with attorney regarding MTW contractual requirements under "Substantially the Same" requirements

Report

■ Procurement Activity Report

Resource

Schedule of Units Under Development

XIII. Adjournment

The meeting adjourned at 5:30 PM CDT.

ATTEST:	
Ana M. "Cha" Guzman Chair, Board of Commissioners	Date
Ed Hinojosa, Jr. President and CEO	 Date

BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTIONS 6325 AND 23FAC-02-23, APPROVING THE VISTA AT SILVER OAKS 9% LOW INCOME HOUSING TAX CREDIT PROJECT AND APPROVING AND AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION FOR SUCH TRANSACTION

Ed Hingosa Jr	Docusigned by: Tim bloth
Ed Hinojosa, Jr.	Timothy E. Alcott
President and CEO	Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6325 and 23FAC-02-23, approving the Vista at Silver Oaks 9% low income housing tax credit project and approving and authorizing the San Antonio Housing Facility Corporation to approve the resolution for such transaction.

SUMMARY:

The Project is a 76-unit, 9% low-income housing tax credit project located at approximately the southern side of the intersection of Silver Oaks and Brazil Drive, San Antonio, Bexar County, Texas 78213. Of the 76 units, all will be 2- and 3-bedroom units to accommodate families, and there will be 8 total units reserved for tenants making 30% AMI or less, 22 total units reserved for tenants making 50% AMI or less, and 46 total units reserved for tenants making 60% or less AMI.

The Project is expected to cost approximately \$28,147,350. The Project does not have tax exempt bonds as this is not a requirement of the 9% LIHTC Program. The sources of funds are as follows: approximately \$17,998,200 in tax credit equity to be provided by PNC Bank's purchase of the tax credits; approximately \$19,500,000 in construction financing that will be reduced upon conversion to approximately \$5,900,000 in permanent financing from CommunityBank of Texas; approximately \$3,300,000 in a loan from the City of San Antonio from the proceeds of the Housing Bond, the award of which was authorized by the City Council in December 2022.

San Antonio Housing Facility Corporation (SAHFC) will be the general contractor for the Project to obtain a sales tax exemption. SAHFC will also own the land and lease it to the tax credit partnership.

Opportunity Home San Antonio has previously approved the Fiesta Trails 9% tax credit transaction and will receive a developer fee, cash flow, and a bargain purchase option.

Opportunity Home San Antonio's developer fee will be paid over the closing, construction, and

Opportunity Home San Antonio

April 3, 2023

stabilization.

STRATEGIC OUTCOMES:

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options. Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6325 Resolution 23FAC-02-23 Presentation

Opportunity Home San Antonio Resolution 6325

RESOLUTION 6325, APPROVING THE VISTA AT SILVER OAKS 9% LOW INCOME HOUSING TAX CREDIT PROJECT AND APPROVING AND AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION FOR SUCH TRANSACTION

WHEREAS, one of the strategic goals of the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio") is to expand the supply of affordable housing; and

WHEREAS, one financing mechanism for new affordable housing is the 9% low-income housing tax credit; and

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio (the "Board") previously approved the inducement by the San Antonio Housing Facility Corporation ("SAHFC") of the application by Vista at Silver Oaks, L.P., a Texas limited partnership (the "Partnership"), to acquire and construct an approximately 76-unit low-income housing tax credit facility (the "Housing Facility") located at approximately the southern side of the intersection of Silver Oaks and Brazil Drive, San Antonio, Bexar County, Texas 78213 and to be known as Vista at Silver Oaks Apartments (the "Project"); and

WHEREAS, the Project has received an allocation of 9% low-income housing tax credits; and

WHEREAS, pursuant to 303.042 of the Texas Local Government Code, the Board must approve the Project; and

WHEREAS, pursuant to section 303.042(d) of the Texas Local Government Code, as amended, Opportunity Home San Antonio conducted a public hearing at the regular meeting of the Board on March 1, 2023, with respect to the Project; and

WHEREAS, at the request of the Partnership, SAHFC has agreed to (i) serve as the sole member of SAHA Silver Oaks GP, LLC, a Texas limited liability company (the "General Partner"), which shall serve as sole general partner of the Partnership in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease, and (iii) serve as the general contractor for the Project; and

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

WHEREAS, this Board has reviewed the foregoing and determined that the action herein

authorized is in furtherance of the public purposes of Opportunity Home San Antonio and SAHFC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Opportunity Home San Antonio, that:

- 1) The Board hereby approves the Project.
- 2) The Board hereby approves Resolution 23FAC-02-23, authorizing the transactions for the Project and the participation of SAHFC, General Partner and any affiliates thereof in the Project.
- 3) The officers of Opportunity Home San Antonio and SAHFC, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 8) This Resolution shall be in force and effect from and after its passage.

Name of Commissioner/Officer <u>Title</u>

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

Gabriel Lopez Vice Chair, Board of Commissioners

Gilbert Casillas

Dalia Flores Contreras

Loren Dantzler

Olga Kauffman

Ignacio Perez

Ed Hinojosa, Jr.

Diana Fiedler

Commissioner

Commissioner

Commissioner

President and CEO

Chief Financial Officer

Timothy E. Alcott Chief Legal & Real Estate Officer

Muriel Rhoder **Chief Administrative Officer Chief Operating Officer** Brandee Perez Michael Reyes **Public Affairs Officer** Planning Officer Richard Milk

Passed and approved the 3rd day of April 2023.

President and CEO

CERTIFICATE FOR RESOLUTION RESOLUTION 23FAC-02-23

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on April 3, 2023 (the "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 23FAC-02-23, AUTHORIZING THE VISTA AT SILVER OAKS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF MEMBERSHIP INTEREST IN SAHA SILVER OAKS, GP, LLC, AND ITS ADMISSION AS THE GENERAL PARTNER OF VISTA AT SILVER OAKS, LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 3rd day of April 2023.



Ed Hinojosa, Jr. Secretary/Treasurer

San Antonio Housing Facility Corporation Resolution 23FAC-02-23

RESOLUTION 23FAC-02-23, AUTHORIZING THE VISTA AT SILVER OAKS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF MEMBERSHIP INTEREST IN SAHA SILVER OAKS, GP, LLC, AND ITS ADMISSION AS THE GENERAL PARTNER OF VISTA AT SILVER OAKS, LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio (the "Authority"), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation ("SAHFC"); and

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

WHEREAS, Vista at Silver Oaks, L.P., a Texas limited partnership (the "Partnership"), and SAHA Silver Oaks GP, LLC, a Texas limited liability company and its sole general partner (the "General Partner"), have been formed to acquire and construct an approximately 76-unit low-income housing tax credit facility (the "Housing Facility") located at approximately the southern side of the intersection of Silver Oaks and Brazil Drive, San Antonio, Bexar County, Texas 78213 and to be known as Vista at Silver Oaks Apartments (the "Project"); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation ("SAHFC") has agreed to (i) serve as the sole member of the General Partner in connection with the financing of the Project (with an affiliate of the Developer (as hereinafter defined) acting as a special limited partner in the Partnership), (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the "Ground Lease"), and (iii) serve as the general contractor for the Project; and

WHEREAS, in connection with the financing for the Project, the Partnership will also enter into a transaction with CommunityBank of Texas, N.A for a construction and permanent loan (the "Loan") in an aggregate amount of approximately \$19,500,000; and

WHEREAS, in connection with the execution of the Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to,

loan agreements, promissory notes, deeds of trust, environmental indemnity agreements, security agreements, pledge agreements and various other similarly named documents and ancillary agreements, assignments, documents and certificates relating to or required in connection with the Loan (collectively, the "Loan Documents"); and

WHEREAS, in order to provide additional funds for the construction of the Project, the Partnership may enter into one or more subordinate loan transactions, including, but not limited to, a loan of City of San Antonio Housing Bond funds from the City of San Antonio in the approximate amount of \$3,300,000 (the "City Loan", and any other subordinate loan transactions, if applicable being referred to herein collectively as the "Subordinate Loan"); and

WHEREAS, in connection with the City Loan and or the Subordinate Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, program, development or loan agreements, promissory notes, deeds of trust, restrictive covenants, security agreements, pledge agreements, intercreditor and subordination agreements, and various other similarly named documents and ancillary agreements, assignments, documents and certificates relating to or required in connection with the City Loan (collectively, the "City Loan Documents") or the Subordinate Loan (collectively, the "Subordinate Loan Documents"); and

WHEREAS, Vista at Silver Oaks Development, LLC or its affiliate (the "Developer"), on behalf of the Partnership, has applied for low-income housing tax credits (the "LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner and/or SAHFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (the "TDHCA Documents"); and

WHEREAS, the Partnership will contribute approximately \$17,998,200 of equity to the construction of the Project, which will be raised from the sale of the LIHTCs, which is anticipated to be made to PNC Bank, National Association or an affiliate thereof (the "Equity Financing"); and

WHEREAS, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Agreement of Limited Partnership or any such similarly named document, and any documents attached as exhibits thereto, and closing certificates (collectively, the "Equity Documents"); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction materials for the Project, SAHFC will serve as the general contractor for the Project (the "General Contractor") and enter into any required construction contracts, subcontracts and ancillary documents, and various other similarly named documents (the "Construction Documents"); and

WHEREAS, the members of the Board of Directors of SAHFC (collectively, the "Board") and their respective offices are as follows:

Name of Directors/Officers Position

Dr. Ana M. "Cha" Guzmán President and Director
Gabriel "Gabe" Lopez Vice President and Director

Ignacio Perez Director
Dalia Contreras Director
Gilbert Casillas Director
Olga Kauffman Director
Loren D. Dantzler Director

Ed Hinojosa, Jr. Secretary/Treasurer

Diana Fiedler
Assistant Secretary/Treasurer
Timothy E. Alcott
Assistant Secretary/Treasurer
Muriel Rhoder
Assistant Secretary/Treasurer
Brandee Perez
Assistant Secretary/Treasurer
Michael Reyes
Assistant Secretary/Treasurer
Richard Milk
Assistant Secretary/Treasurer

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Antonio Housing Facility Corporation, that:

Section 1. The Project, the various forms of financing contemplated for the Project, including, but not limited to, the Loan, the City Loan, the Subordinate Loan, the LIHTCs, and the Equity Financing and the terms of the Loan Documents, the City Loan Documents, the Subordinate Loan Documents, the TDHCA Documents, the Equity Documents, and the Construction Documents are hereby authorized and approved, when such documents are executed by the officers provided below.

Section 2. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Loan Documents, the City Loan Documents, the Subordinate Loan Documents, the TDHCA Documents, the Equity Documents and the Construction Documents, indemnity agreements and guaranties covering the Land or the Project, and all other documents relating to the Loan, the City Loan, the

Subordinate Loan, the LIHTCs, the Equity Financing and the Construction Documents to which the Partnership, the General Partner, and/or SAHFC is a party.

- Section 3. The purchase of the Land, the Ground Lease, the acquisition of membership interest in the General Partner by SAHFC and General Partner's admission as the sole general partner of the Partnership, and the role of SAHFC as the General Contractor are each approved and the President, any Vice President, the Secretary/Treasurer, and any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such transactions.
- Section 4. The President, any Vice President, the Secretary/Treasurer, and the Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- Section 5. The members and officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- Section 6. If any section, paragraph, clause, or provision 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 7. 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 8. All resolutions hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board, 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 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10.	This Resolution shall be in force and effect from and after its passage.			
Passed and approved the 3rd day of April 2023.				
Ana M. "Ch	a" Guzman			
Chair, Board	of Directors			
Attested an	d approved as to form:			
Ed Hinojosa	, Jr.			
Secretary/Tr	easurer			

Silver Oaks

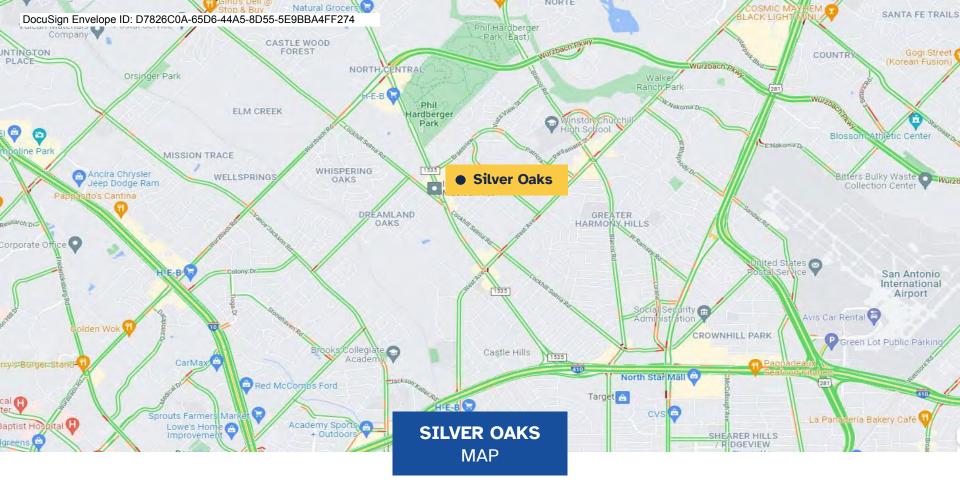
Timothy E. AlcottChief Legal and Real Estate Officer



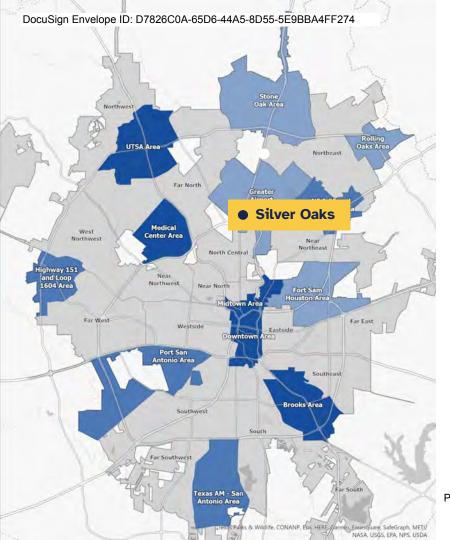
Lorraine Robles

Director of Development Services and Neighborhood Revitalization









Regional Centers

PHASE 1 CENTERS

Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS

NE I-35 and Loop 410
Highway 151 and Loop 1604
Texas A&M — San Antonio
Port San Antonio

PHASE 3 CENTERS

Greater Airport Area Fort Sam Houston Rolling Oaks Stone Oak

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Overview



City Council District 9

North East ISD

76 Units

8 units at 30% AMI

22 units at 50% AMI

46 units at 60% AMI

9% Tax Credit Deal

Total Development Cost:

\$28,147,350

PROFORMA BREAKDOWN

(approximate)

Construction Costs	\$15,831,231
A&E	\$531,500
Other Soft Costs, Etc.	\$5,961,339
Per Unit Cost	\$370,360
Rentable Per Square Foot Cost	\$365.66
Acquisition Costs	\$5,050,000
Construction Contingency	\$773,280
Total Development Cost Approx.	\$28,147,350



Questions?



BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTION 6319, CERTIFYING THAT OPPORTUNITY HOME'S INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2256.005 (E) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT

DocuSigned by:	DocuSigned by:
Ed Hinojosa Jr	Diana fiedles
Ed Hinojosa, Jr.	Diana Kollodziej Fiedler
President and CEO	Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6319, certifying that Opportunity Home's Investment Policy and investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act.

SUMMARY:

Section 2256.005 (E) of the Texas Public Funds Investment Act requires that the governing body of each covered entity review its Investment Policy and investment strategies not less than annually and adopt a written instrument by rule, order, ordinance, or resolution stating such.

The Investment Policy denotes the allowed investment activities, which must conform to all federal, state, and local statutes governing the investment of public and non-public funds. The policy contains relevant information to guide responsible personnel regarding authorized investment activities.

The only proposed change to the Investment Policy is to replace instances of "San Antonio Housing Authority" with "Opportunity Home."

STRATEGIC OUTCOME:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6319 2023 Investment Policy

CERTIFICATE FOR RESOLUTION RESOLUTION 6319

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

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of Opportunity Home San Antonio, the Board of Commissioners of Opportunity Home San Antonio (the "Board") held a meeting on April 3, 2023, (the "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 6319, CERTIFYING THAT OPPORTUNITY HOME'S
INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN
REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN
SECTION 2256.005 (E) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT

(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 Open Meetings Act and the Bylaws of Opportunity Home San Antonio.

SIGNED AND SEALED this 3rd day of April 2023.



Ed Hinojosa, Jr.
President and CEO

Opportunity Home San Antonio Resolution 6319

RESOLUTION 6319, CERTIFYING THAT OPPORTUNITY HOME'S INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2256.005 (E) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT

WHEREAS, the State of Texas has passed legislation requiring written Investment Policies for all public agencies; and

WHEREAS, the State requires the governing body of an investing entity review its Investment Policy and investment strategies not less than annually and adopt a resolution stating such; and

WHEREAS, staff of Opportunity Home has previously prepared the Investment Policy to meet the requirements of the State of Texas Law; and

WHEREAS, the only proposed change to the Investment Policy is to replace instances of "San Antonio Housing Authority" with "Opportunity Home."

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolution 6319, certifying that Opportunity Home's Investment Policy and investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (E) of the Texas Public Funds Investment Act.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 3rd day of April 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

INVESTMENT POLICY April 3, 2023

1.0 POLICY:

It is the policy of the Housing Authority of the City of San Antonio, Texas (known as "Opportunity Home") to invest all funds in a manner that will provide the highest investment return with the maximum security while ensuring sufficient liquidity to meet the daily cash flow demands of Opportunity Home. Investment activities must conform to all federal, state and local statutes governing the investment of public and non-public funds.

2.0 SCOPE:

This investment policy applies to all financial assets of Opportunity Home and related entities. These funds are accounted for in Opportunity Home's annual audit reports and include:

- 2.1 Operating Funds and Reserves for Public Housing, Section 8, and all programs
- 2.2 Development Reserves, Bond Proceeds, and Escrow Accounts
- 2.3 Any newly acquired or special funds
- 2.4 Non-Profit and Partnership Funds

3.0 OBJECTIVE:

As required by the Act, the investment of funds shall be governed by the following investment objectives, in order of preference:

- 3.1 Preservation and safety of principal: Investment decisions of Opportunity Home shall be undertaken in a manner that seeks to ensure the preservation and safety of capital in the overall portfolio. To obtain this goal, adequate diversification is required to assure that potential losses on individual investments do not exceed the income generated from the remainder of the portfolio. There shall be a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis.
- 3.2 Liquidity: The investment portfolio will remain sufficiently liquid to enable Opportunity Home to meet all operating requirements that might be reasonably anticipated. Investment in securities with an active secondary market are preferred investments.

- 3.3 Yield and Return on Investment: Opportunity Home's investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with Opportunity Home's investment risk constraints and cash flow characteristics of the portfolio.
- 3.4 Legal Limitations: Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code and the U. S. Department of Housing and Urban Development Public and Indian Housing Notice 95-27 issued May 11, 1995.
- 3.5 Administrative Cost: In choosing an investment, Opportunity Home shall consider the administrative work involved, particularly with regards to investments of short duration.

4.0 PRUDENCE:

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the context of managing the overall portfolio. Prudence shall be measured by considering the investment of all funds or funds under the entity's control over which the officer had responsibility rather than a consideration as to the prudence of a single investment.

This standard states: "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived." The investment officer and those delegated with investment authority under this policy, when acting in accordance with the written procedures and this policy in accord with the Prudent Person Rule, shall be relieved of personal responsibility and liability in the management of the portfolio, provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

5.0 DELEGATION OF AUTHORITY:

The Board of Commissioners of Opportunity Home retains the ultimate responsibility as fiduciaries over the assets of the organization. The Board hereby delegates to the CEO and the CEO's designated staff the day-to-day responsibility of managing Opportunity Home's investment activities. The CEO will report the investment activities to the Board of Commissioners on at least a quarterly basis as required by the Public Funds Investment Act.

The CEO, with assistance from the CEO's designated staff, will establish the system of procedures and controls to regulate the investment activities. No officer or designee may engage in an investment transaction except as provided under the terms of this policy and the procedures established and approved by the President and CEO. The CEO designates

the Chief Financial Officer as responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. The Chief Financial Officer will also oversee all investment activities and assure that appropriate internal controls are in place and being followed.

The CEO also designates the Chief Financial Officer as the Investment Officer of Opportunity Home to be responsible for the day-to-day operating decisions related to investment decisions and activities. In addition, the Investment Officer shall be responsible for all transactions undertaken and together with the CEO, shall establish a system of procedures and controls to regulate the activities of subordinate officials and staff. The CEO and Chief Financial Officer shall be authorized to make investment decisions and place investment orders. All participants in the investment process shall act responsibly as custodians of the public trust.

6.0 ETHICS AND CONFLICTS OF INTEREST:

Officers, employees, board members, and investment officials involved in the investment process shall refrain from personal business activity that could conflict, or could reasonably be perceived as a conflict, with the proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Officers, employees, board members, and investment officials shall disclose to the President and CEO, in writing, any material financial interests in financial institutions that conduct business with Opportunity Home. Officers, employees, board members, and investment officials shall further disclose any large personal financial investment positions that could be related to the investment activities of Opportunity Home, particularly with regard to the time of purchases and sale of investments. All Federal, State of Texas, and Opportunity Home Ethics Policies shall be strictly followed.

7.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS:

The Investment Officer shall maintain a list of all financial institutions authorized to provide investment services for Opportunity Home.

- 7.1 All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with annual financial statements and certification in writing that the financial institution or the broker/dealer has read and will follow all Federal and State of Texas laws and regulations regarding investments made by Opportunity Home.
- 7.2 An annual review of the financial statements will be completed by the Investment Officer.
- 7.3 A current audited financial statement is required to be on file for each financial institution and broker/dealer with which Opportunity Home transacts business.

7.4 The board or designated investment committee of Opportunity Home shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with Opportunity Home.

8.0 AUTHORIZED AND SUITABLE INVESTMENTS:

- 8.1 HUD Funds: Opportunity Home is required to invest HUD sourced funds in investments approved by the U.S. Department of Housing and Urban Development. These investments must be fully collateralized. ATTACHMENT A is applicable to HUD funds and contains a listing and description of approved investments.
- 8.2 Non-HUD Funds: Funds in excess of HUD funds, unrestricted funds, reserves, partnership funds, bond proceeds, foundation funds, and other funds are not subject to ATTACHMENT A; however, these funds shall be invested in accordance with the Public Funds Investment Act.

9.0 COLLATERALIZATION:

Full collateralization is required for all of Opportunity Home's investments. In order to protect Opportunity Home's assets, collateralization of one-hundred percent (100%) is required at all times. All collateral shall conform to those investment instruments listed in ATTACHMENT A of the Public Funds Investment Act.

Collateral will always be held by an independent third party with whom the financial institution or broker/dealer has a current custodial agreement. A clearly marked evidence of ownership or safekeeping receipt must be available to Opportunity Home.

Collateral substitution may be allowed when the substituted collateral is on the approved list of investments listed in ATTACHMENT A or the Public Funds Investment Act.

10.0 DIVERSIFICATION:

Opportunity Home will diversify its investments by security type and institution. With the exception of U.S. Treasury securities and authorized investment pools, no more than 50% of Opportunity Home's total investment portfolio will be invested in a single security type or in securities issued by a single financial institution or broker/dealer.

11.0 MAXIMUM MATURITIES:

Operating Funds: To the extent possible, Opportunity Home will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, Opportunity Home will not directly invest in securities maturing more than three years (3) from the date of purchase. This maximum maturity policy applies to all operating funds.

11.2 Non-operating or excess funds: Funds in excess of operating needs, unrestricted funds, foundation funds, bond proceeds, reserves, escrow funds, and other funds not required for operations may be held in securities without regard to the three year (3) limitation referenced in Section 11.1. The Investment Officer shall assure that sufficient liquidity exists at all times to meeting operating commitments.

12.0 INTERNAL CONTROL:

The Investment Officer shall establish an annual process of independent review as part of the annual audit. This review will provide internal control by assuring compliance with policies and procedures.

13.0 PERFORMANCE STANDARDS AND REPORTING:

As required by Section 2256 of the Public Funds Act, at least quarterly, the Investment Officer or designee will prepare an investment report for Opportunity Home's Board of Commissioners. The report shall contain the name of the financial institution or broker/dealer holding the investment, the investment position, the cost of the investment, the fair market value, the purchase date, maturity date, and any interest accrued. Investment performance will be measured by standards set by the U.S. Department of Housing and Urban Development.

14.0 INVESTMENT POLICY ADOPTION:

Opportunity Home's investment policy shall be adopted by resolution of the Board of Commissioners. The policy shall be reviewed on a periodic basis and revised by the Investment Officer as necessary. It is the intent of Opportunity Home that if any changes of federal or State of Texas laws affect this policy, the new law or change becomes effective as stated and this policy is automatically conformed to existing law.

15.0 EXEMPTION:

Any investment currently held that does not meet the guidelines of this policy shall be exempted from the requirements contained herein. At maturity or liquidation, such funds shall be reinvested only as provided by this policy.

ATTACHMENT A

INVESTMENT INSTRUMENTS APPROVED BY HUD

- 1. <u>DIRECT OBLIGATION OF THE FEDERAL GOVERNMENT BACKED BY THE</u> <u>FULL FAITH AND CREDIT OF THE UNITED STATES</u>
 - a. <u>U.S. Treasury Bills</u>
 - b. <u>U. S. Treasury Notes and Bonds</u>
 - (1) <u>U.S. Treasury Notes</u>
 - (2) <u>U.S. Treasury Bonds</u>
- 2. OBLIGATIONS OF FEDERAL GOVERNMENT AGENCIES
 - a. <u>Federal Financing Bank (FFB)</u>
 - b. <u>Government National Mortgage Association (GNMA)</u>. <u>Mortgage-Backed Securities (GNMA I and GNMA II)</u>
 - c. <u>GNMA Participation Certifies</u>
 - d. Maritime Administration Merchant Marine Bonds, Notes, and Obligations
 - e. <u>Small Business Administration (SBA)</u>. <u>Small Business Investment Corporation</u> (SBIC) Debentures
 - f. Tennessee Valley Authority (TVA) Power Bonds and Notes

3. SECURITIES OF GOVERNMENT-SPONSORED AGENCIES

- a. Farm Credit Consolidated System-Wide Discount Notes
- b. <u>Federal Farm Credit Banks Consolidated System-Wide Bonds</u>
- c. <u>Federal Home Loan Banks Consolidated Obligations</u>

These securities are the secured joint and several obligations of the Federal Home Loan Banks comprised of:

- (1) Bonds
- (2) <u>Notes</u>
- (3) <u>Discount Notes</u>
- d. FHLMC Mortgage Participation Certificates (PC) (Guaranteed)
- e. FHLMC Collateralized Mortgage Obligations (CMOs)
- f. Federal National Mortgage Association (FNMA) Debentures
- g. <u>FNMA Notes</u>
- h. FNMA Short-Term Discount Notes
- i. FNMA Capital Debentures
- j. <u>Student Loan Marketing Associations (SLMA) Obligations</u>

SLMA issues obligations comprises of guaranteed student loans as follows:

(1) Floating Rate and Master Notes

- (2) The Series E and F Floating Rate Notes
- (3) <u>Zero Coupon Notes</u>
- 4. DEMAND AND SAVINGS DEPOSITS
- 5. MONEY-MARKET DEPOSIT ACCOUNT
- 6. MUNICIPAL DEPOSITORY FUND
- 7. SUPER **NOW** ACCOUNTS

8. CERTIFICATES OF DEPOSIT

- a. Certificates of Deposit are permitted at depository institutions that are insured by an agency of the Federal Government. Caution must be exercised for certificates exceeding the \$250,000 insurance limit or when the term is longer than 30-90 days. The new FDIC limit of \$250,000 is in effect through December 2013. Although the certificates' rate of return may be attractive for larger amounts and longer terms, U. S. treasury Securities offer superior safety and liquidity for the same amounts and terms. Certificates shall be in the HA's name. In addition a General Depository Agreement must be executed by each financial institution that issues a Certificate of Deposit.
- b. Certificate amounts above \$250,000 are permitted provided that the excess is 100 percent collateralized by clearly identified (not pooled) U.S. Government securities. Possession of the collateral securities and a continuous perfected security interest may be the only sure protection against loss in case of bank failure.
- c. Brokered deposits should be avoided because it is impossible to get \$100,000 federal insurance on a number of deposits placed by brokers.

9. <u>REPURCHASE AGREEMENTS</u>

Repurchase (repos) agreements for a term not to exceed 30 days may be entered into with Federally insured depository institution to purchase and sale of securities identified under subparagraphs b, c and d. A repurchase agreement is an agreement negotiated with a bank usually for a short period (1 to 7 days) wherein securities approved for investment are purchased from that bank at a stated price with the bank agreeing to repurchase them on a

specified date for a specified amount. The minimum may vary, although it is usually \$100,000. There are three main types: (1) fixed term, where both parties are bound to the negotiated time period; (2) demand, where the agreement stays in effect until terminated by either party, and; (3) day-to-day, where daily renewal is by mutual consent and 24-hour notice is required for termination. The HA should review existing and future repos for compliance with the following certifications. Prior approval by HUD is not necessary, however, the repos seller depository or its agency must provide a written certification to HUD, Assistant Secretary for Public and Indian Housing (Office of Finance and Budget), the Area Office, and to the HA.

- a. that the depository's repo program complies with applicable Federal and State statutes and regulations and that the program does not involve sales or loans of Federal securities by securities dealer that are not regulated or that report to the Federal Reserve Board;
- b. that the depository owns the underlying Federal securities (approved for repurchase under HUD guidelines) when the repo interest is sold and that the value of the securities is equal to or greater than the amount the HA pays for the repo;
- c. that the HA has possession of the securities (or the HA will take possession of the securities on behalf of the HA) as a bailee (evidenced by a safe keeping receipt and a written bailment for hire contract), from the time the repo interest is sold to the HA and will be (or is expected to be) maintained for the full term of the repo;
- d. that the repo agreement and any related documents identify specific Federal securities related to the specific repo purchased by the HA;
- e. that the repo interest does not represent any interest in a pool or fund of Federal securities for which registration under the Investment Company Act of 1940 may be required;
- f. that the HA will have a continuous perfected security interest in the underlying Federal securities under State or Federal law for the full term of the repo (disclosing the method by which perfection has or will be accomplished, i.e., by possession, filing, registration of book-entry securities) and/or Federal preemption of State law by Federal regulation;
- g. that the depository or a reporting dealer selling the repo has not received any adverse financial report from a credit reporting agency, State or Federal regulatory agency; and
- h. that the depository will not substitute other securities as collateral, except to increase the value of the repo security to match the repo's purchase price.

10. SWEEP ACCOUNTS

11. <u>SEPARATE TRADING OF REGISTERED INTEREST AND PRINCIPAL OF SECURITIES (STRIPS)</u>

12. MUTUAL FUNDS

A Mutual Fund (Fund) is an investment company that makes investments on behalf of individuals and institutions. The Fund pools the money of the investors and buys various securities that are consistent with the Fund's objective.

- a. Mutual Fund Criteria: The Fund shall be organized as a no-load, open-end, diversified management company and its shares shall be registered under the Securities Act of 1993. The Fund shall be under the control of the Securities Exchange Act of 1934, Investment Adviser Act of 1940 and the Investment Company Act of 1940. The investment objective of the Fund shall be to obtain as much income as possible consistent with the preservation, conservation and stability of capital. The mutual fund objective cannot be changed without the prior approval of fund shareholders.
- b. The securities purchased by the Fund shall be on the HUD-approved list of investment securities. The fund will not engage in options or financial futures. The HA shall limit the amount of funds invested in the Fund to no more than 20 percent of the HA's available investment funds. The Fund shall disclose clearly the basis of earnings and how they are distributed. The HA shall obtain a statement of potential default and risk. The HA's invested funds shall be accessible to the HA daily. It shall be demonstrated that any limitations on withdrawals will not impair the HA's day-to-day cash management needs.
- c. The management fee shall be fixed at a reasonable amount. The Fund shall disclose the relationships of the investment advisor, manager, trustee, custodian and transfer agent. The Fund shall clearly state all services (such as wire transfers and check writing privileges) and charges.
- d. Investment in the Fund shall be authorized by a Board Resolution. A certified copy of the resolution shall accompany the initial application for the Fund.

13. EFFECT OF LOSS OF REQUIRED RATING

An investment that requires a minimum rating under this section does not qualify as an authorized investment during the period the investment does not have the minimum rating. Management has the authority to waive the minimum portfolio credit quality if the quality decline is due to a downgrade or default of U.S. Government securities. Opportunity Home shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

Opportunity Home San Antonio

April 3, 2023

BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTION 6332, APPROVING THE ANTI-BULLYING POLICY PUBLIC HOUSING LEASE ATTACHMENT

DocuSigned by:	DocuSigned by:
Ed Hingosa Jr	Joel tabar
Ed Hinojosa, Jr.	Joel Tabar
President and CEO	Director of Resident Services

REQUESTED ACTION:

Consideration and approval regarding Resolution 6332, approving the Anti-Bullying Policy Public Housing Lease attachment.

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) recommends that public housing agencies define, establish, and enforce anti-bullying and anti-harassment policies to help stop inappropriate or offensive conduct early, before it becomes a Fair Housing Act violation. Bullying behavior is a widespread problem that requires consistent policies to help provide awareness and prevention.

Bullying behavior is strictly prohibited, in any form, at all Opportunity Home Public Housing communities. Currently, our organization does not have an Anti-Bullying Policy that outlines examples of the different forms (physical, emotional, or psychological) of bullying and its negative impact to the safety and security of all Public Housing residents.

Opportunity Home is proposing to implement an Anti-Bullying Policy that will be added as an attachment to the Public Housing Lease and provide multiple ways for residents to safely and easily make complaints or otherwise report problems. A process for complaints also provides critical information on when to alert Opportunity Home staff and local law enforcement.

By signing the lease, residents would be acknowledging the prohibition of bullying at all Opportunity Home communities and the organization can better assist in appropriately responding and reporting violations. The Anti-Bullying Policy will better serve residents and aligns with the mission, vision, and impact of Opportunity Home and its commitment to providing safe affordable housing programs.

STRATEGIC OUTCOME:

Opportunity Home residents feel safe.

ATTACHMENTS:

Resolution 6332 Lease Attachment I - Anti-Bullying Policy Presentation

Opportunity Home San Antonio Resolution 6332

RESOLUTION 6332, APPROVING THE ANTI-BULLYING POLICY PUBLIC HOUSING LEASE ATTACHMENT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) recommends that public housing agencies define, establish, and enforce anti-bullying and anti-harassment policies; and

WHEREAS, bullying behavior is strictly prohibited, in any form, at all Opportunity Home Public Housing communities; and

WHEREAS, Opportunity Home is proposing to implement an Anti-Bullying Policy that will be added as an attachment to the Public Housing Lease.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolution 6332, approving the Anti-Bullying Policy Public Housing Lease attachment.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 3rd day of April 2023.

Ana M. "Cha" Guzman
Chair, Board of Commissioners
Attested and approved as to form:
Ed Hinojosa, Jr.
President and CEO



I. Statement of Policy

- (a) This policy applies to all residents and guests at Opportunity Home San Antonio's Public Housing-designated units and communities.
- (b) Bullying behavior is a widespread problem that receives public attention and should be of concern to all. Bullying behavior is not restricted to children and adolescents and also occurs among adults of all age groups. Bullying has been known to occur in nearly every environment where people gather and interact, including residential settings. Community vigilance and awareness contribute to the stop of bullying behavior.
- (c) Bullying behavior is strictly prohibited at all Opportunity Home communities. Anyone who believes or suspects that they are being bullied or who is suspicious that a resident or staff member of Opportunity Home is a target of bullying behavior is asked to report the concern to management as soon as possible.
- (d) Management shall take all reasonable measures to discourage bullying and to appropriately respond to any allegations of inappropriate behavior to the extent of its capability. However, residents are reminded that they are responsible for their own personal safety and well-being.
- (e) Residents who feel they are the subjects of bullying or other detrimental behavior should not rely solely upon management as their primary source for the resolution of the problem. They are strongly encouraged to call upon the help of friends, relatives, caregivers, local authorities, or others as appropriate for assistance in dealing with the matter.
- (f) Opportunity Home residents are also responsible for the conduct and behavior of their guests and invitees as specified in the Lease. Residents shall not permit any guest or invitee to bully others on the premises. If a resident is unable to control such behavior by an invitee, the resident needs to immediately notify management, which may take appropriate action including banning the invitee from entering the property.

II. Definition

- (a) Opportunity Home defines bullying behavior for the purpose of application at its Public Housing communities as "the activity of repeated, aggressive behavior intended to harm another person physically or emotionally."
- (b) Below are some examples of the many forms of bullying:
 - 1. If someone is persistently harassing another person with verbal taunts or threats, this may be bullying behavior.
 - 2. If someone uses physical force or threats, intimidation, or aggressive means to attempt to get another person to do something against their will, this may be bullying.
 - 3. If someone persistently makes disparaging remarks to another person (or about another person in the presence of others) in a way to belittle or control that person, this may be bullying.
 - 4. If someone is encouraging others to carry out these types of behaviors against someone else, this may be bullying.
- (c) The perpetrator of bullying behavior can be anyone: a neighbor, a friend, a relative, a service provider, an employee of the housing community, or an employee of some other organization.



III. Process for Complaints

- (a) To report bullying, please contact your property manager, visit homesa.org/contact-us, or call 210.477.6000.
 - 1. In certain instances, residents may have engaged third-party services through a vendor or provider not affiliated with the Owner/Agent. Since the Owner/Agent is not a party to any agreement with such a vendor, the resident is responsible for addressing any bullying issues directly with that vendor. However, Opportunity Home encourages the reporting of any such incidents to management and will render assistance as appropriate and within the organization's authority.
 - 2. Upon receipt of a complaint, management will conduct an investigation. The investigation may include communication with the individual(s) who are alleged to have engaged in bullying behavior. Opportunity Home will endeavor to keep the identity of the complainant confidential during this process.
- (b) Resolutions to the investigation may include one or more of the following:
 - If the results of the investigation are inconclusive, a letter will be sent individually
 to all parties concerned informing them of the findings, but reminding them of this
 policy, and that further complaints, if substantiated, may result in action up to and
 including eviction (in the case of a tenant), dismissal (in the case of an employee),
 termination of the right to enter or of the contract for services (in the case of a
 service provider), or banning from the property (in the case of invitees).
 - 2. If the results of the investigation reveal that the complaint has merit, management will avail itself of the appropriate measures from the options available to it consistent with the Lease and applicable laws and regulations including, but not limited to:
 - a. The issuance of a notice of lease violation and the requirement to correct the situation; and/or,
 - b. Eviction for a material breach of the lease.
 - 3. If the allegation of bullying behavior involves an Opportunity Home staff member, the matter will be addressed in accordance with internal policies and procedures and applicable law.
 - 4. If the allegation of bullying behavior involves a contractor or vendor acting as our agent, the matter will be addressed in accordance with our agreement with the particular vendor and applicable law.

If you believe or suspect that you are a target of bullying, we urge you to discuss the situation with management, a trusted friend, a family member, or a caregiver. Bullying that is not addressed properly can lead to significant physical and/or psychological impacts. Opportunity Home is committed to improving the lives of residents by providing quality affordable housing and building sustainable, thriving communities.

Anti-Bullying Policy

Public Housing April 3, 2023



Anti-Bullying Policy

- The U.S. Department of Housing and Urban Development recommends that public housing agencies establish anti-bullying and anti-harassment policies to help provide awareness and prevention.
- Opportunity Home does not currently have an Anti-Bullying Policy that establishes or defines the different forms (physical, emotional, or psychological) of bullying.
- Opportunity Home aims to approve an Anti-Bullying Policy that requires residents to acknowledge and sign as part of the lease.
- The Anti-Bullying Policy will better serve residents and aligns with the mission, vision, and impact of the organization's commitment to provide safe affordable housing.



I. Statement of Policy

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- (b) Bullying behavior is a widespread problem that receives public attention and should be of concern to all. Bullying behavior is not restricted to children and adolescents and also occurs among adults of all age groups. Bullying has been known to occur in nearly every environment where people gather and interact, including residential settings. Community vigilance and awareness contribute to the stop of bullying behavior.
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 - **4.** If someone is encouraging others to carry out these types of behaviors against someone else, this may be bullying.
- (c) The perpetrator of bullying behavior can be anyone: a neighbor, a friend, a relative, a service provider, an employee of the housing community, or an employee of some other organization.



Page 54 of 328

I. Process for Complaints

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 - 2. Upon receipt of a complaint, management will conduct an investigation. The investigation may include communication with the individual(s) who are alleged to have engaged in bullying behavior. Opportunity Home will endeavor to keep the identity of the complainant confidential during this process.



I. Process for Complaints (cont'd)

- (b) Resolutions to the investigation may include one or more of the following:
 - 1. If the results of the investigation are inconclusive, a letter will be sent individually to all parties concerned informing them of the findings, but reminding them of this policy, and that further complaints, if substantiated, may result in action up to and including eviction (in the case of a tenant), dismissal (in the case of an employee), termination of the right to enter or of the contract for services (in the case of a service provider), or banning from the property (in the case of invitees).
 - 2. If the results of the investigation reveal that the complaint has merit, management will avail itself of the appropriate measures from the options available to it consistent with the Lease and applicable laws and regulations including, but not limited to:
 - a. The issuance of a notice of lease violation and the requirement to correct the situation; and/or,
 - **b.** Eviction for a material breach of the lease.
 - **3.** If the allegation of bullying behavior involves an Opportunity Home staff member, the matter will be addressed in accordance with internal policies and procedures and applicable law.
 - **4.** If the allegation of bullying behavior involves a contractor or vendor acting as our agent, the matter will be addressed in accordance with our agreement with the particular vendor and applicable law.



Questions?



April 3, 2023

BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTIONS 6339, 23WDH-03-15, 23SHCH-03-15, AND 23PH-03-15, AUTHORIZING WOODHILL, COTTAGE CREEK, PECAN HILL, ALAZAN, AND WESTSIDE REINVESTMENT INITIATIVE, TO ENTER INTO SEPARATE CONTRACTS WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$17,419,293

--- DocuSigned by:

Ed Hinojosa, Jr.

President and CEO

Ed Hinorosa Ir

Brandu K. Pury

Brandee Perez

Chief Operating Officer

DocuSigned by:

Timothy E. Alcott

Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15, authorizing Woodhill, Cottage Creek, Pecan Hill, Alazan, and Westside Reinvestment Initiative, to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$17,419,293.

SUMMARY:

Opportunity Home was awarded City of San Antonio Housing bond funds for five projects that were submitted. The total awarded funds are up to \$17,419,293 for the following communities: Woodhill, Cottage Creek, Pecan Hill, Alazan Expansion and Westside Reinvestment Initiative.

Woodhill

- Award Amount \$6,794,712
- Project Details Window, siding, and sliding door replacement, parking lot repairs, and stair and railing repairs
- Estimated project completion date March 2024; pending any supply chain issues

Cottage Creek

- Award Amount \$1,740,069
- Project Details Replacement of condensing units and parking lot and sidewalk repairs
- Estimated project completion date December 2023; pending any supply chain issues

Pecan Hill

- Award Amount \$438,431
- Project Details Elevator modernization
- Estimated project completion date March 2024; pending any supply chain issues

Alazan Expansion

- Award Amount \$8,227,426
- Project Details New Construction

OPPORTUNITY HOME SAN ANTONIO

April 3, 2023

• Estimated project completion date - December 2025

Westside Reinvestment Initiative

- Award Amount \$218,655
- Project Details New Construction of single family homes
- Estimated project completion date October 2023

STRATEGIC OUTCOMES:

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options. Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6339 Resolution 23WDH-03-15 Resolution 23SHCH-03-15 Resolution 23PH-03-15 Presentation

Opportunity Home San Antonio Resolution 6339

RESOLUTIONS 6339, 23WDH-03-15, 23SHCH-03-15, AND 23PH-03-15, AUTHORIZING WOODHILL, COTTAGE CREEK, PECAN HILL, ALAZAN, AND WESTSIDE REINVESTMENT INITIATIVE, TO ENTER INTO SEPARATE CONTRACTS WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$17,419,293

WHEREAS, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

WHEREAS, Opportunity Home was awarded City of San Antonio Housing bond funds for five projects that were submitted; and

WHEREAS, the total awarded funds are up to \$17,419,293 for the following communities: Woodhill, Cottage Creek, Pecan Hill, Alazan Expansion, and Westside Reinvestment Initiative; and

WHEREAS, Woodhill was awarded \$6,794,712. The project will include: window, siding, and sliding door replacement, parking lot repairs, and stair and railing repairs. The estimated project completion date is March 2024 pending any supply chain issues; and

WHEREAS, Cottage Creek was awarded \$1,740,069. The project will include: replacement of condensing units and parking lot and sidewalk repairs. The estimated project completion date is December 2023 pending any supply chain issues; and

WHEREAS, Pecan Hill was awarded \$438,431. The project will include: elevator modernization. The estimated project completion date is March 2024 pending any supply chain issues; and

WHEREAS, Alazan Expansion was awarded \$8,227,426. The project is new construction. The estimated project completion date is December 2025; and

WHEREAS, Westside Reinvestment Initiative was awarded \$218,655. The project is new construction of single family homes. The estimated project completion date is October 2023.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15, authorizing Woodhill, Cottage Creek, Pecan Hill, Alazan, and Westside Reinvestment Initiative, to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$17,419,293.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed	and	approved	the	3rd	day	of	April	2023.
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Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

Woodhill Public Facility Corporation Resolution 23WDH-03-15

RESOLUTION 23WDH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$6,794,712

WHEREAS, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

WHEREAS, Opportunity Home was awarded City of San Antonio Housing bond funds for the Woodhill rehabilitation project that was submitted; and

WHEREAS, Woodhill was awarded \$6,794,712; and

WHEREAS, the project will include: window, siding, and sliding door replacement, parking lot repairs, and stair and railing repairs; and

WHEREAS, the estimated project completion date is March 2024 pending any supply chain issues.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Woodhill Public Facility Corporation hereby:

- 1) Approves 23WDH-03-15, authorization to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$6,794,712.
- Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

Springhill/Courtland Heights Public Facility Corporation Resolution 23SHCH-03-15

RESOLUTION 23SHCH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$1,740,069

WHEREAS, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

WHEREAS, Opportunity Home was awarded City of San Antonio Housing bond funds for the Cottage Creek rehabilitation project that was submitted; and

WHEREAS, Cottage Creek was awarded \$1,740,069; and

WHEREAS, the project will include: replacement of condensing units and parking lot and sidewalk repairs; and

WHEREAS, the estimated project completion date is December 2023 pending any supply chain issues; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Springhill/Courtland Heights Public Facility Corporation hereby:

- 1) Approves Resolution 23SHCH-03-15, authorization to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$1,740,069.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

Ana M. "Cha" Guzman
Chair, Board of Directors
Attested and approved as to forms
Ed Hinojosa, Jr.
Secretary/Treasurer

Passed and approved the 3rd day of April 2023.

Pecan Hill Apartments, Inc. Resolution 23PH-03-15

RESOLUTION 23PH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$438,431

WHEREAS, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

WHEREAS, Opportunity Home was awarded City of San Antonio Housing bond funds for the Pecan Hill rehabilitation project that was submitted; and

WHEREAS, Pecan Hill was awarded \$438,431; and

WHEREAS, the project will include: elevator moderation; and

WHEREAS, the estimated project completion date is March 2024 pending any supply chain issues.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Pecan Hill Apartments, Inc. hereby:

- 1) Approves Resolution 23PH-03-15, authorization to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$438,431.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

Ana M. "Cha" Guzman
Chair, Board of Directors
Attested and approved as to forn
Ed Hinojosa, Jr.
Secretary/Treasurer

Passed and approved the 3rd day of April 2023.

Acceptance of Bond Funds

CoSA Contract



Overview

01

Approved Projects

02

Timeline

03

Contract Approval

Woodhill



Housing Bond Funding

\$6,794,712

Project Detail

- Window and siding replacement
- Replacement of patio sliding doors
- Parking lot repairs
- Stair and railing repairs

Estimated project completion

March 2024



Cottage Creek



Housing Bond Funding

\$1,740,069

Project Detail

- Replacement of condensing units
- Repairs of the parking lot and sidewalks

Estimated project completion

December 2023



Pecan Hill



Housing Bond Funding \$438,431

Project DetailElevator modernization

Estimated project completionMarch 2024



Alazan Expansion



Housing Bond Funding

\$8,227,426

Project Detail

- 88 new "public housing like" residential housing units located in the baseball field behind the Alazan Community Center.
- The development totals 110,304 sq ft, with a proposed unit mix of 12 1-bedrooms, 40 2-bedrooms, 16 3-bedrooms, and 20 4-bedrooms.

Estimated project completion

December 2025



Westside Reinvestment Initiative (WRI)



Housing Bond Funding

\$218,655

Project Detail

- Complete construction on 5
 new income-restricted single
 family homes located in the
 Villas de Fortuna Subdivision.
- Bond funding will maximize the ability for families whose income meets 60-80% of Area Median Income to become homeowners.

Estimated project completion

October 2023



Timeline

Contract negotiations

February/March 2023

Board update on approved projects and contract

March 2023

Board final approval of the contractsApril 2023

Project Completion

Woodhill

March 2024

Cottage Creek

December 2023

Pecan Hill

March 2024

Westside Reinvestment Initiative

October 2023

Alazan

December 2025



Contract Approval

Staff is seeking Board approval of the following contracts once received from the City.

- Cottage Creek
- Pecan Hill
- Woodhill
- Alazan
- Westside Reinvestment Initiative



QUESTIONS?



April 3, 2023

BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTION 6336, AUTHORIZING THE AWARD OF CONTRACTS FOR PLUMBING AND RELATED SERVICES TO 1ST AID PLUMBING (ESBE, HABE, MBE, SBE), AC PLUMBING SERVICES (HABE), AND A-RAM PLUMBING (DBE, ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

Ed Hingosa Jr

Ed Hingosa Jr.

President and CEO

Melissa Garza

Director of Beacon Communities

Docusigned by:

Carpon Journal Docusigned by:

Carpon Journal Docusigned by:

Carpon Journal Director of Resident Services

REQUESTED ACTION:

Consideration and approval regarding Resolution 6336, authorizing the award of contracts for plumbing and related services to 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires the services of vendors to provide as needed plumbing and related services organization wide.

On February 6, 2023, Opportunity Home issued an "Invitation for Bids" (IFB) #2301-5366 for Plumbing and Related Services, which closed on February 28, 2023. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 6,387 vendors. Three responses were received in response to this solicitation: 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business). All responses were evaluated on the following criteria: Purchase Price, Reputation of the bidder and their goods or services, including past performance, quality of the goods or services, extent to which the goods or services meet Opportunity Home's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, we are recommending contract awards to all respondents. They all were deemed qualified to perform the services under this award and increasing the vendor pool would allow for quicker vendor responses to property management's request for services.

COMPANY PROFILES

1st Aid Plumbing, Inc. was established in 2007 and is headquartered in San Antonio, Texas. They have been certified as an ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency. This vendor provides commercial and residential plumbing services to include emergency, major and minor repairs. Their client list includes Alamo Colleges, Alamo WorkForce Solutions, C.V.S., and Heartis Senior Living.

AC Plumbing Services was founded in August 2014 and is headquartered in Converse, Texas. They self certify as a HABE. This vendor provides services to the multi-family, residential, and commercial construction industries with services to include, but are not limited to, kitchen and bath fixtures; food waste disposers; toilets, residential and commercial; water heaters, gas and electric; water softeners; slab leak repair; camera color video inspection; hydro jetting; main line stoppages, drain stoppages; and clean-outs installed. Their client list includes Bexar County and General Contractors to include: EBCO, Teal Construction Company, Thrive Construction, Turner, and Whiting-Turner.

A-Ram Plumbing was established in 1998 and is headquartered in San Antonio, Texas. This vendor has been certified as a DBE, ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency and a Section 3 Business by Opportunity Home. A-Ram Plumbing offers an array of plumbing services to include, but not limited to, commercial and residential new construction, lateral line repairs and replacements, video inspection of lateral and domestic water lines, auger and hydro-jetting of drain lines, clean out repairs and installations, backwater valve installations, gas testing and repairs, domestic and waterline testing and reporting, installation of fixtures, faucets, sinks and toilets, installation of water heaters and garbage disposal, shower pan testing and repairs, installation of water softeners, plumbing tunnels and excavation, foundation leak detection, line locates and pinpointing of leaks. Their client list includes Alamo Community College; City of San Antonio; Texas Department of Transportation; Sonterra Health; Legend HealthCare; Parklane West Nursing Facilities; and, General Contractors to include Amstar, Skanska, FA Nunnley, and Robinson General.

PRIOR AWARDS

1st Aid Plumbing, Inc. is currently under contract with Opportunity Home to provide plumbing and related services and has received a prior award for this service. They performed satisfactorily under both awarded contracts.

AC Plumbing Services is currently under contract with Opportunity Home to provide plumbing and related services and has received a prior award for remove and replace bathtubs and shower pans. They performed satisfactorily under the awarded contracts.

A-Ram Plumbing has received a prior award from Opportunity Home for plumbing and related services and performed satisfactorily under the awarded contract.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Melisa Garza, Director of Beacon Communities, and Joel Tabar, Director of Resident Services, who will monitor the vendor's adherence to contract requirements and performance.

Opportunity Home San Antonio

April 3, 2023

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.

Opportunity Home residents have sufficient food, water, clothing and shelter.

ATTACHMENTS:

Resolution 6336
Bid Tabulation
Advertisement List
Procurement Process

Opportunity Home San Antonio Resolution 6336

RESOLUTION 6336, AUTHORIZING THE AWARD OF CONTRACTS FOR PLUMBING AND RELATED SERVICES TO 1ST AID PLUMBING (ESBE, HABE, MBE, SBE), AC PLUMBING SERVICES (HABE), AND A-RAM PLUMBING (DBE, ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on February 6, 2023, Opportunity Home issued an "Invitation for Bids" (IFB) #2301-5366 for Plumbing and Related Services, which closed on February 28, 2023; and

WHEREAS, three responses were received in response to this solicitation; and

WHEREAS, staff are recommending contract awards to all respondents because all were deemed qualified to perform the services under this award and increasing the vendor pool would allow for quicker vendor responses to property management's request for services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolution 6336, authorizing the award of contracts for plumbing and related services to 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$3,000,000; 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 and extensions.

Passed and approved the 3rd day of April 2023.



Bid Tabulation

2301-5366 Plumbing and Related Services

			1st /	Aid Plumbing I	nc.	A-RAM	M PLUMBING,	INC.	AC PL	UMBING SERV	/ICES
		Total Cost		\$2,907.00			\$ 8,504.12			\$5,375.09	
				After			After			After	
			Unit	Hours	Total	Unit	Hours	Total	Unit	Hours	Total
Items	Unit	Quantity	Price	Extension	Cost	Price	Extension	Cost	Price	Extension	Cost
Labor and Equipment Rates											
Master Plumber	Hour	1	\$70.00	\$70.00	\$70.00	\$125.00	\$187.50	\$125.00	\$90.00	\$100.00	\$90.00
Journeyman Plumber	Hour.	1	\$50.00	\$50.00	\$50.00	\$99.00	\$148.50	\$99.00	\$65.00	\$90.00	\$65.00
Plumber Apprentice	Hour.	1	\$10.00	\$10.00	\$10.00	\$69.00	\$103.50	\$69.00	\$30.00	\$35.00	\$30.00
Laborer	Hour	1	\$8.00	\$8.00	\$8.00	\$59.00	\$88.50	\$59.00	\$20.00	\$25.00	\$20.00
Hydro Jetting Sewer lines Flat rate	Hour	1	\$20.00	\$20.00	\$20.00	\$225.00	\$337.50	\$225.00	\$175.00	\$250.00	\$175.00
Video Inspection of sewer lines flat rate	Hour	1	\$20.00	\$20.00	\$20.00	\$250.00	\$375.00	\$250.00	\$95.00	\$120.00	\$95.00
Backhoe with operator	Hour	1	\$30.00	\$30.00	\$30.00	\$175.00	\$262.50	\$175.00	\$105.00	\$150.00	\$105.00
Mini-excavator with operator	Hour	1	\$20.00	\$20.00	\$20.00	\$175.00	\$262.50	\$175.00	\$105.00	\$150.00	\$105.00
Products and Services				4	1000.00	4	4		4	4	4
30 Gallon Gas Water Heater AO Smith or equal	each	1	\$395.00	\$395.00	\$395.00	\$895.00	\$1,342.50	\$895.00	\$790.00	\$0.00	\$790.00
30 Gallon Electric Water Heater AO Smith or equal	each	1	\$300.00	\$300.00	\$300.00	\$695.00	\$1,042.50	\$695.00	\$550.00	\$0.00	\$550.00
40 Gallon Gas Water Heater AO Smith or equal	each	1	\$389.00	\$389.00	\$389.00	\$895.00	\$1,342.50	\$895.00	\$790.00	\$0.00	\$790.00
40 Gallon Tall Gas Water Heater AO Smith or equal	each	1	\$390.00	\$390.00	\$390.00	\$895.00	\$1,342.50	\$895.00	\$790.00	\$0.00	\$790.00
40 Gallon Electric Water Heater AO Smith or equal	each	1	\$375.00	\$375.00	\$375.00	\$695.00	\$1,342.50	\$695.00	\$550.00	\$0.00	\$550.00
40 Gallon lowboy Electric Water Heater AO Smith or equal	each	1	\$390.00	\$390.00	\$390.00	\$998.00	\$1,497.00	\$998.00	\$550.00	\$0.00	\$550.00
Shower valve Moen Single lever or equal	each	1	\$45.00	\$45.00	\$45.00	\$595.00	\$892.50	\$595.00	\$175.00	\$0.00	\$175.00
Replacement Cartridge Moen	each	1	\$15.00	\$15.00	\$15.00	\$175.00	\$262.50	\$175.00	\$70.00	\$0.00	\$70.00
4" Schedule 40 PVC Sewer pipe	In. ft.	1	\$5.00	\$5.00	\$5.00	\$49.35	\$74.03	\$49.35	\$3.80	\$0.00	\$3.80
6" Schedule 40 PVC Sewer pipe	In. ft.	1	\$10.00	\$10.00	\$10.00	\$55.12	\$82.68	\$55.12	\$6.80	\$0.00	\$6.80
½" Schedule 40 PVC water pipe	In. ft.	1	\$5.00	\$5.00	\$5.00	\$20.49	\$30.74	\$20.49	\$0.48	\$0.00	\$0.48
3/4" Schedule 40 PVC water pipe	In. ft.	1	\$10.00	\$10.00	\$10.00	\$26.26	\$39.39	\$26.26	\$0.58	\$0.00	\$0.58
1" Schedule 40 PVC water pipe	In. ft.	1	\$10.00	\$10.00	\$10.00	\$32.04	\$48.06	\$32.04	\$0.88	\$0.00	\$0.88
2" Schedule 40 PVC water pipe	In. ft.	1	\$10.00	\$10.00	\$10.00	\$37.81	\$56.72	\$37.81	\$2.00	\$0.00	\$2.00
3" Schedule 40 PVC water pipe	In. ft.	1	\$15.00	\$15.00	\$15.00	\$43.58	\$65.37	\$43.58	\$2.90	\$0.00	\$2.90
4" Schedule 40 PVC water pipe	In. ft.	1	\$15.00	\$15.00	\$15.00	\$49.35	\$74.03	\$49.35	\$4.50	\$0.00	\$4.50
6" Schedule 40 PVC water pipe	In. ft.	1	\$20.00	\$20.00	\$20.00	\$55.12	\$82.68	\$55.12	\$8.90	\$0.00	\$8.90
Washer Box Replacement	each	1	\$25.00	\$25.00	\$25.00	\$349.00	\$523.50	\$349.00	\$48.00	\$0.00	\$48.00
Concrete cutting/removal	sq. ft.	1	\$20.00	\$20.00	\$20.00	\$45.00	\$67.50	\$45.00	\$14.00	\$0.00	\$14.00
Replace/repair concrete	sq. ft.	1	\$25.00	\$25.00	\$25.00	\$65.00	\$97.50	\$65.00	\$22.00	\$0.00	\$22.00
Asphalt cutting/removal	sq. ft	1	\$25.00	\$25.00	\$25.00	\$45.00	\$67.50	\$45.00	\$14.00	\$0.00	\$14.00
Replace/repair asphalt	sq. ft.	1	\$25.00	\$25.00	\$25.00	\$65.00	\$97.50	\$65.00	\$20.00	\$0.00	\$20.00
Service/Items											
Tunneling for under slab repairs	Ln. ft.	1	\$90.00	\$90.00	\$90.00	\$350.00	\$350.00	\$350.00	\$190.00	\$0.00	\$190.00
Install & compact clean fill	cu. yd.	1	\$20.00	\$20.00	\$20.00	\$125.00	\$125.00	\$125.00	\$49.00	\$0.00	\$49.00
Install top soil	cu. yd.	1	\$20.00	\$20.00	\$20.00	\$69.00	\$99.00	\$69.00	\$35.00	\$0.00	\$35.00
Install Bermuda sod	sq. ft.	1	\$30.00	\$30.00	\$30.00	\$2.00	\$3.00	\$2.00	\$2.25	\$0.00	\$2.25

Total \$2,907.00 Total \$8,504.12 Total \$5,375.09



Advertisement List

2301-5366 Plumbing and Related Services

1 1bellevuecrecm@gmail.com Feb 14th 2023, 9:12 AM CST 2 1changemechanical@gmail.com Feb 14th 2023, 9:12 AM CST 3 1fastcrab@comcast.net Feb 14th 2023, 9:12 AM CST 4 1hammondpaint@gmail.com Feb 14th 2023, 9:12 AM CST 5 21stCenturyRobotics@JILeonCO.com Feb 14th 2023, 9:12 AM CST 6 2wenty6ix.ap@gmail.com Feb 14th 2023, 9:12 AM CST 7 32northconst@gmail.com Feb 14th 2023, 9:12 AM CST 8 3brg.group@gmail.com Feb 14th 2023, 9:12 AM CST 9 3dsstriping@gmail.com Feb 14th 2023, 9:12 AM CST 10 3Tlavalnc@gmail.com Feb 14th 2023, 9:12 AM CST 11 50SPICOTIME@GMAIL.COM Feb 14th 2023, 9:12 AM CST 12 5gelectric81@gmail.com Feb 14th 2023, 9:12 AM CST 13 864lawnandlandscape@gmail.com Feb 14th 2023, 9:12 AM CST 14 9etherglobal@gmail.com Feb 14th 2023, 9:12 AM CST 15 9FORTYContracting@gmail.com Feb 14th 2023, 9:12 AM CST 16 a.carmona@holchemont.com Feb 14th 2023, 9:12 AM CST 17 a.city.construction@	#	Email Address or Domain Name	Date Invited
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45	abearles@aophillips.com	Feb 14th 2023, 9:12 AM CST
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75	accounting@lanmor.com	Feb 14th 2023, 9:12 AM CST
76	accounting@silverbulletconstruction.com	Feb 14th 2023, 9:12 AM CST
77	accountingcc@jan-pro.com	Feb 14th 2023, 9:12 AM CST
78	accounts@aztec247.com	Feb 14th 2023, 9:12 AM CST
79	acds1@cox.net	Feb 14th 2023, 9:12 AM CST

80	acontreras@vonanza.com	Feb 14th 2023, 9:12 AM CST
81	acorridore@mightydogroofing.com	Feb 14th 2023, 9:12 AM CST
82	ACOUNTRYMAN@GOBRCO.COM	Feb 14th 2023, 9:12 AM CST
83	acplspecialist@gmail.com	Feb 6th 2023, 10:01 AM CST
84	acrockett@cecinfo.com	Feb 14th 2023, 9:12 AM CST
85	adalberto.cavazos@jci.com	Feb 14th 2023, 9:12 AM CST
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88	adam.fish@fishconstruction.com	Feb 14th 2023, 9:12 AM CST
89	adam.morgan@southernchillmechanical.com	
90	adam@carolinaiaq.com	Feb 14th 2023, 9:12 AM CST
91	adam@hyperiondemolition.com	Feb 14th 2023, 9:12 AM CST
92	adam@lbkroofing.com	Feb 14th 2023, 9:12 AM CST
93	adamhalifi@gmail.com	Feb 14th 2023, 9:12 AM CST
94	adamprovost@solidearth.co	Feb 14th 2023, 9:12 AM CST
95	adamson.mwembeshi@woodplc.com	Feb 14th 2023, 9:12 AM CST
96	adamson.mwembeshi@wsp.com	Feb 14th 2023, 9:12 AM CST
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98	adavis@allegiancestaffing.com	Feb 14th 2023, 9:12 AM CST
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106	adeoliveira@goodwillsa.org	Feb 6th 2023, 10:01 AM CST
107	adibenedetti@inland-group.com	Feb 14th 2023, 9:12 AM CST
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112	admin@crosscountryroofing.com	Feb 14th 2023, 9:12 AM CST
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121	admin@kimnkdev.com	Feb 14th 2023, 9:12 AM CST
122	admin@meripros.com	Feb 14th 2023, 9:12 AM CST

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259	allanchilds@childscorp.co	Feb 14th 2023, 9:12 AM CST
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261	allenfloorsllc@gmail.com	Feb 14th 2023, 9:12 AM CST
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278	alyknox@earthlink.net	Feb 14th 2023, 9:12 AM CST
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384	anthony@TotalProcurementSolution.com	Feb 14th 2023, 9:12 AM CST
385	Anthonyj@detailguys.org	Feb 14th 2023, 9:12 AM CST
386	Anthonymechanical@yahoo.com	Feb 6th 2023, 10:01 AM CST
387	Antonio.s@pcstelecominc.com	Feb 14th 2023, 9:12 AM CST
388	antonio@wrighthomeinc.com	Feb 14th 2023, 9:12 AM CST
389	antwan.mcmullan@glwater.org	Feb 14th 2023, 9:12 AM CST
390	anup@urbaniconstruct.com	Feb 14th 2023, 9:12 AM CST
391	aodom@premier-cg.com	Feb 14th 2023, 9:12 AM CST
392	aoliver@gms-hvac.com	Feb 14th 2023, 9:12 AM CST
393	aomega01@yahoo.com	Feb 6th 2023, 10:01 AM CST
394	aorrego@istwous.com	Feb 14th 2023, 9:12 AM CST
395	ap.ch@hotmail.com	Feb 14th 2023, 9:12 AM CST
396	apachepowerwater@gmail.com	Feb 14th 2023, 9:12 AM CST
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398	apalma@megengineers.com	Feb 14th 2023, 9:12 AM CST
399	aparker@firetechstl.com	Feb 14th 2023, 9:12 AM CST
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402	apaul@command-cx.com	Feb 14th 2023, 9:12 AM CST
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405	apexelectricofsc@gmail.com	Feb 14th 2023, 9:12 AM CST
406	apexfacilitiesllc@gmail.com	Feb 14th 2023, 9:12 AM CST
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408	apipitone@keoassoc.com	Feb 14th 2023, 9:12 AM CST
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410	aporras@sunlight-elp.com	Feb 14th 2023, 9:12 AM CST
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414	appwashingservices@gmail.com	Feb 14th 2023, 9:12 AM CST
415	april.carter@nascousa.com	Feb 14th 2023, 9:12 AM CST
416	april@pencoaccesscontrol.com	Feb 14th 2023, 9:12 AM CST
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419	aquinn@geotekusa.com	Feb 14th 2023, 9:12 AM CST
420	aquintero2008@hotmail.com	Feb 14th 2023, 9:12 AM CST
421	aracelil@horsleyspecialties.com	Feb 14th 2023, 9:12 AM CST
422	aram98.pr@gmail.com	Feb 6th 2023, 10:01 AM CST
423	aramirez@dlfci.com	Feb 14th 2023, 9:12 AM CST

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425	arch@winstonsremoval.com	Feb 14th 2023, 9:12 AM CST
426	ARCHomeRestorationsLLC@gmail.com	Feb 14th 2023, 9:12 AM CST
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428	arelectric31@aol.com	Feb 14th 2023, 9:12 AM CST
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432	arlando.gilbert@rsandh.com	Feb 14th 2023, 9:12 AM CST
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563	bdoherty@dp-civil.com	Feb 14th 2023, 9:12 AM CST
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575	Beemonent@outlook.com	Feb 14th 2023, 9:12 AM CST
576	bekazjam@msn.com	Feb 14th 2023, 9:12 AM CST
577	belinda.rodriguez@ftr.com	Feb 14th 2023, 9:12 AM CST
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581	ben.petzinger@okland.com	Feb 14th 2023, 9:12 AM CST
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587	benbrower75@gmail.com	Feb 14th 2023, 9:12 AM CST
588	benevolentbusinessservice@gmail.com	Feb 14th 2023, 9:12 AM CST
589	benn@cbrdgroup.com	Feb 14th 2023, 9:12 AM CST
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593	bernard.brandon@csrsinc.com	Feb 14th 2023, 9:12 AM CST
594	bernard.wright@wright-consultants.net	Feb 14th 2023, 9:12 AM CST
595	bernardf@zuri3constructionllc.com	Feb 14th 2023, 9:12 AM CST

596	berrytindle@att.net	Feb 14th 2023, 9:12 AM CST
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597	beskeeters@hotmail.com	Feb 14th 2023, 9:12 AM CST
598 599	bestbidder.selfemployee@gmail.com	Feb 14th 2023, 9:12 AM CST
	beth.axson@gel.com	Feb 14th 2023, 9:12 AM CST
600	beth.bass@anixter.com	Feb 14th 2023, 9:12 AM CST
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608	betty@carbradesign.com	Feb 14th 2023, 9:12 AM CST
609	bevans@bowmanconsulting.com	Feb 14th 2023, 9:12 AM CST
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615	bfrails@cerm.com	Feb 14th 2023, 9:12 AM CST
616	bgeer@manniksmithgroup.com	Feb 14th 2023, 9:12 AM CST
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621	bgordon@badgerinc.com	Feb 14th 2023, 9:12 AM CST
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628	bheim@stocktonmaintenance.com	Feb 14th 2023, 9:12 AM CST
629	bhernandez@bmsconstruction.net	Feb 14th 2023, 9:12 AM CST
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692	bids@thecj.com	Feb 14th 2023, 9:12 AM CST
693	bids@toledoindustrial.com	Feb 14th 2023, 9:12 AM CST
694	bids@vrroofing.net	Feb 14th 2023, 9:12 AM CST
695	bids@wbea-texas.org	Feb 6th 2023, 10:01 AM CST
696	bids@wraithmetaverse.com	Feb 14th 2023, 9:12 AM CST
697	BidsDFW@harperbro.com	Feb 14th 2023, 9:12 AM CST
698	bidservices@minyardcompany.com	Feb 6th 2023, 10:01 AM CST
699	big4building@gmail.com	Feb 14th 2023, 9:12 AM CST
700	bigabco@aol.com	Feb 14th 2023, 9:12 AM CST
701	bigfellasac@gmail.com	Feb 14th 2023, 9:12 AM CST
702	BIGSNOWCO@GMAIL.COM	Feb 14th 2023, 9:12 AM CST
703	bigstateservices@outlook.com	Feb 14th 2023, 9:12 AM CST
704	bigtophomerepairs@gmail.com	Feb 14th 2023, 9:12 AM CST
705	bill.brady@swinerton.com	Feb 14th 2023, 9:12 AM CST
706	bill@cdsservicesllc.com	Feb 14th 2023, 9:12 AM CST
707	bill@menishproductions.com	Feb 14th 2023, 9:12 AM CST
708	billclark@dljcoatings.com	Feb 14th 2023, 9:12 AM CST
709	billing@cornerstone-pm.com	Feb 6th 2023, 10:01 AM CST
710	Billy.p@christensenbuilding.com	Feb 14th 2023, 9:12 AM CST
711	bio-protechnology912@outlook.com	Feb 14th 2023, 9:12 AM CST
712	bisalinks@bisalinks.com	Feb 14th 2023, 9:12 AM CST
713	bizleads@navarrowright.com	Feb 14th 2023, 9:12 AM CST
714	bj441352@gmail.com	Feb 14th 2023, 9:12 AM CST
715	bjenkins@aandmengineering.com	Feb 14th 2023, 9:12 AM CST
716	bjlambert@llcontractors.com	Feb 14th 2023, 9:12 AM CST
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724	bklausing@grlengineers.com	Feb 14th 2023, 9:12 AM CST

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736	blesses22@yahoo.com	Feb 14th 2023, 9:12 AM CST
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743	bmason@northsidess.com	Feb 14th 2023, 9:12 AM CST
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746	bmiller@wellington-development.com	Feb 14th 2023, 9:12 AM CST
747	bminton@des-electric.com	Feb 14th 2023, 9:12 AM CST
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757	bnicholson@nicholsoncorp.com	Feb 14th 2023, 9:12 AM CST
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759	bob.syme@nv5.com	Feb 14th 2023, 9:12 AM CST
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764	bobbie@pinkpr.biz	Feb 14th 2023, 9:12 AM CST
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766	bobbym@ramservices.com	Feb 14th 2023, 9:12 AM CST
767	bobw@alb-asphalt.com	Feb 14th 2023, 9:12 AM CST

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769	bojayto@aol.com	Feb 14th 2023, 9:12 AM CST
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771	bonnie.brown@bakertilly.com	Feb 27th 2023, 8:35 AM CST
772	bootsontheroofllc@outlook.com	Feb 14th 2023, 9:12 AM CST
773	boris@txarealty.com	Feb 14th 2023, 9:12 AM CST
774	Bouchard.mike@comcast.net	Feb 14th 2023, 9:12 AM CST
775	bperez@ccg-llc.org	Feb 14th 2023, 9:12 AM CST
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780	brackenplumbing@yahoo.com	Feb 6th 2023, 10:01 AM CST
781	Brad.Fox@jci.com	Feb 14th 2023, 9:12 AM CST
782	brad.roane@brownandroot.com	Feb 14th 2023, 9:12 AM CST
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786	brad@fuelcontrolsolutions.com	Feb 14th 2023, 9:12 AM CST
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795	brandi@collinsland.com	Feb 14th 2023, 9:12 AM CST
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797	brandi@valorplumbingtx.com	Feb 6th 2023, 10:01 AM CST
798	brandon.bailey@hitechutility.com	Feb 14th 2023, 9:12 AM CST
799	brandon.bicknell@russellmarinellc.com	Feb 14th 2023, 9:12 AM CST
800	Brandon.wilson@bdrake.com	Feb 14th 2023, 9:12 AM CST
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804	Brandt@goodsongolfcars.com	Feb 14th 2023, 9:12 AM CST
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807	brbmfg@live.com	Feb 14th 2023, 9:12 AM CST
808	BREBB@HISTONESON.COM	Feb 14th 2023, 9:12 AM CST
809	BREID@REIDSESTIMATINGLLC.COM	Feb 14th 2023, 9:12 AM CST
810	brenda@lazercci.com	Feb 14th 2023, 9:12 AM CST

811	brendan@rcdtx.net	Feb 14th 2023, 9:12 AM CST
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818	brettfreddytrails@gmail.com	Feb 14th 2023, 9:12 AM CST
819	brharrison600@yahoo.com	Feb 14th 2023, 9:12 AM CST
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821	brian.duncan@aecom.com	Feb 14th 2023, 9:12 AM CST
822	Brian.Grant@prim.com	Feb 14th 2023, 9:12 AM CST
823	brian.jacks@fullerandsons.com	Feb 14th 2023, 9:12 AM CST
824	brian.rubel@tetratech.com	Feb 14th 2023, 9:12 AM CST
825	brian.urban@skanska.com	Feb 14th 2023, 9:12 AM CST
826	brian.wilkinson@sulzer.com	Feb 14th 2023, 9:12 AM CST
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831	Brian@greenspestcontrol.com	Feb 14th 2023, 9:12 AM CST
832	brian@sorrelltx.com	Feb 14th 2023, 9:12 AM CST
833	BRIAN@STREETLIGHTRESTORATION.COM	Feb 14th 2023, 9:12 AM CST
834	brian@tituswelding.com	Feb 14th 2023, 9:12 AM CST
835	brianb@pateconstruction.net	Feb 14th 2023, 9:12 AM CST
836	brianl@csgcharleston.com	Feb 14th 2023, 9:12 AM CST
837	briannad@sahcc.org	Feb 6th 2023, 10:01 AM CST
838	brianv.hcd@gmail.com	Feb 14th 2023, 9:12 AM CST
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842	Brijoshpurchasing@peoplepc.com	Feb 14th 2023, 9:12 AM CST
843	brionne.owens@dtwreckit.com	Feb 14th 2023, 9:12 AM CST
844	brittainyewise@gmail.com	Feb 14th 2023, 9:12 AM CST
845	brittany@joeflyco.com	Feb 14th 2023, 9:12 AM CST
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847	brittneysirmans@gmail.com	Feb 14th 2023, 9:12 AM CST
848	broberts@jonescarter.com	Feb 14th 2023, 9:12 AM CST
849	brobertson@tsbyrne.com	Feb 14th 2023, 9:12 AM CST
850	brooke@burtgroup.com	Feb 14th 2023, 9:12 AM CST
851	brooksblumenthal@yahoo.com	Feb 14th 2023, 9:12 AM CST
852	brosenberg@rotorelectric.com	Feb 14th 2023, 9:12 AM CST
853	broth@ideal-concrete.com	Feb 14th 2023, 9:12 AM CST

854	brothersconstructionNM@gmail.com	Feb 14th 2023, 9:12 AM CST
855	browland@beamscontracting.net	Feb 14th 2023, 9:12 AM CST
856	brown.markllc@gmail.com	Feb 6th 2023, 10:01 AM CST
857	brownelectricalservices@gmail.com	Feb 14th 2023, 9:12 AM CST
858	brtx@brtexas.com	Feb 14th 2023, 9:12 AM CST
859	Bruce.Merrill@sam-cs.biz	Feb 14th 2023, 9:12 AM CST
860	Bruce.Pettengill@airgas.com	Feb 14th 2023, 9:12 AM CST
861	bruce.woodruff@deih-usa.com	Feb 14th 2023, 9:12 AM CST
862	brunadeandrade@resourcesvc.com	Feb 14th 2023, 9:12 AM CST
863	bryan.bakel@sunbrightled.com	Feb 14th 2023, 9:12 AM CST
864	bryan.mason@exp.com	Feb 14th 2023, 9:12 AM CST
865	Bryan.Wattenbarger@EmerySapp.com	Feb 14th 2023, 9:12 AM CST
866	bryan.wilson@cbpinc-ga.com	Feb 14th 2023, 9:12 AM CST
867	Bryan@asenm.com	Feb 14th 2023, 9:12 AM CST
868	Bryan@Bedrockstones.com	Feb 14th 2023, 9:12 AM CST
869	bryan@rmrodriguezconstruction.com	Feb 14th 2023, 9:12 AM CST
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872	Bryce.leggett@doradoconstructiongroup.com	Feb 14th 2023, 9:12 AM CST
873	bryce.lines@kineticindustry.com	Feb 14th 2023, 9:12 AM CST
874	bryce@fletcoservices.com	Feb 14th 2023, 9:12 AM CST
875	bsavarino@e3es.com	Feb 14th 2023, 9:12 AM CST
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892	bud@clarkcc.com	Feb 14th 2023, 9:12 AM CST
893	budgetautobodyshop1@gmail.com	Feb 14th 2023, 9:12 AM CST
894	buie.mmelissa@gmail.com	Feb 14th 2023, 9:12 AM CST
895	build@riounited.com	Feb 14th 2023, 9:12 AM CST
896	Build@tradesconst.com	Feb 14th 2023, 9:12 AM CST

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898	BURGESSELECTRIC@TDS.NET	Feb 14th 2023, 9:12 AM CST
899	bus101consultants@att.net	Feb 14th 2023, 9:12 AM CST
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901	business@rome-solutions.com	Feb 14th 2023, 9:12 AM CST
902	businessdevelopment@orn.net	Feb 14th 2023, 9:12 AM CST
903	bwalton@teamconsultants.net	Feb 14th 2023, 9:12 AM CST
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922	cactusfenceco@gmail.com	Feb 14th 2023, 9:12 AM CST
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936	cap4boomers@srvindustries.com	Feb 14th 2023, 9:12 AM CST
937	Capaconcrete@gmail.com	Feb 14th 2023, 9:12 AM CST
938	Capt72464@aol.com	Feb 14th 2023, 9:12 AM CST
939	caren@williamscmgroup.com	Feb 14th 2023, 9:12 AM CST

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942	carl@vitalgrp.net	Feb 14th 2023, 9:12 AM CST
943	Carla@Rhynerinc.com	Feb 14th 2023, 9:12 AM CST
944	carla_m_williams@homedepot.com	Feb 14th 2023, 9:12 AM CST
945	carlo@lariat247.com	Feb 14th 2023, 9:12 AM CST
946	carlos.feliciano@tfpbuilders.com	Feb 14th 2023, 9:12 AM CST
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948	carlos.mendiola1984@yahoo.com	Feb 14th 2023, 9:12 AM CST
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952	carlosespinoza1234@gmail.com	Feb 14th 2023, 9:12 AM CST
953	carlosyanneo@gmail.com	Feb 14th 2023, 9:12 AM CST
954	carltonc@travisind.com	Feb 14th 2023, 9:12 AM CST
955	CarltonHarris@OfficePride.com	Feb 14th 2023, 9:12 AM CST
956	carlydooley@officepride.com	Feb 14th 2023, 9:12 AM CST
957	carol.ashleypdcs@outlook.com	Feb 14th 2023, 9:12 AM CST
958	Carol@aclean-slate.com	Feb 14th 2023, 9:12 AM CST
959	carolina@4windsmechanical.com	Feb 14th 2023, 9:12 AM CST
960	carolinacleaning4@gmail.com	Feb 14th 2023, 9:12 AM CST
961	carolinamtnco@aol.com	Feb 14th 2023, 9:12 AM CST
962	carrie@whitestonecivil.com	Feb 14th 2023, 9:12 AM CST
963	Cartwrighttsr@gmail.com	Feb 14th 2023, 9:12 AM CST
964	CAS@L3Harris.com	Feb 14th 2023, 9:12 AM CST
965	cassandra.hammond@astound.com	Feb 14th 2023, 9:12 AM CST
966	cassandraelder1@gmail.com	Feb 14th 2023, 9:12 AM CST
967	cassidy@innovationcabdesign.com	Feb 14th 2023, 9:12 AM CST
968	cassy@camachorecycling.net	Feb 14th 2023, 9:12 AM CST
969	catalinarojas0706@hotmail.com	Feb 14th 2023, 9:12 AM CST
970	catclawcontractors@gmail.com	Feb 14th 2023, 9:12 AM CST
971	cathy.melson@absherco.com	Feb 14th 2023, 9:12 AM CST
972	catigg@live.com	Feb 14th 2023, 9:12 AM CST
973	catlin@whitesandsconstruction.com	Feb 14th 2023, 9:12 AM CST
974	catrinaaubry@gmail.com	Feb 6th 2023, 10:01 AM CST
975	caubrey@rmacompanies.com	Feb 14th 2023, 9:12 AM CST
976	cavazoscustomremodeling@yahoo.com	Feb 14th 2023, 9:12 AM CST
977	cbarajasnba@yahoo.com	Feb 14th 2023, 9:12 AM CST
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979	cbeckel@cbserviceco.com	Feb 6th 2023, 10:01 AM CST
980	cbenton@pettigrew.us	Feb 14th 2023, 9:12 AM CST
981	cbransby@CCSdifference.com	Feb 14th 2023, 9:12 AM CST
982	cbreitenbach@cavalryconstruction.com	Feb 14th 2023, 9:12 AM CST

983	cbriscoe3354@gmail.com	Feb 14th 2023, 9:12 AM CST
984	cbrower@samtheconcreteman.com	Feb 14th 2023, 9:12 AM CST
985	cbrown@copeplastics.com	Feb 14th 2023, 9:12 AM CST
986	cburleson@infinitycontractors.com	Feb 6th 2023, 10:01 AM CST
987	cc@maciasspecialty.com	Feb 14th 2023, 9:12 AM CST
988	Ccamberos@real.inc	Feb 14th 2023, 9:12 AM CST
989	ccampbell@conservinc.net	Feb 14th 2023, 9:12 AM CST
990	CCASTILLO@PAVECON.COM	Feb 14th 2023, 9:12 AM CST
991	cccelectricllc@gmail.com	Feb 14th 2023, 9:12 AM CST
992	cccinc1976@aol.com	Feb 14th 2023, 9:12 AM CST
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1880	elizabethtellez@brhgarver.com	Feb 14th 2023, 9:12 AM CST
1881	elkinselectricep@gmail.com	Feb 14th 2023, 9:12 AM CST
1882	ellen.moore@woolpert.com	Feb 14th 2023, 9:12 AM CST
1883	ellie@elliebyrddallas.com	Feb 6th 2023, 10:01 AM CST
1884	elliott@dsengr.com	Feb 14th 2023, 9:12 AM CST
1885	ellyr@brooksidepainting.com	Feb 14th 2023, 9:12 AM CST

1886	elmbiz5@gmail.com	Feb 14th 2023, 9:12 AM CST
1887	elmer.leon@awfarrell.com	Feb 14th 2023, 9:12 AM CST
1888	elmo.paige@p-h-s.com	Feb 14th 2023, 9:12 AM CST
1889	elocklear@whitesell-green.com	Feb 14th 2023, 9:12 AM CST
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1891	elopez@fwwalton.com	Feb 14th 2023, 9:12 AM CST
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1893	elpasocwi@gmail.com	Feb 14th 2023, 9:12 AM CST
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1895	em.csmech@gmail.com	Feb 14th 2023, 9:12 AM CST
1896	ema.spus@gmail.com	Feb 14th 2023, 9:12 AM CST
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1901	emily.everett@aecom.com	Feb 14th 2023, 9:12 AM CST
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1905	enash@kahnmechanical.com	Feb 14th 2023, 9:12 AM CST
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1914	envirojoe12@earthlink.net	Feb 14th 2023, 9:12 AM CST
1915	eogonzales1@hotmail.com	Feb 14th 2023, 9:12 AM CST
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2139	frontdesk@murrayplumbing.com	Feb 6th 2023, 10:01 AM CST
2140	fshafa@unicordcorp.com	Feb 14th 2023, 9:12 AM CST
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2172	gary@tciaz.net	Feb 14th 2023, 9:12 AM CST
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2174	gaston@premier360.net	Feb 14th 2023, 9:12 AM CST
2175	gathiel20@gmail.com	Feb 14th 2023, 9:12 AM CST
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2185	gc@gcenvironmental.com	Feb 14th 2023, 9:12 AM CST
2186	gcbids@gbconstructiongroup.net	Feb 14th 2023, 9:12 AM CST

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3947	MADCONST@LIVE.COM	Feb 14th 2023, 9:12 AM CST
3948	Madeline@masarchitecture.com	Feb 6th 2023, 10:01 AM CST
3949	madison@iamprotection.com	Feb 14th 2023, 9:12 AM CST

3950	madmangcc@gmail.com	Feb 14th 2023, 9:12 AM CST
3951	mafaudale@teci.pro	Feb 14th 2023, 9:12 AM CST
3952	maggie@innovanneighborhoods.com	Feb 14th 2023, 9:12 AM CST
3953	magicleaning22@gmail.com	Feb 14th 2023, 9:12 AM CST
3954	magnoco2525@gmail.com	Feb 14th 2023, 9:12 AM CST
3955	mahanfci@yahoo.com	Feb 14th 2023, 9:12 AM CST
3956	maikan@openskyretail.com	Feb 14th 2023, 9:12 AM CST
3957	maiken@allstonfarrell.com	Feb 14th 2023, 9:12 AM CST
3958	MAIL@DLRESTORATION.COM	Feb 14th 2023, 9:12 AM CST
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3969	mal502ru@yahoo.com	Feb 14th 2023, 9:12 AM CST
3970	malicontractingcorp@gmail.com	Feb 14th 2023, 9:12 AM CST
3971	management@landl-legacy.com	Feb 14th 2023, 9:12 AM CST
3972	mandrade@psiagency.net	Feb 14th 2023, 9:12 AM CST
3973	Mandy@yellowstoneconcretestriping.com	Feb 14th 2023, 9:12 AM CST
3974	mandyb@marksmengc.com	Feb 14th 2023, 9:12 AM CST
3975	manny.barreras@motorolasolutions.com	Feb 14th 2023, 9:12 AM CST
3976	manny@miramontesconst.com	Feb 14th 2023, 9:12 AM CST
3977	mannyllanas@afmops.com	Feb 14th 2023, 9:12 AM CST
3978	manohar@manutekusa.com	Feb 14th 2023, 9:12 AM CST
3979	manuel.alonso@apexon.com	Feb 14th 2023, 9:12 AM CST
3980	marana@totalplanci.com	Feb 14th 2023, 9:12 AM CST
3981	maranibar@grupo-osd.com	Feb 14th 2023, 9:12 AM CST
3982	maraquitasdeoro@yahoo.com	Feb 14th 2023, 9:12 AM CST
3983	marat@vadoseRT.com	Feb 14th 2023, 9:12 AM CST
3984	MARC.CASTILLO15@ICLOUD.COM	Feb 14th 2023, 9:12 AM CST
3985	marc.m@eislighting.com	Feb 14th 2023, 9:12 AM CST
3986	marc.syracuse@actn.com	Feb 14th 2023, 9:12 AM CST
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3991	marcelo@envirotekservice.com	Feb 14th 2023, 9:12 AM CST
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3993	marcus@braeswoodcapital.com	Feb 14th 2023, 9:12 AM CST
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3998	margie@danlepore.com	Feb 14th 2023, 9:12 AM CST
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4077	marvin@sankofaedg.com	Feb 14th 2023, 9:12 AM CST
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4079	mary.lefevre@christmanco.com	Feb 14th 2023, 9:12 AM CST
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4108	mattdiscala@avtuchybuilders.com	Feb 14th 2023, 9:12 AM CST
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4111	matthew@lonestarinterior.com	Feb 14th 2023, 9:12 AM CST
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4132	Mblair@bamelectrical.com	Feb 14th 2023, 9:12 AM CST
4133	mbrown@genesiscompanies.com	Feb 14th 2023, 9:12 AM CST
4134	mbrowne@infrastructure-inc.com	Feb 14th 2023, 9:12 AM CST
4135	mburdalski@jingoli.com	Feb 14th 2023, 9:12 AM CST
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4148	mcexcavationjosh@gmail.com	Feb 14th 2023, 9:12 AM CST
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4152	mcoffman@groundscontrolusa.net	Feb 14th 2023, 9:12 AM CST
4153	Mcoleman1@gilbaneco.com	Feb 14th 2023, 9:12 AM CST
4154	mconching@clearblueenv.com	Feb 14th 2023, 9:12 AM CST
4155	mcoonce@bdconsults.com	Feb 14th 2023, 9:12 AM CST
4156	mcrawford@charliesplumbing.com	Feb 14th 2023, 9:12 AM CST
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4168	mdyer@ironmountaincs.com	Feb 14th 2023, 9:12 AM CST
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4195	metroelectric@flash.net	Feb 14th 2023, 9:12 AM CST
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4225	mhunt@corneliuspropertiesllc.com	Feb 14th 2023, 9:12 AM CST
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4231	micah@ctjenergy.com	Feb 14th 2023, 9:12 AM CST
4232	micah@synergymechanical.net	Feb 14th 2023, 9:12 AM CST
4233	micahrichards25@gmail.com	Feb 14th 2023, 9:12 AM CST
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4236	michael.civitelli@parkassist.com	Feb 14th 2023, 9:12 AM CST
4237	michael.dunn@amarinecorp.com	Feb 14th 2023, 9:12 AM CST
4238	michael.gaines@Imc-corporation.com	Feb 14th 2023, 9:12 AM CST
4239	michael.herren@mdherrenconstruction.com	Feb 14th 2023, 9:12 AM CST
4240	michael.hof@hofconstruction.com	Feb 14th 2023, 9:12 AM CST
4241	michael.johnson@propexglobal.com	Feb 27th 2023, 8:35 AM CST
4242	michael.martinez@ibigroup.com	Feb 14th 2023, 9:12 AM CST
4243	michael.mclaren@kiewit.com	Feb 14th 2023, 9:12 AM CST
4244	michael.vincent@mavpaintingandconstructio	Feb 14th 2023, 9:12 AM CST
4245	michael.watson@hdsupply.com	Feb 14th 2023, 9:12 AM CST
4246	michael.williams@aflglobal.com	Feb 14th 2023, 9:12 AM CST
4247	Michael@bjbrestoration.com	Feb 14th 2023, 9:12 AM CST
4248	michael@chromeairconditioning.com	Feb 14th 2023, 9:12 AM CST
4249	Michael@EvolveLi.com	Feb 14th 2023, 9:12 AM CST
4250	michael@hgsconstrcorp.com	Feb 14th 2023, 9:12 AM CST

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4253	michael@ortegaplumbingsa.com	Feb 6th 2023, 10:01 AM CST
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4259	michaelc@cavalryeng.com	Feb 14th 2023, 9:12 AM CST
4260	michaella@proxypropertymgmt.com	Feb 14th 2023, 9:12 AM CST
4261	Michaelmuniz@precisionconstmngcnslt.com	Feb 14th 2023, 9:12 AM CST
4262	michaelspilsbury@asigc.com	Feb 14th 2023, 9:12 AM CST
4263	Michaelthornhill27@gmail.com	Feb 14th 2023, 9:12 AM CST
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4278	michellesowell 4@yahoo.com	Feb 14th 2023, 9:12 AM CST
4279	Michoan.spoelstra@absherco.com	Feb 14th 2023, 9:12 AM CST
4280	mickey@amstarincgc.com	Feb 14th 2023, 9:12 AM CST
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4289	miguelsalinas@camcorgv.com	Feb 14th 2023, 9:12 AM CST
4290	mike.coberley@brownandroot.com	Feb 14th 2023, 9:12 AM CST
4291	mike.fuentes@spawglass.com	Feb 14th 2023, 9:12 AM CST
4292	mike.halwani@arcadis.com	Feb 14th 2023, 9:12 AM CST
4293	MIKE.HOWARD@COREANDMAIN.COM	Feb 14th 2023, 9:12 AM CST

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4342	millicent@oaprop.com	Feb 14th 2023, 9:12 AM CST
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4348	MITCHELL@DNCFACILITYSERVICES.COM	Feb 14th 2023, 9:12 AM CST
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4377	Mmeeks@crossland.com	Feb 14th 2023, 9:12 AM CST
4378	mmelendez@batson-cook.com	Feb 14th 2023, 9:12 AM CST
4379	mmelik@morganti.com	Feb 14th 2023, 9:12 AM CST

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4381	mmetry@badgettllc.com	Feb 14th 2023, 9:12 AM CST
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4388	mmorris@dixonstudios.com	Feb 14th 2023, 9:12 AM CST
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4393	mnez@fciol.com	Feb 14th 2023, 9:12 AM CST
4394	mnovak@rapidservice.com	Feb 14th 2023, 9:12 AM CST
4395	MNowacki@jjbarney.com	Feb 14th 2023, 9:12 AM CST
4396	mo@frankcapassoandsons.com	Feb 14th 2023, 9:12 AM CST
4397	modonohue@professionalpump.com	Feb 14th 2023, 9:12 AM CST
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4401	Moira@elizabethpropertygroup.com	Feb 14th 2023, 9:12 AM CST
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4403	molly@rioroofinginc.com	Feb 14th 2023, 9:12 AM CST
4404	Monica.Caruth@expressfacilitymgt.com	Feb 14th 2023, 9:12 AM CST
4405	Monica.Mercado@sherwin.com	Feb 14th 2023, 9:12 AM CST
4406	monica@leviscg.com	Feb 14th 2023, 9:12 AM CST
4407	monica@mightysconstruction.com	Feb 6th 2023, 10:01 AM CST
4408	MONICA@STARPAVING.COM	Feb 14th 2023, 9:12 AM CST
4409	montgomeryinc2016@gmail.com	Feb 14th 2023, 9:12 AM CST
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4412	moonwolfrhoda@gmail.com	Feb 14th 2023, 9:12 AM CST
4413	moreandmore4u@gmail.com	Feb 14th 2023, 9:12 AM CST
4414	morena.arredondo@atkinsglobal.com	Feb 14th 2023, 9:12 AM CST
4415	Moreno27@mail.com	Feb 14th 2023, 9:12 AM CST
4416	morg335@yahoo.com	Feb 14th 2023, 9:12 AM CST
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	mpawline.daytondocumentation@gmail.com	
	mpayne@nexgen.lighting	Feb 14th 2023, 9:12 AM CST
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	MPIROLO@MAINTENX.COM	Feb 14th 2023, 9:12 AM CST
	mpresswood@emularglobalservices.com	Feb 14th 2023, 9:12 AM CST
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	mprince@daileycompany.net	·
	mpuzan@ladukeroofing.com	Feb 14th 2023, 9:12 AM CST
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	mross@eco-smart.com	Feb 14th 2023, 9:12 AM CST
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4454	mstanton@alphatesting.com	Feb 14th 2023, 9:12 AM CST
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	murray.steven@hotmail.com	Feb 14th 2023, 9:12 AM CST
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4514	nationalpaintingcontractors@gmail.com	Feb 14th 2023, 9:12 AM CST
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4525	neena.lane@abm.com	Feb 14th 2023, 9:12 AM CST
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4886	quantumlinc@yahoo.com	Feb 14th 2023, 9:12 AM CST
4887	quaterrial.hughes@dynastyenvironmental.com	Feb 14th 2023, 9:12 AM CST
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4903	rafael@thecolonnagroup.com	Feb 14th 2023, 9:12 AM CST
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4984	reb.slater@absherco.com	Feb 14th 2023, 9:12 AM CST
4985	rebecca@constructionreporter.com	Feb 14th 2023, 9:12 AM CST
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5006	revivecarpetrepair@gmail.com	Feb 14th 2023, 9:12 AM CST
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5059	richardgalanis7@gmail.com	Feb 14th 2023, 9:12 AM CST
5060	richardgee@geeconsultants.com	Feb 14th 2023, 9:12 AM CST
5061	rick.deltagplumbing@gmail.com	Feb 6th 2023, 10:01 AM CST
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5067	rickjanak@aspiresales.net	Feb 14th 2023, 9:12 AM CST

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	ricky.rodriguez@noblegeneral.com	Feb 14th 2023, 9:12 AM CST
	rightconnection@sbcglobal.net	Feb 6th 2023, 10:01 AM CST
	rightwayenvironmental@gmail.com	Feb 14th 2023, 9:12 AM CST
	rigsbyrealtypartners@gmail.com	Feb 14th 2023, 9:12 AM CST
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	rising.starnyc11@gmail.com	Feb 14th 2023, 9:12 AM CST
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5083	rjmunizremodeling@gmail.com	Feb 14th 2023, 9:12 AM CST
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5105	rlomas@gilesengr.com	Feb 14th 2023, 9:12 AM CST
5106	rlopez.rlcg@gmail.com	Feb 14th 2023, 9:12 AM CST
5107	rlsibley@transystems.com	Feb 14th 2023, 9:12 AM CST
5108	rm@ipsumgc.com	Feb 14th 2023, 9:12 AM CST
5109	rmanopello@com-20.com	Feb 14th 2023, 9:12 AM CST
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5118	rmoynihan@mertzon.net	Feb 14th 2023, 9:12 AM CST
5119	RMS.Proposals@de-simone.com	Feb 14th 2023, 9:12 AM CST
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5127	rob@draperconstruction.co	Feb 14th 2023, 9:12 AM CST
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5130	rob@rjwalsh.com	Feb 14th 2023, 9:12 AM CST
5131	robbie@bwjrconstinc.com	Feb 14th 2023, 9:12 AM CST
5132	robby.organ@pauldavis.com	Feb 14th 2023, 9:12 AM CST
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5280	ryanf@vector-construction.com	Feb 14th 2023, 9:12 AM CST
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5290	s.showalter@tsgconstructors.com	Feb 14th 2023, 9:12 AM CST
5291	sabodami@totalwrecking.com	Feb 14th 2023, 9:12 AM CST
5292	sabrina.butler@foundcom.org	Feb 14th 2023, 9:12 AM CST
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5414	scott.treeguy@gmail.com	Feb 14th 2023, 9:12 AM CST
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5427	sday@howardshockey.com	Feb 14th 2023, 9:12 AM CST
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5470	ServiceRFP@csusasc.com	Feb 14th 2023, 9:12 AM CST
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5711	stafford@bjglass.com	Feb 14th 2023, 9:12 AM CST
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6003	tlengyel@larosabuildinggroup.com	Feb 14th 2023, 9:12 AM CST
6004	tlester@360txc.com	Feb 14th 2023, 9:12 AM CST
6005	tlevi@frazierdallas.org	Feb 14th 2023, 9:12 AM CST
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6145	uahmad@lozierinc.com	Feb 14th 2023, 9:12 AM CST
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6168	van.dtaelectric@gmail.com	Feb 14th 2023, 9:12 AM CST
6169	vandeusen.rodney@wseinc.com	Feb 14th 2023, 9:12 AM CST
6170	vanessa@theashelyngroup.com	Feb 14th 2023, 9:12 AM CST
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6177	vbankston@jamailsmith.com	Feb 14th 2023, 9:12 AM CST
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6183	vdelgado@kitchell.com	Feb 14th 2023, 9:12 AM CST
6184	vendors@ci.southlake.tx.us	Feb 14th 2023, 9:12 AM CST
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6186	vernon@brc-remodeling.com	Feb 14th 2023, 9:12 AM CST
6187	vernon@greeniverse.com	Feb 14th 2023, 9:12 AM CST
6188	veronica.gutierrez@spawglass.com	Feb 14th 2023, 9:12 AM CST
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6293	William_Henson@hotmail.com	Feb 14th 2023, 9:12 AM CST
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6295	williams8430@sbcglobal.net	Feb 14th 2023, 9:12 AM CST
6296	willielarryjr@icloud.com	Feb 14th 2023, 9:12 AM CST
6297	willmarkunas@golfconstruction.net	Feb 14th 2023, 9:12 AM CST
6298	winteryao@beyondet.com	Feb 14th 2023, 9:12 AM CST
6299	witologisticsllc@yahoo.com	Feb 14th 2023, 9:12 AM CST
6300	wjackson@1wintex.com	Feb 6th 2023, 10:01 AM CST
6301	wjustus@taslp.com	Feb 14th 2023, 9:12 AM CST
6302	wlandsaw@snyderenv.com	Feb 14th 2023, 9:12 AM CST
6303	wlane@360painting.com	Feb 14th 2023, 9:12 AM CST
6304	wlbowles4444@gmail.com	Feb 14th 2023, 9:12 AM CST
6305	wlrogers@constructionserviceworkers.com	Feb 14th 2023, 9:12 AM CST
6306	wmanning@manningarchitects.com	Feb 14th 2023, 9:12 AM CST
6307	wmpwilson1@gmail.com	Feb 14th 2023, 9:12 AM CST
6308	wong.david@siemens.com	Feb 14th 2023, 9:12 AM CST
6309	woodybcgi@sbcglobal.net	Feb 14th 2023, 9:12 AM CST
6310	wordandcompanyrealty@gmail.com	Feb 14th 2023, 9:12 AM CST
6311	wordhomes@yahoo.com	Feb 14th 2023, 9:12 AM CST
6312	worldclasscleanup@gmail.com	Feb 14th 2023, 9:12 AM CST
6313	worldwideweldingfab@gmail.com	Feb 14th 2023, 9:12 AM CST
6314	wpaz@econtractors.com	Feb 14th 2023, 9:12 AM CST

6315	wray@triad-atlanta.com	Feb 14th 2023, 9:12 AM CST
6316	Wriggs@vvallc.com	Feb 14th 2023, 9:12 AM CST
6317	wright4umarketinggroup@gmail.com	Feb 14th 2023, 9:12 AM CST
6318	wsalazar@kwtexas.com	Feb 14th 2023, 9:12 AM CST
6319	wschonlaw@kdpipelineservices.com	Feb 14th 2023, 9:12 AM CST
6320	Wshelly98@gmail.com	Feb 14th 2023, 9:12 AM CST
6321	wstarks@outlook.com	Feb 14th 2023, 9:12 AM CST
6322	Wtrabal@sparta-construction.com	Feb 14th 2023, 9:12 AM CST
6323	wturner@kinleyconstruction.com	Feb 14th 2023, 9:12 AM CST
6324	wvicenti@teledatanm.com	Feb 14th 2023, 9:12 AM CST
6325	wwalborn@highwaymaterials.com	Feb 14th 2023, 9:12 AM CST
6326	wweismiller@siteone.com	Feb 14th 2023, 9:12 AM CST
6327	wwenner@urbanengineers.com	Feb 14th 2023, 9:12 AM CST
6328	wwirtz@shellbackconstruction.com	Feb 14th 2023, 9:12 AM CST
6329	www.rotexpress@gmail.com	Feb 14th 2023, 9:12 AM CST
6330	xavier.servpro10093@gmail.com	Feb 14th 2023, 9:12 AM CST
6331	xellent@xellentservices.com	Feb 14th 2023, 9:12 AM CST
6332	xeniaonemarketplace@gmail.com	Feb 14th 2023, 9:12 AM CST
6333	xkleenpressurewashing@gmail.com	Feb 14th 2023, 9:12 AM CST
6334	XSAIL.MCHL@GMAIL.COM	Feb 14th 2023, 9:12 AM CST
6335	xtremecleaningworks@gmail.com	Feb 14th 2023, 9:12 AM CST
6336	xtremepressureclean1@gmail.com	Feb 14th 2023, 9:12 AM CST
6337	xtremetxmx@gmail.com	Feb 14th 2023, 9:12 AM CST
6338	Y.ABREU@PALPROBUILDERS.COM	Feb 14th 2023, 9:12 AM CST
6339	yaguilar@abrgroup.us	Feb 14th 2023, 9:12 AM CST
6340	yani.altechdoors@gmail.com	Feb 14th 2023, 9:12 AM CST
6341	yatespaintingllc@bellsouth.net	Feb 14th 2023, 9:12 AM CST
6342	ybliu@hnjengineers.com	Feb 14th 2023, 9:12 AM CST
6343	ydanso@usconstructgroup.com	Feb 14th 2023, 9:12 AM CST
6344	yesenia.lbcinc@gmail.com	Feb 14th 2023, 9:12 AM CST
6345	ygarcia@robinsongc.com	Feb 6th 2023, 10:01 AM CST
6346	yhuerta@carrcopainting.com	Feb 14th 2023, 9:12 AM CST
6347	yianni@protonconstruction.com	Feb 14th 2023, 9:12 AM CST
6348	ylongmc@yahoo.com	Feb 14th 2023, 9:12 AM CST
6349	ymolamusa@heuerandcompany.com	Feb 14th 2023, 9:12 AM CST
6350	yokoexcavatingllc@gmail.com	Feb 14th 2023, 9:12 AM CST
6351	yolanda@yolandagates.com	Feb 14th 2023, 9:12 AM CST
6352	yomi.jackson@ship-lmc.com	Feb 14th 2023, 9:12 AM CST
6353	yosephmotola@gmail.com	Feb 14th 2023, 9:12 AM CST
6354	Youngsonenterprise@gmail.com	Feb 14th 2023, 9:12 AM CST
6355	yrahman@atikconsulting.com	Feb 14th 2023, 9:12 AM CST
6356	yvonne@breinholtinc.com	Feb 14th 2023, 9:12 AM CST
6357	Z.O.A.T.LLC@GMAIL.COM	Feb 14th 2023, 9:12 AM CST

6358	zach.lewis@humbertbuildingservices.com	Feb 14th 2023, 9:12 AM CST
6359	zach.walterscheid@gmail.com	Feb 14th 2023, 9:12 AM CST
6360	zach.willoughby@specificsystems.com	Feb 14th 2023, 9:12 AM CST
6361	zach@marqueconsultants.com	Feb 14th 2023, 9:12 AM CST
6362	zachary.young@davey.com	Feb 14th 2023, 9:12 AM CST
6363	zachg@hbconstruction.com	Feb 14th 2023, 9:12 AM CST
6364	zack.theisen@sdevelop.com	Feb 14th 2023, 9:12 AM CST
6365	zack@cleaningbydm.com	Feb 14th 2023, 9:12 AM CST
6366	zackinexdesign@sbcglobal.net	Feb 14th 2023, 9:12 AM CST
6367	zahnpaving@gmail.com	Feb 14th 2023, 9:12 AM CST
6368	zboutaghou@braunintertec.com	Feb 14th 2023, 9:12 AM CST
6369	zcarroll@pullman-services.com	Feb 14th 2023, 9:12 AM CST
6370	zconaway@jfpetrogroup.com	Feb 14th 2023, 9:12 AM CST
6371	zcurry@olandliving.com	Feb 14th 2023, 9:12 AM CST
6372	zeb.young@spawglass.com	Feb 14th 2023, 9:12 AM CST
6373	Zeke@atlasuniversal.com	Feb 14th 2023, 9:12 AM CST
6374	zhadden@garlandind.com	Feb 14th 2023, 9:12 AM CST
6375	ziotano@aol.com	Feb 14th 2023, 9:12 AM CST
6376	zkhan@primapaving.com	Feb 14th 2023, 9:12 AM CST
6377	zlangston@newlci.com	Feb 14th 2023, 9:12 AM CST
6378	zm.2bhtbc@yahoo.com	Feb 14th 2023, 9:12 AM CST
6379	ZMASTERCONCRETE@GMAIL.COM	Feb 14th 2023, 9:12 AM CST
6380	zoeproductsinfo@gmail.com	Feb 14th 2023, 9:12 AM CST
6381	zoleethomas@execappr.com	Feb 14th 2023, 9:12 AM CST
6382	zquishpe@themccloudgroup.com	Feb 14th 2023, 9:12 AM CST
6383	Zring.Kareem@Imccorp.net	Feb 14th 2023, 9:12 AM CST
6384	zrosen@res.us	Feb 14th 2023, 9:12 AM CST
6385	zsmith@universalconstruction.net	Feb 14th 2023, 9:12 AM CST
6386	ztfgrouptx@gmail.com	Feb 14th 2023, 9:12 AM CST
6387	Zwahr3434@gmail.com	Feb 14th 2023, 9:12 AM CST

Plumbing and Related Services

Procurement Process



Procurement Process

Solicitation Process

On February 6, 2023 Opportunity
Home issued an "Invitation for
Bids" (IFB) #2301-5366 for
Plumbing and Related Services,
which closed on February 28, 2023.

IFB was published on multiple websites

Directly solicited to 6,387 vendors

Three bids were received

Evaluation criteria included:

- Purchase price
- Reputation of the bidder and their goods or services, including past performance
- Quality of the goods or services
- Extent to which the goods or services meet Opportunity Home's needs
- Total long term cost
- Any relevant criteria contained within the solicitation document

Staff is recommending contract award to **all respondents**. They were all deemed qualified to perform the services and increasing the vendor pool would **allow for quicker vendor responses** to property management's request for service.



Procurement Process

Financial Impact

The current award recommendation for Plumbing and Related Services is not expected to exceed an annual cumulative amount of \$3,000,000.

Award includes pricing for Plumbing and Related Services.



BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTION 6338, AUTHORIZING THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR SIX 2023 FORD TRUCKS, F-150 SERIES; AND TWO 2022 FORD EDGE SUVS TO MCCOMBS FORD WEST FOR AN AMOUNT OF \$371,194.06

Ed Hingosa Jr

DITUGOSA, Jr.

President and CEO

George M. Avala

Director of Procurement

REQUESTED ACTION:

Consideration and approval regarding Resolution 6338, authorizing the ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series, and two 2022 Ford Edge SUVs to McCombs Ford West for an amount of \$371,194.06.

SUMMARY:

The organization is seeking to replace a number of vehicles within its fleet, including full and mid-size trucks and mid-size sedans. Procurement issued IFB #2209-5335 for Fleet Vehicles - 2023 models that closed on October 27, 2022. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, and NAHRO E-Procurement website, and directly solicited to 973 dealerships to include cooperative vendors. We received no response to the solicitation. In an additional effort, staff directly contacted a number of cooperative vendors, of which Opportunity Home is a participating member, and also received no response.

HUD allows for PHAs to award based on noncompetitive proposals (sole-source) only when the award of a contract is not feasible using small purchase procedures, sealed bids, cooperative purchasing, or competitive proposals, and if after solicitation of a number of sources, competition is determined inadequate.

Staff contacted McCombs Ford West, a local dealership in San Antonio, and they were able to provide Six 2023 Ford F150 trucks and two 2022 Ford Edge SUVs. Staff conducted online market research and were able to determine that the pricing received from McCombs Ford West was comparable to other local dealerships that provide these same vehicles. Therefore, we request your ratification of purchasing the six 2023 Ford F-150 trucks and two 2022 Ford Edge SUVs from McCombs Ford West.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6338
Procurement Process

Opportunity Home San Antonio Resolution 6338

RESOLUTION 6338, AUTHORIZING THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR SIX 2023 FORD TRUCKS, F-150 SERIES; AND TWO 2022 FORD EDGE SUVS TO MCCOMBS FORD WEST FOR AN AMOUNT OF \$371,194.06

WHEREAS, the organization is seeking to replace a number of vehicles within its fleet to include full and mid size trucks and mid size sedans; and

WHEREAS, Procurement issued IFB #2209-5335 for Fleet Vehicles - 2023 models that closed on October 27, 2022. We received no response to the solicitation. In an additional effort to fulfill this requirement, staff directly contacted a number of cooperative vendors, of which Opportunity Home is a participating member and also received no response; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) allows for PHAs to award based on noncompetitive proposals (sole-source) when the award of a contract is not feasible using small purchase procedures, sealed bids, cooperative purchasing, or competitive proposals, and if after solicitation of a number of sources, competition is determined inadequate; and

WHEREAS, staff contacted McCombs Ford West, a local dealership in San Antonio and they were able to provide six 2023 Ford F-150 trucks and two 2022 Ford Edge SUVs to the organization. Staff conducted an online market research and were able to determine that the pricing received from McCombs Ford West was comparable to other local dealerships that provide these same vehicles; and

WHEREAS, staff are requesting your ratification of the purchase of the six 2023 Ford F-150 trucks and two 2022 Ford Edge SUVs from McCombs Ford West.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolution 6338, authorizing the ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series, and two 2022 Ford Edge SUVs to McCombs Ford West for an amount of \$371,194.06.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Dassad	and	approved	the	3rd	day	οf	Anril	2023	
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Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

Ratification of the Expenditure of Funds for Ford Trucks and SUVs

Procurement Process



Procurement Process

Solicitation Process

HUD allows for PHAs to award based on noncompetitive proposals (sole-source) only when the award of a contract is not feasible using small purchase procedures, sealed bids, cooperative purchasing, or competitive proposals, and if after solicitation of a number of sources, competition is determined inadequate.

On October 3, 2022, Opportunity Home issued a "Invitation For Bid" (IFB) ##2209-5335 for Fleet Vehicles, which closed on October 27, 2022.

IFB published on multiple websites

Directly solicited to 973 vendors

We received no response to the solicitation.

In an additional effort, staff directly contacted a number of cooperative vendors, of which Opportunity Home is a participating member and also received no response.



Procurement Process

Financial Impact

The ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series and two 2022 Ford Edge SUVs to McCombs Ford West for an amount of \$371,194.06.

Award includes the cost for six 2023 Ford Trucks and two SUVs



April 3, 2023

BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTION 6333, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ROSEMONT AT UNIVERSITY PARK) SERIES 2023 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE "ISSUER" OR "LVPFC") TO APPROVE RESOLUTION 23LVPFC-03-15 AUTHORIZING THE BONDS; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23SAHFC-03-15; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH

Ed Hingosa Jr
Ed Hingosa, Jr.
President and CEO

Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6333, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Rosemont at University Park) Series 2023 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-03-15 authorizing the Bonds; (iii) San Antonio Housing Facility Corporation to approve 23SAHFC-03-15; and (iv) other matters in connection therewith.

SUMMARY:

Final approval of the issuance of the Bonds for the Rosemont at University Park Apartments Project (the "Project"), a rehabilitation project proposed by Roers Companies LLC, located at 102 Emerald Ash. The Project will consist of 240 affordable units, all of which will be low income housing tax credit units serving families whose incomes average 60% or less of area median income (AMI), with 50% of the units set at 50% AMI or below. All units will have restricted rent and must accept Section 8 vouchers.

Up to \$35,000,000 of tax-exempt Bonds will be issued by LVPFC and purchased by Red Stone A7 III LLC, and such amount will be issued to finance the acquiring, rehabilitating, and equipping the Project. The land and existing improvements (together, the "Premises") are owned by Las Varas Public Facility Corporation, which will lease the Premises to the Project partnership. The San Antonito Housing Facility Corporation will participate in the project as a general partner of the partnership.

We are targeting a closing in April 2023. Rehabilitation will be for a period of no longer than eighteen (18) months following closing. The rehabilitation will take place on approximately 30% of the units at a time to reduce tenant relocation outside the building. It is intended for all resident relocation to be internal to the building, but there is a written plan for both internal and external relocation should it be absolutely necessary for some residents to temporarily live outside the building during the course of the renovation.

STRATEGIC OUTCOMES:

Opportunity Home residents have a sufficient supply of affordable housing options.

OPPORTUNITY HOME SAN ANTONIO

April 3, 2023

Opportunity Home residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6333 Resolution 23LVPFC-03-15 Resolution 23FAC-03-15 Presentation

CERTIFICATE FOR RESOLUTION 6333

The undersigned officer of Opportunity Home San Antonio of the City of San Antonio, Texas (the "Authority") hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on April 3, 2023 (the "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 6333, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ROSEMONT AT UNIVERSITY PARK) SERIES 2023 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE "ISSUER" OR "LVPFC") TO APPROVE RESOLUTION 23LVPFC-03-15 AUTHORIZING THE BONDS; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23SAHFC-03-15; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH

(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 state statutes and the Bylaws of the Authority.

SIGNED AND SEALED this 3rd day of April 2023.



Ed Hinojosa, Jr.
President and CEO

Opportunity Home San Antonio Resolution 6333

RESOLUTION 6333, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ROSEMONT AT UNIVERSITY PARK) SERIES 2023 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE "ISSUER" OR "LVPFC") TO APPROVE RESOLUTION 23LVPFC-03-15 AUTHORIZING THE BONDS; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23SAHFC-03-15; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio of the City of San Antonio, Texas (the "Authority") has created the Las Varas Public Facility Corporation (the "Issuer") to finance affordable housing on its behalf; and

WHEREAS, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within the City of San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer currently serves as the sole member of the general partner for the Project (as defined below); and

WHEREAS, the San Antonio Housing Facility Corporation ("SAHFC") has been requested to serve as a substitute sole member of a new general partner entity to be substituted into the existing partnership for the Project; and

WHEREAS, the Issuer has been requested to issue its "Multifamily Housing Revenue Bonds (Rosemont at University Park) Series 2023" in the aggregate principal amount not to exceed \$35,000,000 (the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 240-unit apartment facility to be known as the Rosemont at University Park Apartments, located at 102 Emerald Ash, San Antonio, Bexar County, Texas 78221 (the "Project") for Roers San Antonio Apartments Owner I Limited Partnership, a Texas limited partnership (the "Borrower"); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture of Trust (the "Indenture") between the Issuer and a national banking association to be appointed as trustee (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the "Loan Agreement") between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower (collectively, the "Financing"); and

WHEREAS, the loan will be evidenced by a promissory note issued under the Loan Agreement (the "Borrower Note") and a Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the "Security Instrument") from the Borrower in favor of the Trustee; and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$35,000,000 and loan all of such proceeds to the Borrower; and

WHEREAS, to provide additional financing for the Project, the Borrower will execute and deliver its Taxable Multifamily Housing Revenue Notes (Rosemont at University Park Apartments), Series 2023, in an amount not to exceed \$10,000,000; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, pursuant to 303.071 of the Texas Local Government Code, the Board of Commissioners of the Authority (the "Board") must approve and authorize the issuance of the tax-exempt bonds by the Issuer; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquisition, rehabilitation, and equipping the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the Issuer to enter into the transactions described above so that the Borrower may rehabilitate the Project; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary/Treasurer (or Interim Secretary/Treasurer), and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County of Bexar, the City of San Antonio, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Bonds are issued, this Resolution shall be and remain irrepealable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 7. The Board hereby approves Resolution 23LVPFC-03-15 and authorizes the Bonds to be issued in connection with the Project.

Section 8. The Board hereby approves Resolution 23SAHFC-03-15 and authorizes SAHFC or an affiliate thereof to serve as the sole member of the substitute general partner of the partnership.

Section 9. If any section, paragraph, clause, or provision 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. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 10. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Section 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 3rd day of April 2023.

	Attested and approved as to form
Ana M. "Cha" Guzman	
Chair, Board of Commissioners	
	Ed Hinojosa, Jr.
	President and CFO

CERTIFICATE FOR RESOLUTION RESOLUTION 23LVPFC-03-15

The undersigned officer of the Las Vara's Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on April 3, 2023 (the "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 23LVPFC-03-15, AUTHORIZING THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ROSEMONT AT UNIVERSITY PARK) SERIES 2023, AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 3rd day of April 2023.

----Ed Hinojosa, Jr.
Secretary/Treasurer

Las Varas Public Facility Corporation Resolution 23LVPFC-03-15

RESOLUTION 23LVPFC-03-15, AUTHORIZING THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ROSEMONT AT UNIVERSITY PARK) SERIES 2023, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Las Varas Public Facility Corporation (the "Issuer") has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its "Multifamily Housing Revenue Bonds (Rosemont at University Park) Series 2023" in the aggregate principal amount not to exceed \$35,000,000 (the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 240-unit apartment facility to be known as the Rosemont at University Park Apartments, located at 102 Emerald Ash, San Antonio, Bexar County, Texas (the "Project") for Roers San Antonio Apartments Owner I Limited Partnership, a Texas limited partnership (the "Borrower"); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture of Trust (the "Indenture") between the Issuer and a national banking association to be appointed as trustee (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the "Loan Agreement") between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower (collectively, the "Financing"); and

WHEREAS, the loan will be evidenced by a promissory note issued under the Loan Agreement (the "Borrower Note") and a Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the "Security Instrument") from the Borrower in favor of the Trustee; and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$35,000,000 and loan all of such proceeds to the Borrower; and

WHEREAS, to provide additional financing for the Project, the Borrower will execute and deliver its Taxable Multifamily Housing Revenue Notes (Rosemont at University Park Apartments), Series 2023, in an amount not to exceed \$10,000,000 (the "Notes"); and

WHEREAS, in connection with the Financing and the execution and delivery of the Notes (the "Note Financing"), the Borrower, SAHFC University Park GP, LLC, as general partner of Borrower ("General Partner"), and/or the Issuer will be required to enter into certain agreements, including, but not limited to, the Indenture, the Loan Agreement, Bond Purchase Agreement, the Bonds, the Borrower Note, a Regulatory Agreement and Declaration of Restrictive Covenants, the Security Instrument, a Ground Lease, documents necessary to effect the Note Financing (the

"Note Documents"), equity documents, ground lease documents, and subordinate debt documents (collectively, the "Transaction Documents"); and

WHEREAS, the developer, on behalf of the Borrower, has applied for Low Income Housing Tax Credits ("LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Borrower, General Partner, and/or the Issuer will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the "TDHCA Documents"); and

WHEREAS, the Borrower will contribute equity to the rehabilitation of the Project, which will be raised from the sale of tax credits (the "Equity Financing"); and

WHEREAS, in connection with the Equity Financing, the Borrower, the General Partner, and/or the Issuer will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Limited Partnership Agreement, a Development Agreement, Management Agreement, Architect's Agreement, Construction Contract, and other agreements and closing certificates (the "Equity Documents"); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, the Issuer will serve as the general contractor and enter into any required construction contracts and ancillary documents (the "Construction Documents"); and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, rehabilitating, and equipping the Project; and

WHEREAS, the Board of Directors of the Issuer (the "Board") has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Las Varas Public Facility Corporation hereby:

Section 1. The terms of the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument, the Note Documents, the Transaction Documents, the Equity Documents, the

Construction Documents, the TDHCA Documents, the Ground Lease, all other documents relating to the Financing, the Note Financing, and the Equity Financing to which the Borrower, the General Partner, and the Issuer are a party, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the aggregate principal amount of not to exceed \$35,000,000, with an interest rate (not including applicable premium) not to exceed 8% as set forth in the Indenture, and with a maturity date not to exceed July 1, 2068, in substantially the form and substance set forth in the Indenture, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Bonds, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Bonds, if required. Authentication of the Bonds upon the terms and conditions and in the manner described in the Indenture as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Bonds shall be set forth in the final form of the Indenture, and the execution and delivery of the Indenture and any agreements relating to the purchase of the Bonds by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Bonds, maturity dates of the Bonds, and the final redemption dates and prices for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized as set forth herein and in the Indenture and the Loan Agreement.

- Section 4. The Trustee shall be selected by Borrower.
- Section 5. Cantu Harden Montoya LLP, as Bond Counsel, is hereby ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project, and such public hearing was validly held.
- Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Fiscal Agent the written request of the Issuer for the authentication and delivery of the Bonds by the Fiscal Agent in accordance with the Indenture and the Loan Agreement.
- Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or

contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 10. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Bonds are issued, this Resolution shall be and remain irrepealable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 12. If any section, paragraph, clause, or provision 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. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 3rd day of April 2023.

Ana M. "Cha" Guzman	Attested and approved as to form
Chair, Board of Directors	
	Ed Hinojosa, Jr.
	Secretary/Treasurer

CERTIFICATE FOR RESOLUTION RESOLUTION 23FAC-03-15

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on April 3, 2023 (the "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 23FAC-03-15, AUTHORIZING (I) ADMISSION OF SAHFC OR AN AFFILIATE THEREOF AS THE GENERAL PARTNER OF THE ROSEMONT AT UNIVERSITY PARK PROJECT PARTNERSHIP; (II) EXECUTION OF ALL DOCUMENTATION IN CONNECTION WITH THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ROSEMONT AT UNIVERSITY PARK) SERIES 2023; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 3rd day of April 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

San Antonio Housing Facility Corporation Resolution 23FAC-03-15

RESOLUTION 23FAC-03-15, AUTHORIZING (I) ADMISSION OF SAHFC OR AN AFFILIATE THEREOF AS THE GENERAL PARTNER OF THE ROSEMONT AT UNIVERSITY PARK PROJECT PARTNERSHIP; (II) EXECUTION OF ALL DOCUMENTATION IN CONNECTION WITH THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ROSEMONT AT UNIVERSITY PARK) SERIES 2023; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio of the City of San Antonio (the "Authority") has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the "Act") approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation ("SAHFC"); and

WHEREAS, Roers San Antonio Apartments Owner I Limited Partnership, a Texas limited partnership (the "Partnership"), was formed to acquire, rehabilitate, and equip an existing 240--unit apartment facility to be known as the Rosemont at University Park Apartments, located at 102 Emerald Ash, San Antonio, Bexar County, Texas (the "Project"); and

WHEREAS, at the request of the Partnership, SAHFC has agreed to enter into the Partnership as a general partner; and

WHEREAS, in connection with the Project, Las Varas Public Facility Corporation, as issuer ("Issuer") has been requested to issue its "Multifamily Housing Revenue Bonds (Rosemont at University Park) Series 2023" in the aggregate principal amount not to exceed \$35,000,000 (together, the "Bonds"), the proceeds of which will be used to finance the Project; and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture of Trust (the "Indenture") between the Issuer and a national banking association to be appointed as trustee (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the "Loan Agreement") between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower (collectively, the "Financing"); and

WHEREAS, the loan will be evidenced by a promissory note issued under the Loan Agreement (the "Borrower Note") and a Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the "Security Instrument") from the Borrower in favor of the Trustee; and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$35,000,000 and loan all of such proceeds to the Borrower; and

WHEREAS, to provide additional financing for the Project, the Borrower will execute and deliver its Taxable Multifamily Housing Revenue Notes (Rosemont at University Park Apartments), Series 2023, in an amount not to exceed \$10,000,000 (the "Notes"); and

WHEREAS, in connection with the Financing and the execution and delivery of the Notes (the "Note Financing"), the Borrower, SAHFC, and/or the Issuer will be required to enter into certain

agreements, including, but not limited to, the Indenture, the Loan Agreement, Bond Purchase Agreement, the Bonds, the Borrower Note, a Regulatory Agreement and Declaration of Restrictive Covenants, the Security Instrument, a Ground Lease, documents necessary to effect the Note Financing (the "Note Documents"), equity documents, ground lease documents, and subordinate debt documents (collectively, the "Transaction Documents"); and

WHEREAS, the developer, on behalf of the Borrower, has applied for Low Income Housing Tax Credits ("LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Borrower, SAHFC, and/or the Issuer will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the "TDHCA Documents"); and

WHEREAS, the Borrower will contribute equity to the rehabilitation of the Project, which will be raised from the sale of tax credits (the "Equity Financing"); and

WHEREAS, in connection with the Equity Financing, the Borrower, SAHFC, and/or the Issuer will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Limited Partnership Agreement, a Development Agreement, Management Agreement, Architect's Agreement, Construction Contract, and other agreements and closing certificates (the "Equity Documents"); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, the Issuer will serve as the general contractor and enter into any required construction contracts and ancillary documents (the "Construction Documents"); and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, rehabilitating, and equipping the Project; and

WHEREAS, the Board of Directors of the Issuer (the "Board") has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the San Antonio Housing Facility Corporation hereby:

Section 1. The admission of SAHFC or a newly created affiliate thereof as a general partner of the Partnership ("General Partner") is hereby approved and the President, any Vice President, the Secretary/Treasurer, and any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such admission.

Section 2. The terms of the Indenture, the Loan Agreement, the Regulatory

Agreement, and the Security Instrument are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

The President, any Vice President, the Secretary/Treasurer, and each Section 3. Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument, the Note Documents, the Transaction Documents, the Equity Documents, the Construction Documents, the TDHCA Documents, the Ground Lease, all other documents relating to the Financing, the Note Financing, and the Equity Financing to which the Borrower, General Partner, and the Issuer are a party, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. The President, any Vice President, the Secretary/Treasurer, and the Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of SAHFC directed toward the admission of General Partner into the Partnership, the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The Board has expressly determined and hereby confirms that its admission into the Partnership and participation in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Authority by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 7. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 8. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 9. After the Bonds are issued, this Resolution shall be and remain irrepealable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 10. If any section, paragraph, clause, or provision 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. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 11. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 3rd day of April 2023.

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

Attested and approved as to form:

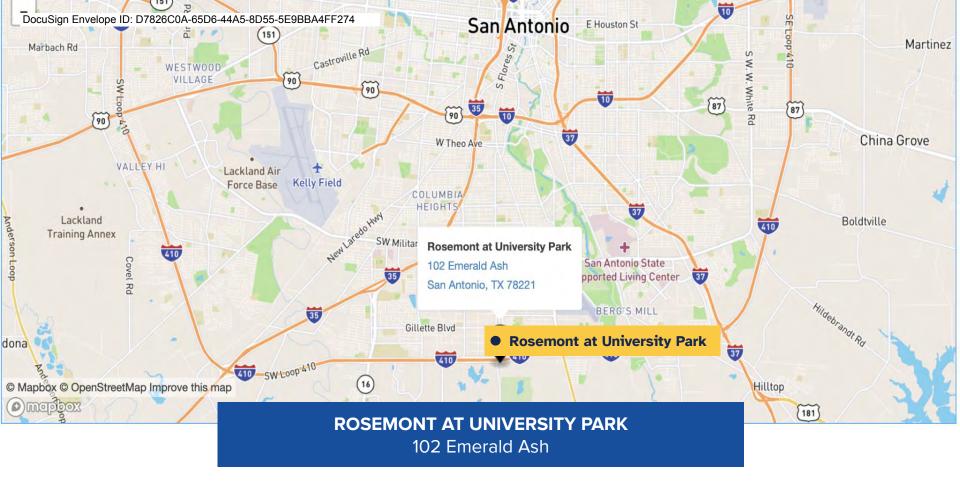
Ed Hinojosa, Jr.

Secretary/Treasurer

Rosemont at University Park Resyndication

Timothy E. Alcott | Chief Legal and Real Estate Officer







Overview



City Council District 3

Southside ISD

Total Units: 240

Current

240 Units at 60% AMI

Proposed

8 Units at 30% AMI **232** Units at 60% AMI

Section 8 Vouchers 37 Units at 30% AMI

Bond Issuance Amount \$35,000,000



BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTION 6334, AUTHORIZING A SUBORDINATE LOAN IN THE AMOUNT OF \$750,000 FOR THE COSTA MIRADA PROJECT, WHICH MAY BE FUNDED USING MOVING TO WORK FUNDS; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

EL Hingosa Jr

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Ed Hingosa, Jr.

President and CEO

DocuSigned by:

Tim LLWH

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Timothy E. Alcott

Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6334, authorizing a subordinate loan in the amount of \$750,000 for the Costa Mirada Project, which may be funded using Moving to Work funds; and other matters in connection therewith.

SUMMARY:

The Costa Mirada Project received final approval from San Antonio Housing Finance Corporation as Issuer and Las Varas Public Facility Corporation as sole member of the general partner of the owner of the Project on September 7, 2006. The Project was constructed and consists of 212 family units, all of which are low-income housing tax credit units serving families who are at or below 60% AMI. The project is located at 9323 Somerset Road.

Opportunity Home is an MTW agency. As part of its obligations as such an agency, Opportunity Home is credited for creating more affordable housing units and it must meet its baseline of having the same number of affordable housing units as when it became a MTW agency. For new units to be counted as affordable housing units, Opportunity Home must contribute financially towards the creation of those units. Originally, this Project had no MTW funds allocated to it. However, for Opportunity Home's benefit, Opportunity Home will contribute \$750,000 to the project as an operating deficit loan.

STRATEGIC OUTCOMES:

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options. Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6334 Presentation

Opportunity Home San Antonio Resolution 6334

RESOLUTION 6334, AUTHORIZING A SUBORDINATE LOAN IN THE AMOUNT OF \$750,000 FOR THE COSTA MIRADA PROJECT, WHICH MAY BE FUNDED BY MOVING TO WORK FUNDS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on September 7, 2006, the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation, authorized the issuance of its Multifamily Housing Revenue Bonds (Costa Mirada Apartments Project) Series 2006 to finance the acquisition, construction and equipping of a 212-unit multifamily apartment facility known as the Costa Mirada Apartments located at 9323 Somerset Road, San Antonio, Texas (the "Project") for Costa Mirada, Ltd., a Texas limited partnership (the "Borrower"); and

WHEREAS, on September 7, 2006, the Las Varas Public Facility Corporation, a Texas nonprofit public facility corporation, authorized participation in the Project as the sole member of the general partner of the Borrower and the purchase and ground lease of the land for the Project; and

WHEREAS, the Housing Authority of the City of San Antonio a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio") is a participant in the Moving to Work demonstration program ("MTW") administered by the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, among other obligations, Opportunity Home San Antonio is obligated to assist substantially the same total number of eligible low-income families under MTW as would have been served absent its participation in MTW (the "Obligations"); and

WHEREAS, in connection with the Obligations, Opportunity Home San Antonio must contribute financially toward the creation or preservation of affordable housing units to assist eligible low-income families; and

WHEREAS, Opportunity Home San Antonio intends to provide a subordinate loan of funds in the amount of \$750,000 to the Borrower as an operating deficit loan to the Project in order to preserve affordable housing units, which may be funded by MTW funds in furtherance of the Obligations (the "Loan"); and

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the Loan described above so that the Partnership may continue to operate the Project as an affordable housing project; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of Opportunity Home San Antonio.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Opportunity Home San Antonio that:

- 1) The Loan is hereby authorized and approved.
- 2) The President and CEO, and each officer of Opportunity Home San Antonio (each an "Executing Officer"), or any of them, are authorized and directed to negotiate, execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Loan or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents...
- 3) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 4) All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.
- 5) If any section, paragraph, clause, or provision 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.
- 6) The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.
- 7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 8) This Resolution shall be in force and effect from and after its passage.

Passed and approved the 3rd day of April 2023.
Ana M. "Cha" Guzman Chair, Board of Commissioners
Attested and approved as to form:
 Ed Hinojosa, Jr.
President and CFO

Costa Mirada MTW Funds Loan Approval

Timothy E. Alcott | Chief Legal and Real Estate Officer







Overview



City Council District 4

South San Antonio ISD

Total Units: 212

Current

6 Units at 50% AMI205 Units at 60% AMI1 Unit at Market Rate

Section 8 Vouchers 83 Units at 30% AMI

BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTION 6335, AUTHORIZING THE PROPOSED 2023-2024 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), CAPITAL FUND PROGRAM PLAN, FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN

DocuSigned by:	DocuSigned by:
Ed Hinojosa Jr	Richard Milk
Ed Hinojosa, Jr.	Richard Milk
President and CEO	Planning Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6335, authorizing the proposed 2023-2024 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.

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 Opportunity Home's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as Opportunity Home'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. The MTW Plan also describes Opportunity Home's policies, programs, operations, strategies and flexibilities in meeting the local housing needs and goals.

Opportunity Home is on track to complete the 2023-2024 Agency Plan in time for April submission to HUD.

- 1. Proposed new activities
 - a. FY2024-1 | Elimination of Earned Income Disregard: the organization is proposing a new activity using the same MTW waiver as FY2013-2 Simplified Earned Income (EID) that eliminates the HUD earned income disregard (EID). The new activity will also remove the alternative simplified version (S-EID) offered since 2014. This proposed change will not impact FSS escrows or the Jobs Plus Program EID.
- 2. Proposed changes to existing activities
 - a. Through a non-significant change, the organization is proposing to consolidate the waiver authorized under FY2020-3 FSS Streamlining with the waivers authorized under FY2014-6 Rent Reform. This consolidation is prompted by

recent HUD changes in the FSS final rule that eliminated the need for a separate activity. The change is administrative and will allow for the streamlining of reporting and re-grouping of waivers that work together.

- 3. Revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP)
 - a. 4.3.B SELECTION METHOD: This policy was updated to ensure that applicant families affected by officially declared disasters in addition to natural disasters will be eligible for the preference. Additionally, the Single Family Referral Preference was updated to allow for referred individuals to be offered one-bedroom units in addition to efficiency units.
 - b. 6.1.E EARNED INCOME DISALLOWANCE [24 CFR 960.255; Streamlining Final Rule (SFR) Federal Register 3/8/16]: Language was updated to reflect the close-out of FY2013-2 Simplified Earned Income (EID) MTW Activity. FY2024-1 simplifies traditional EID rules beyond those of FY2013-2, and will allow staff to focus on self-sufficiency programs geared toward residents.
 - c. 9.3.C CHANGES AFFECTING INCOME OR EXPENSES: This change will allow residents to not be required to report increases in income during the three-year recertification cycle and therefore not increasing their rent until their next recertification.
 - d. 12.2.E RELOCATION PLAN: The addition of this policy is to ensure that there are clear guidelines established for Opportunity Home to carry out when families are displaced due to the rehabilitation, redevelopment, or demolition of Public Housing residences; or termination of a Housing Choice Voucher Program Landlord.
 - e. 13.3.C OTHER AUTHORIZED REASONS FOR TERMINATION [24 CFR 966.4(l)(2) and (5)(ii)(B)]: The language was changed from "... will result in termination of tenancy" to "may result." This update allows for terminations to be considered on a case-by-case basis when possible to help residents remain on the program.
 - f. 13.3.C OTHER AUTHORIZED REASONS FOR TERMINATION [24 CFR 966.4(I)(2) and (5)(ii)(B)]: A new section was created in 13.3.C(2) to indicate that some lease violations may result in termination of tenancy. This update allows for terminations to be considered on a case-by-case basis when possible to help residents remain on the program.
 - g. 14.3.E PROCEDURES TO OBTAIN A HEARING: This update is to clarify that families terminated from the program have up to one year to request reinstatement. This includes families who had an adverse action upheld via an informal hearing decision or failed to request one.
- 4. Revisions to the Housing Choice Voucher Administrative Plan (Admin Plan)
 - a. 6.1.E EARNED INCOME DISALLOWANCE [24 CFR 960.255; Streamlining Final Rule (SFR) Federal Register 3/8/16: Language was updated to reflect the close-out of FY2013-2 Simplified Earned Income (EID) MTW Activity and implementation of the new activity, FY2024-1 Elimination of Earned Income Disregard.
 - b. 12.2.F TERMINATION NOTICE: This section was updated to clarify that Opportunity Home will only consider requests for reinstatement made within one year of a family's termination. This language is added to align with the one year appeals deadline in the court of law.
 - c. 4.3.C SELECTION METHOD & 20.2 Foster Youth to Independence (FYI) Vouchers:

The Selection Method section was updated to include the new Foster Youth to Independence (FYI) voucher program waitlist preference, which will affect applicant youth. A new section is being added to Chapter 20 with policies applicable to the FYI vouchers Opportunity Home is acquiring. These FYI vouchers provide housing assistance on behalf of youth referred by a public child welfare agency (PCWA) who are at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care, and are homeless or are at risk of becoming homeless at age 16 or older.

- 5. Revisions to the Family Self-Sufficiency (FSS) Program Action plan
 - a. No revisions are proposed.
- 6. Capital Fund Program (CFP): General description of all planned Capital Fund Expenditures during the plan year
 - a. Preservation Plans
 - i. Public Housing: Over next 5 years, plan to invest over \$57 million in capital repairs to extend the useful life at 26 properties and approximately 4,305 units.
 - ii. Beacon Communities: Plans to invest approximately \$27 million in capital repairs to extend the useful life at 30 properties and approximately 5,482 units.
 - b. Expansion Plans
 - i. New Construction: Organization has over 5,000 units in the expansion pipeline.

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: Initiate implementation of the MTW Plan

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6335
Appendix A: Public Comment Summary
Presentation
Outreach and Comment Summary Presentation

Opportunity Home San Antonio Resolution 6335

RESOLUTION 6335, AUTHORIZING THE PROPOSED 2023-2024 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), CAPITAL FUND PROGRAM PLAN, FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio, a public instrumentality created pursuant to the laws of the State of Texas ("Opportunity Home") must approve the 2023-2024 Moving to Work (MTW) Agency Plan for fiscal year 2023-2024, 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, five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan; and

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio also desires to authorize the submission of the 2023-2024 MTW Agency Plan to the U.S. Department of Housing and Urban Development ("HUD"); and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

- Approves Resolution 6335, authorizing the proposed 2023-2024 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), Capital Fund Program Plan, five-year Capital Improvement and
 Development Plan, and the Family Self-Sufficiency (FSS) Program Action Plan; and
- Authorizes the Chair and President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2023-2024 MTW Plan to HUD.

Passed and approved the 3rd day of April 2023.

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

Attested and approved	ıas	το	TOrm:
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Ed Hinojosa, Jr.

President and CEO

Appendix A | Public Comments Summary Report

Outreach Review

The goal of the Agency's outreach effort was to collect public comment on the proposed changes in the MTW plan.

Figure 1 | MTW Timeline and Outreach Activities



Feedback Overview

The Agency received feedback from 154 people during the comment period. In general, most feedback was either positive or neutral. Neutral feedback was primarily driven by the design of the survey; there are inherent limitations to using surveys to collect feedback on policy changes. As a result, the Agency monitored survey results as they came in and used responses to inform other work including which policies should be explained in further detail during resident briefings (ie, if more people were responding "Do not understand change" to specific program policies, then staff could ensure those were explained in detail during meetings).

All feedback was reviewed and considered in the final drafting of the plan. Below is a summary of the feedback received by plan and/or topic area and the final status of the proposed change.

Table 1 | Feedback Overview and Plan Adjustments

Section	Number	Feedback Overview	Adjustments to Plan		
MTW Plan	1. Elimination of EID	41% were supportive. 8% were opposed. 25% were not sure and 27% did not understand the change. 1% did not respond.	None.		
	2. New equity analysis and equality evaluation framework	45% were supportive. 3% were opposed. 31% were not sure and 21% did not understand the change.	None.		
	3. Alternative definition of self-sufficiency	59% were supportive. 6% were opposed. 25% were not sure and 10% did not understand the change.	None.		
ACOP - Public Housing	4. Waitlist Disaster Definition	66% were supportive. 6% were opposed. 19% were not sure of the change and 6% did not understand the change. 2% did not respond.	None.		
	5. Relocation Policy Updates	68% were supportive. 4% were opposed. 17% were not sure of the change and 9% did not understand the change. 2% did not respond.	None.		
	6. Case-by-Case Evictions	62% were supportive. 6% were opposed. 20% were not sure of the change and 9% did not understand the change. 3% did not respond.	None.		
ADMIN Plan - Voucher Programs	7. Foster Youth Independence Vouchers	60% were supportive. 5% were opposed. 23% were not sure of the change and 10% did not understand the change. 1% did not respond.	None.		
Both ACOP and Admin Plan	8. 1 year reinstatement	55% were supportive. 5% were opposed. 31% were not sure of the change and 9% did not understand the change.	None.		

The following sections provide further details on the agency's outreach efforts as well as feedback received during the public comment period. Sections below are organized by main outreach activity.

Public Hearing

The Agency held a public hearing on the draft FY2024 Moving-to-Work (MTW) Plan on March 15, 2023 during the Operations and Real Estate Committee Meeting. No community members signed-up to provide comments. Two commissioners asked follow-up questions. The following table provides a summarized list of questions and comments received during the meeting.



Table 2 | Public Hearing Summary of Questions and Answers

Number	Question / Comment	Staff Response(s)
1	Does this foster youth aspect already much in use?	The organization has applied for Foster Youth Initiative Vouchers and has not received notice of award. The proposed policy changes are in anticipation of an award. In addition, the organization has a special program for foster youth under the MTW Activity FY2021-1 Next Step Housing Program in partnership with the THRU Project. That program has 10 dedicated project-based vouchers allocated for this population.
2	Is not having utilities still a reason that a resident may be terminated?	One of the organization's priorities has been to ensure residents have access to affordable utilities. We are working with our partners at CPS and SAWS to help residents sign up and receive discounts on their utilities. In addition, we are identifying resources for residents experiencing difficulties being late on their utilities; and if we find out they are late on utilities, we are intervening and connecting them with the utility company. Currently, HUD requires residents to have utilities connected.

Hybrid Resident Briefings

The Agency held four hybrid resident briefings on March 8 (6 p.m.), March 9 (12 p.m.), March 10 (9 a.m.), and March 13 (1:30 p.m.) for residents. A fifth briefing was held for landlords on March 17 (1:30 p.m.) Across the five meetings, there were 25 in-person attendees; and 18 online attendees. The following table provides a list of questions and comments addressed during the meetings.

Table 2 | Resident Briefings Summary of Questions and Answers

Number	Question / Comment	Staff Response(s)
1	Requested confirmation that recertifications are every three years and not two years	Yes, recertifications are every three years.
2	Who can I talk to about needing a larger bedroom size unit for my medical equipment?	Opportunity Home will provide direct assistance for this situation by directly working with the resident after the meeting.
3	Are we still using the comment cards?	Opportunity Home will revisit the use of comment cards and determine whether we are still using them and ensure all residents are aware of how they can submit customer service feedback.



4	QR code - I do not understand what this is? A lot of places in the community are using it. I don't know how to scan this, my phone does not have this capability. Email urgent concerns - resident does not have email either due to scams and other issues.	Opportunity Home's intention of using the QR code is to offer additional ways of accessing information and is not meant to be the only way or an exclusive way of distributing information.
5	Do services offered extend to those with vouchers?	The FSS program is available for those with vouchers. If residents have a need, they should reach out to the case manager to get connected with referral services.
6	Is there a delay in processing recertifications for section 8 vouchers? I have been waiting 3 months for my voucher.	The organization is experiencing a delay - we will connect with you privately to give an update on the status of your recertification. Opportunity Home apologizes for the delay.
7	I was wondering if reporting change of income can be extended from ten days to thirty days? Reason being is that sometimes job offers can either fall through, the job could be temporary and/or it takes longer than ten days to have income in the household.	Opportunity Home will review policies and procedures to see if this is something we can do. Residents can reach out directly if an extension is needed. Changes of income for voucher program - you do not have to report increases except for at the time of recertification or move (except for FSS participants); The ten day requirement is applied when a resident's income decreases. This allows the organization to process the change as quickly as possible so the rent can be reduced accordingly.
8	Can I get the formula that determines my rent amount? How are utility allowances calculated?	Opportunity Home explained rent and utility allowance calculation methods to the resident after the presentation. Residents can find more information on calculation methods here: https://homesa.org/housing/find-a-home/vou chers/housing-assistance-payments/

Surveys

A survey titled "We want to hear from you!" was prepared and posted online on February 14, 2023. On February 20, an English and Spanish translated version were sent directly to residents



and on March 8, 2022 the survey was posted to the Landlord corner and sent to 1,332 landlords. The survey was delivered using an emailed google form and a paper form was provided upon request.

Each question described the policy change, provided a link to the relevant plan pages, and then asked respondents to provide their feedback using multiple choice. The survey communicated that it was anonymous and voluntary. In addition, the survey stated that participation in the survey would not impact the respondent's application status or participation in any SAHA programs. Information in this summary report includes responses received by March 16, 2023.

Delivery and Response Statistics

Table 3 | Delivery Statistics

Target Population	Sent
Public Housing Residents	1,919
Housing Choice Voucher Residents	9,609
Landlords	1,332
TOTAL	12,860

Table 4 | Responses by self-identified stakeholders

Self-identified SAHA Housing Program	Responses	Response (%)
Public Housing Resident	57	37.0%
Housing Choice Voucher Resident	90	58.4%
Housing Applicant	3	1.9%
Landlord	1	0.6%
Partner	0	0.0%
Community Member	2	1.3%
Other Stakeholder	1	0.6%
TOTAL	154	100.0%

Topics

The following topics were covered by the survey:

- MTW Plan
- Public Housing Policy Changes (ACOP)
- Housing Choice Voucher Policy Changes (ADMIN Plan)
- Family Self-Sufficiency (FSS) Program Action Plan



Response Options

The survey allowed respondents to answer "Not Sure" and "Did not understand the change"; these responses were not included in response averages; however, the Agency used these responses to inform other work including which policies should be explained in further detail during resident briefings. In this report, colors are assigned to each response value in the following way:

Results

A total of 1,220 non-blank individual question responses were received across the 154 survey responses. Not all survey responses received had responses for all questions. As a result, each question has a separate total number of responses from which percentages are calculated.



Of the responses received, 57.7% or 704 responses indicated their support for the policy change. 24.1% or 294 responded not sure, indicating they had no opinion of the change. 12.87% or 157 responses indicated they did not understand the policy change. Responses indicating they did not support the policy change made up 5.33 % or 65 responses.

Table 5 | Summary results for all question responses

Response Category	Responses	Response (%)
Strongly Oppose	41	3.36%
Oppose	24	1.97%
Support	484	39.67%
Strongly Support	220	18.03%
Not Sure	294	24.10%
Do not understand the change	157	12.87%
No Response	12	0.97%
TOTAL	1232	100%

In the following tables, the results are displayed by survey question.

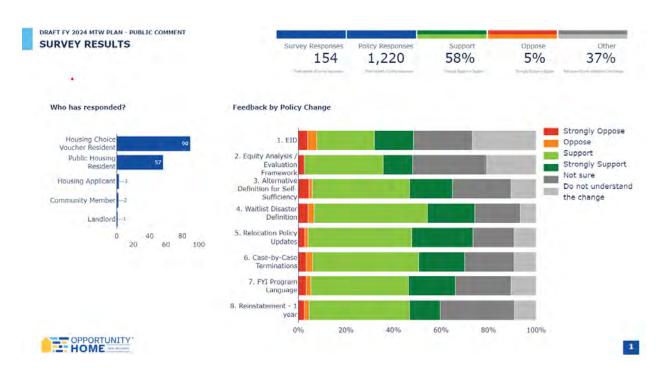
Table 6 | Summary results by policy

Question	Strongly	Oppose	Support	Strongly	Not Sure	Do not
	Oppose			Support		understand
						the change



		#	%	#	%	#	%	#	%	#	%	#	%
1.	Elimination of EID	6	4%	6	4%	37	24%	25	16%	38	25%	41	27%
2.	New equity analysis and equality evaluation framework	4	3%	0	0%	51	33%	19	12%	48	31%	32	21%
3.	Alternative definition of self-sufficiency	7	5%	2	1%	63	41%	28	18%	38	25%	16	10%
4.	Waitlist Disaster Definition	6	4%	4	3%	72	48%	30	20%	29	19%	10	7%
5.	Relocation Policy Updates	4	3%	2	1%	66	44%	39	26%	26	17%	14	9%
6.	Case-by-Case Evictions	5	3%	4	3%	67	45%	29	19%	31	21%	14	9%
7.	Foster Youth Independence Vouchers	5	3%	3	2%	63	41%	30	20%	36	24%	16	10%
8.	1 Year reinstatement	4	3%	3	2%	65	42%	20	13%	48	31%	14	9%

Figure 2 | Summary Results





Survey Questions

We want to hear from you!

Please provide your feedback on the policy changes we will be submitting to the U.S. Department of Housing and Urban Development (HUD) for approval. Your feedback will

help us know if we're on the right track.
Please know, this is an anonymous and voluntary survey. It will not affect your application status or participation in any Opportunity Home San Antonio programs.
If you have any questions or concerns, please send them to MTW@homesa.org.
1. Please select the option below that best applies to you.
☐ Public Housing Resident
☐ Housing Choice Voucher Resident
Housing Applicant
Landlord
☐ Partner
☐ Community Member☐ Other stakeholder
Section A
MTW Changes
Opportunity Home is proposing one new activity as part of the annual MTW plan. These changes would apply to both Public Housing residents and Assisted Housing Programs (AHP) (such as Section 8) only.
For each of the following, please indicate how much you support or oppose the proposal. If you do not know or have no opinion, please mark "Not Sure".
2. Opportunity Home is proposing to close out the current simplified earned income disregard and replace this policy with the elimination of earned income disregard (EID). The simplified version has been phased out over the last two years and currently there are no households on this version. This change will keep the existing MTW waiver to eliminate the HUD EID and remove the simplified version established in 2014. This change will not impact FSS participants' escrows or Jobs Plus Program EID. (see here for more details)
☐ Strongly Oppose ☐ Oppose ☐ Support ☐ Strongly Support



□ Not Sure□ Do not understand the change
3. Opportunity Home is proposing to advance equity through the MTW Plan by adding a new equity analysis and equity evaluation framework. (see here for more details)
 Strongly Oppose Oppose Support Strongly Support Not Sure Do not understand the change
4. Opportunity Home is proposing to define self-sufficiency based on equity principles to include measures of housing stability and quality of life. (see here for more details)
 Strongly Oppose Oppose Support Strongly Support Not Sure Do not understand the change
Section B
Public Housing Policy Changes in the Admissions and
Continued Occupancy Plan (ACOP) Opportunity Home is proposing changes to the Admissions and Continued Occupancy Policy (ACOP). The ACOP applies to Public Housing residents/applicants only.
For each of the following, please indicate how much you support or oppose the proposal. If you do not know or have no opinion, please mark "Not Sure".
5. Opportunity Home has expanded the definition of "disaster" for waitlist purposes to ensure applicant families affected by an officially declared disaster in addition to natural disasters will be eligible for the wait list preference. (see here for more details)
☐ Strongly Oppose ☐ Oppose ☐ Support

	☐ Strongly Support ☐ Not Sure	
	☐ Do not understand the change	
6.	Opportunity Home has added a new policy that outlines guidelines established for Opportunity Home to carry out when families are displaced due to the rehabilitation, redevelopment, or demolition of Public Housing residences; or termination of a Housing Choice Voucher Program Landlord. (see here for more details)	
	☐ Strongly Oppose ☐ Oppose ☐ Support ☐ Strongly Support	
	☐ Not Sure	
	☐ Do not understand the change	
7.	Opportunity Home has added language to update the terminations policy to allow for more terminations to be considered on a case-by-case basis. (see here for more details)	
	 Strongly Oppose Oppose Support Strongly Support Not Sure Do not understand the change 	
Sect	ion C	
Hous	sing Choice Voucher Policy Changes in the	
Adm	ninistrative Plan	
Admir	tunity Home is proposing changes to the Housing Choice Voucher nistrative Plan. The Administrative Plan applies to Assisted Housing Programs (such as Section 8) only.	
For each of the following, please indicate how much you support or oppose the proposal. If you do not know or have no opinion, please mark "Not Sure".		
8.	Opportunity Home has added a new section to Chapter 20 with policies applicable to a new housing program called Foster Youth Independence (FYI) youchers, (see here for more details)	

☐ Strongly Oppose ☐ Oppose ☐ Support ☐ Strongly Support ☐ Not Sure ☐ Do not understand the change		
Section D		
Public Housing Policy Changes in the Admissions and Continued Occupancy Plan (ACOP) AND Housing Choice Voucher Policy Changes in the Administrative Plan		
Opportunity Home is proposing changes to the Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan. These changes would apply to both Public Housing residents/applicants and Assisted Housing Programs (AHP) (such as Section 8) only.		
For each of the following, please indicate how much you support or oppose the proposal. If you do not know or have no opinion, please mark "Not Sure".		
 Opportunity Home has added language related to terminations that clarifies Opportunity Home will only consider requests for reinstatement made within one year of a family's termination. This language is added to align with the one year appeals deadline in the court of law. (see here for more details) 		
 □ Strongly Oppose □ Oppose □ Support □ Strongly Support □ Not Sure □ Do not understand the change 		
Thank you for providing your feedback!		

Draft MTW Plan FY 2024

April 3, 2023





Move to Work Designation

Overview

Allows Opportunity Home to Improve the lives of our residents by providing quality affordable housing and building sustainable, thriving communities in ways that are different than other PHAs

MTW Toolbox

- Regulatory Waivers
- Funding Fungibility

Funding Fungibility

MTW SOURCES OF FUNDS

Dept of Housing and Urban Development PH Operating Subsidy HCV Block Grant funding PH CFP (including DDTF) Grants **PH Rental & Other Income**

(rents + other charges)

PH Operating Expenses Fungibility HCV Operating Expenses via Budget **Process PH Capital Improvements MTW Flexible Uses**

MTW USES OF FUNDS

STATUTORY OBJECTIVES



Cost Efficiency/ Effectiveness

Reduce cost and achieve greater cost effectiveness in Federal expenditures.



Housing Choice

Increase housing choices for low income families.



Self-Sufficiency

Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.



MTW Timeline

OCT. NOV. DEC. JAN. FEB. MARCH APRIL MAY JUNE JULY

Planning

- Solicit resident feedback through strategic plan surveys
- Align MTW plan around priorities set by strategic plan, values, and evaluation results
- Coordinate with internal departments on
 - program policy updates
 - capital plans
 - housing expansion plans

Public Comment

- Feb 14: Draft MTW Plan posted for 30-day public comment period
- March 15: Public Hearing scheduled during
 Operations and Real Estate
 Committee Meeting
- April: Consideration and approval by Board of Commissioners and submission to HUD

HUD Approval & Implementation

- May June: Address HUD questions
- July 1: Implement



Public Comment Period

MTW Public Comment

- Feb. 14 March 16, 2023
- Email comments to: mtw@homesa.org
- Mail comments to:
 ATTN: Policy & Planning
 818 S. Flores St.
 San Antonio, TX 78204
- Submit comments online: homesa.org/public-notices

Outreach Plan

- 4 Resident Consultations
 - a. 1 at Fair Ave
 - b. 1 at Resident Town Hall
 - c. 2 at Central Office
 - d. Hybrid in person and virtual
 - e. Interpretation services
 - f. Times: 9 a.m., 12 p.m., 1:30 p.m., 6 p.m.
- 2 Landlord Consultations
- 1 Partner Consultation
- 3 Staff Consultations
- Online survey (English and Spanish)
 - a. Emailed to PH and AHP with emails
 - b. Assistance with plan document translation offered
- Video Recording Online
- Marketing
 - a. Staff Weekly
 - b. Resident Newsletter
 - c. Social Media



Proposed New Activities

FY2024 Proposed

The organization is proposing one new activity. This activity replaces FY2013-2, Simplified Earned Income Disregard (S-EID).

FY2024-1Elimination of Earned Income Disregard

- New activity with the same MTW waiver that eliminates HUD's earned income disregard (EID)
- New activity also removes the alternative Opportunity Home Simplified EID version (S-EID)
- **DOES NOT IMPACT** Jobs Plus EID or FSS Escrows
- Income increases between triennial recertifications will not be processed



Changes to Activities

Consolidation

The FY2020-3 FSS Streamlining waiver will be moved under FY2014-6 Rent Reform to streamlining reporting and re-group waivers working together.

The new FSS final rule eliminated the need for part of this activity. The remaining modified contract element is needed due to other program policy changes implemented under FY2014-6 Rent Reform activity.

FY2020-3
Family Self Sufficiency
(FSS) Program
Streamlining



Asset Management Plan

Expansion

New Construction: Agency has over **5,000 units** in the expansion pipeline.

Tax-credit re-syndications: 7 currently planned

Preservation

Public Housing: Over next 5 years, plan to invest over **\$57 million** in capital repairs to extend the useful life at 26 properties and approximately **4,305 units**.

Beacon Communities: Plans to invest over **\$27 million** in capital repairs to extend the useful life at 30 properties and approximately **5,482 units.**



Advancing Equity

Equity & MTW Plan

The organization is proposing to advance Equity in two ways:

- New Equity Analysis for MTW activities
- New definition of self-sufficient based on Equity principles

Section VI. C.Planned and Ongoing Evaluations

Appendix G
Proposed Alternative
Definition to
Self-Sufficiency



Proposed ACOP Changes Public Housing

- **1.** Expanded definitions for waitlist purposes
- 2. Changes related to proposed MTW waiver changes
- **3.** Added new relocation plan when families are displaced
- **4.** Relaxed termination language to allow for case-by-case consideration
- **5.** Added **up to 1 year** timeline for reinstatement consideration



Proposed Admin Plan Changes Assisted Housing Programs

- **1.** Changes related to proposed MTW waiver changes
- 2. Added **Up to 1 year** timeline for reinstatement consideration
- **3.** Added program language for New Foster Youth to Independence (FYI)

 Vouchers



Proposed FSS Action Plan Changes FSS Program

No changes proposed



Next Steps

PUBLIC COMMENT PERIOD

- Feb. 14 March 16, 2023
- Email comments to: mtw@homesa.org
- Mail comments to:
 ATTN: Policy & Planning
 818 S. Flores St.
 San Antonio, TX 78204
- Submit comments online: homesa.org/public-notices

FEBRUARY

Feb. 14: Comment period begins

MARCH

- Capture public comment
- March 15: Public hearing
- March 16: Comment period ends

APRIL

- April 3: Board consideration of MTW Plan
- April 15: Submit MTW Plan to HUD

MAY - JUNE

 Work with MTW-HUD Office to address any issues

JULY

Implementation of MTW Plan



Questions + Feedback



Website homesa.org/public-notices



Email mtw@homesa.org



Mail

ATTN: Policy & Planning 818 S. Flores St. San Antonio, TX 78204



OUTREACH ACTIVITIES

Surveys: 12,860 to PH residents, HCV participants, and Landlords with emails on file

Virtual/in-person Resident Briefing Meetings: 5 meetings; 43 attendees **Other efforts:** Digital signage, Social Media Promotion, and email blast

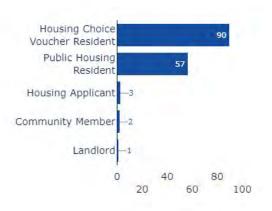


DRAFT FY 2024 MTW PLAN - PUBLIC COMMENT

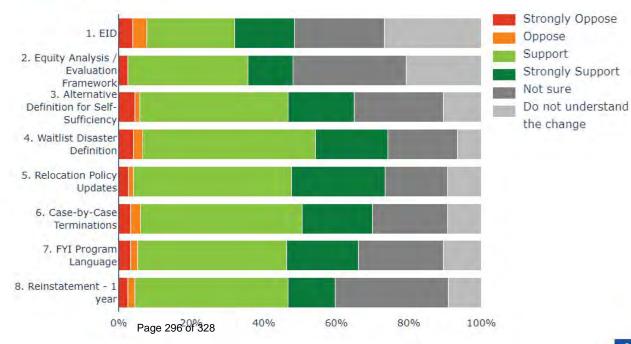
SURVEY RESULTS



Who has responded?



Feedback by Policy Change





April 3, 2023

BOARD OF COMMISSIONERS Regular Board Meeting

RESOLUTIONS 6340, 23FAC-03-16, AND 23DEV-03-15, AUTHORIZING THE PAYOFF OF LOANS UP TO \$13,000,000 PLUS RELATED TRANSACTION COSTS, USING MOVING TO WORK FUNDS, FOR THE BELLA CLAIRE, CHURCHILL ESTATES, CLAREMONT, HOMESTEAD, TOWERING OAKS, MONTERREY PARK, LA PROVIDENCIA, CASTLE POINT AND WARREN HOUSE COMMUNITIES

DocuSigned by: Ed Hinoposa Jr Ed Hinojosa, Jr.

President and CEO

Brandee R. Perez

Chief Operating Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6340, 23FAC-03-16, and 23DEV-03-15, authorizing the payoff of loans up to \$13,000,000 plus related transaction costs, using Moving to Work funds, for the Bella Claire, Churchill Estates, Claremont, Homestead, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities.

SUMMARY:

The properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less or have a minimal outstanding balance. The payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45. The current debt of \$13,000,000 plus related transaction costs will be paid with MTW reserves.

The Bella Claire Apartments is a 67 unit, multi-family asset built in 1972 and located at 2618 Nacogdoches, San Antonio, Texas 78217 owned by the San Antonio Housing Development Corporation (SAHDC). The current loan plus related transaction costs is approximately \$657,000. The payment of the debt will increase LNT units by approximately 62 units per month.

The Churchill Estates is a 40 unit, multi-family asset built in 1984 and located at 14121 Churchill Estates, San Antonio, Texas 78248 owned by the San Antonio Housing Facility Corporation (SAHFC). The current loan plus related transaction costs is approximately \$860,000. The payment of the debt will increase the LNT units by approximately 34 units per month.

The Claremont is a 4 unit, multi-family asset built in 1998 and located at 131 Claremont, San Antonio, Texas 78209 owned by SAHFC. The current loan is approximately \$36,000. The payment of the debt will increase the LNT units by approximately 2 units per month.

The Homestead Apartments is a 157 unit, multi-family asset built in 1973 and located at 5800 Medina Base Road, San Antonio, Texas 78242 owned by SAHDC. The current loan is approximately \$76,000. The payment of debt will increase the LNT units by approximately 128 units per month.

OPPORTUNITY HOME SAN ANTONIO

April 3, 2023

The Towering Oaks is a 128 unit, multi-family asset built in 1983 and located at 7710 Oakdell Way, San Antonio, Texas 78240 owned by SAHFC. The current loan plus related transaction costs is approximately \$2,124,000. The payment of debt will increase the LNT units by approximately 64 units per month.

The Monterrey Park is a 200 unit, multi-family asset built in 1986 and located at 6060 W. Commerce St., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$4,000,000. The payment of debt will increase LNT units by approximately 188 units per month.

The La Providencia is a 90 unit, multi-family asset built in 1984 and located at 2525 Castroville Rd., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$1,900,000. The payment of debt will increase LNT units by approximately 85 units per month.

The Castle Point is a 220 unit, multi-family asset built in 1984 and located at 5320 Blanco, San Antonio, Texas 78216 owned by SAHFC. The current loan plus related transaction costs is approximately \$3,300,000. The payment of debt will increase LNT units by approximately 203 units per month.

The Warren House is a 7 unit, multi-family asset built in 1997 and located at 401 Warren Street, San Antonio, Texas 78212 owned by SAHFC. The current loan is approximately \$47,000. The payment of debt will increase the LNT units by approximately 6 units per month.

The San Antonio Housing Facility Corporation owns Churchill Estates, Claremont, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House and the San Antonio Housing Development Corporation owns the Bella Claire and Homestead communities.

As a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

STRATEGIC OUTCOMES:

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options. Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6340 Resolution 23FAC-03-16 Resolution 23DEV-03-15 Presentation

Opportunity Home San Antonio Resolution 6340

RESOLUTION 6340, AUTHORIZING THE PAYOFF OF LOANS UP TO \$13,000,000 PLUS RELATED TRANSACTION COSTS, USING MOVING TO WORK FUNDS, FOR THE BELLA CLAIRE, CHURCHILL ESTATES, CLAREMONT, HOMESTEAD, TOWERING OAKS, MONTERREY PARK, LA PROVIDENCIA, CASTLE POINT AND WARREN HOUSE COMMUNITIES

WHEREAS, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

WHEREAS, the properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less or have a minimal outstanding balance; and

WHEREAS, the payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45; and

WHEREAS, the current debt of \$13,000,000 plus related transaction costs will be paid with MTW reserves; and

WHEREAS, the Bella Claire Apartments is a 67 unit, multi-family asset built in 1972 and located at 2618 Nacogdoches, San Antonio, Texas 78217 owned by the San Antonio Housing Development Corporation (SAHDC). The current loan plus related transaction costs is approximately \$657,000. The payment of the debt will increase LNT units by approximately 62 units per month; and

WHEREAS, the Churchill Estates is a 40 unit, multi-family asset built in 1984 and located at 14121 Churchill Estates, San Antonio, Texas 78248 owned by the San Antonio Housing Facility Corporation (SAHFC). The current loan plus related transaction costs is approximately \$860,000. The payment of the debt will increase the LNT units by approximately 34 units per month; and

WHEREAS, the Claremont is a 4 unit, multi-family asset built in 1998 and located at 131 Claremont, San Antonio, Texas 78209 owned by SAHFC. The current loan is approximately \$36,000. The payment of the debt will increase the LNT units by approximately 2 units per month; and

WHEREAS, the Homestead Apartments is a 157 unit, multi-family asset built in 1973 and located at 5800 Medina Base Road, San Antonio, Texas 78242 owned by SAHDC. The current loan is approximately \$76,000. The payment of debt will increase the LNT units by approximately 128 units per month; and

WHEREAS, the Towering Oaks is a 128 unit, multi-family asset built in 1983 and located at 7710 Oakdell Way, San Antonio, Texas 78240 owned by SAHFC. The current loan plus related transaction costs is approximately \$2,124,000. The payment of debt will increase the LNT units by approximately 64 units per month; and

WHEREAS, the Monterrey Park is a 200 unit, multi-family asset built in 1986 and located at 6060 W. Commerce St., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$4,000,000. The payment of debt will increase LNT units by approximately 188 units per month; and

WHEREAS, the La Providencia is a 90 unit, multi-family asset built in 1984 and located at 2525 Castroville Rd., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$1,900,000. The payment of debt will increase LNT units by approximately 85 units per month; and

WHEREAS, the Castle Point is a 220 unit, multi-family asset built in 1984 and located at 5320 Blanco, San Antonio, Texas 78216 owned by SAHFC. The current loan plus related transaction costs is approximately \$3,300,000. The payment of debt will increase LNT units by approximately 203 units per month; and

WHEREAS, the Warren House is a 7 unit, multi-family asset built in 1997 and located at 401 Warren Street, San Antonio, Texas 78212 owned by SAHFC. The current loan is approximately \$47,000. The payment of debt will increase the LNT units by approximately 6 units per month; and

WHEREAS, as a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolutions 6340, 23FAC-03-16, and 23DEV-03-15, authorizing the payoff of loans up to \$13,000,000 plus related transaction costs, using Moving to Work funds, for the Bella Claire, Churchill Estates, Claremont, Homestead, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities.
- Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 3rd day of April 2023.

Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and	approved	as	to	form:
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Ed Hinojosa, Jr.

President and CEO

San Antonio Housing Facility Corporation Resolution 23FAC-03-16

RESOLUTION 23FAC-03-16, AUTHORIZING THE PAYOFF OF LOANS UP TO \$12,067,000 PLUS RELATED TRANSACTION COSTS, USING MTW FUNDS, FOR THE CHURCHILL ESTATES, CLAREMONT, TOWERING OAKS, MONTERREY PARK, LA PROVIDENCIA, CASTLE POINT AND WARREN HOUSE COMMUNITIES

WHEREAS, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

WHEREAS, the properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less or have a minimal outstanding balance; and

WHEREAS, the payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45; and

WHEREAS, the current debt of \$12,067,000 plus related transaction costs will be paid with MTW reserves; and

WHEREAS, the Churchill Estates is a 40 unit, multi-family asset built in 1984 and located at 14121 Churchill Estates, San Antonio, Texas 78248 owned by the San Antonio Housing Facility Corporation (SAHFC). The current loan plus related transaction costs is approximately \$860,000. The payment of the debt will increase the LNT units by approximately 34 units per month; and

WHEREAS, the Claremont is a 4 unit, multi-family asset built in 1998 and located at 131 Claremont, San Antonio, Texas 78209 owned by SAHFC. The current loan is approximately \$36,000. The payment of the debt will increase the LNT units by approximately 2 units per month; and

WHEREAS, the Towering Oaks is a 128 unit, multi-family asset built in 1983 and located at 7710 Oakdell Way, San Antonio, Texas 78240 owned by SAHFC. The current loan plus related transaction costs is approximately \$2,124,000. The payment of debt will increase the LNT units by approximately 64 units per month; and

WHEREAS, the Monterrey Park is a 200 unit, multi-family asset built in 1986 and located at 6060 W. Commerce St., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$4,000,000. The payment of debt will increase LNT units by approximately 188 units per month; and

WHEREAS, the La Providencia is a 90 unit, multi-family asset built in 1984 and located at 2525 Castroville Rd., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$1,900,000. The payment of debt will increase LNT units by approximately 85 units per month; and

WHEREAS, the Castle Point is a 220 unit, multi-family asset built in 1984 and located at 5320

Blanco, San Antonio, Texas 78216 owned by SAHFC. The current loan plus related transaction costs is approximately \$3,300,000. The payment of debt will increase LNT units by approximately 203 units per month; and

WHEREAS, the Warren House is a 7 unit, multi-family asset built in 1997 and located at 401 Warren Street, San Antonio, Texas 78212 owned by SAHFC. The current loan is approximately \$47,000. The payment of debt will increase the LNT units by approximately 6 units per month; and

WHEREAS, as a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing Facility Corporation hereby:

- 1) Approves Resolution 23FAC-03-16, authorizing the payoff of loans up to \$12,067,000 plus related transaction costs, using MTW funds, for the Churchill Estates, Claremont, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

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

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Passed and approved the 3rd day of April 2023.

San Antonio Housing Development Corporation Resolution 23DEV-03-15

RESOLUTION 23DEV-03-15, AUTHORIZING THE PAYOFF OF LOANS UP TO \$733,000 PLUS RELATED TRANSACTION COSTS, USING MTW FUNDS, FOR THE BELLA CLAIRE AND HOMESTEAD COMMUNITIES

WHEREAS, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

WHEREAS, the properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less but have a minimal outstanding balance; and

WHEREAS, the payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45; and

WHEREAS, the current debt of \$733,000 plus related transaction costs will be paid with MTW reserves; and

WHEREAS, the Bella Claire Apartments is a 67 unit, multi-family asset built in 1972 and located at 2618 Nacogdoches, San Antonio, Texas 78217 owned by the San Antonio Housing Development Corporation (SAHDC). The current loan plus related transaction costs is approximately \$657,000. The payment of the debt will increase LNT units by approximately 62 units per month; and

WHEREAS, the Homestead Apartments is a 157 unit, multi-family asset built in 1973 and located at 5800 Medina Base Road, San Antonio, Texas 78242 owned by SAHDC. The current loan is approximately \$76,000. The payment of debt will increase the LNT units by approximately 128 units per month; and

WHEREAS, as a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing Development Corporation hereby:

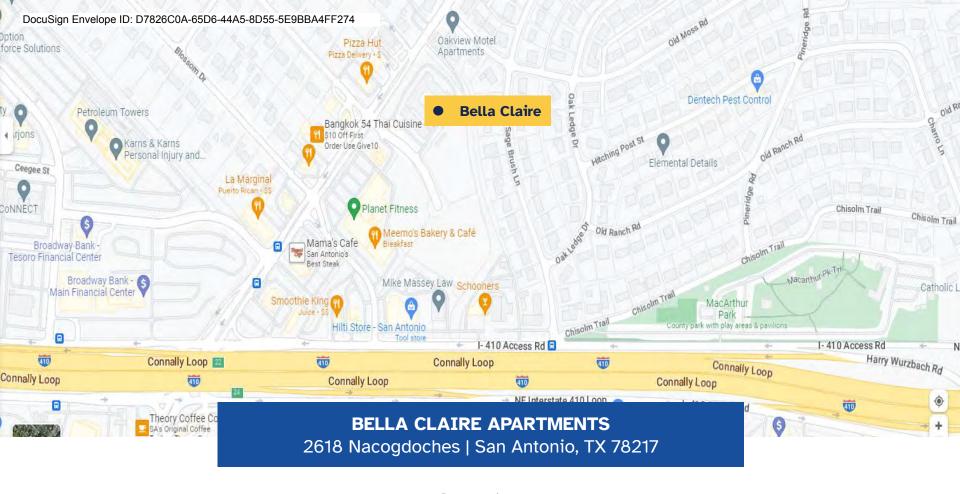
- Approves Resolution 23DEV-03-15, authorizing the payoff of loans up to \$733,000 plus related transaction costs, using MTW funds, for the Bella Claire and Homestead communities.
- Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

Passed and approved the 3rd day of April 2023.				
Ana M. "Cha" Guzman				
Chair, Board of Directors				
Attested and approved as to form:				
Ed Hinojosa, Jr.				
Secretary/Treasurer				

Loan Payoffs

Brandee Perez | Chief Operating Officer









City Council District 10

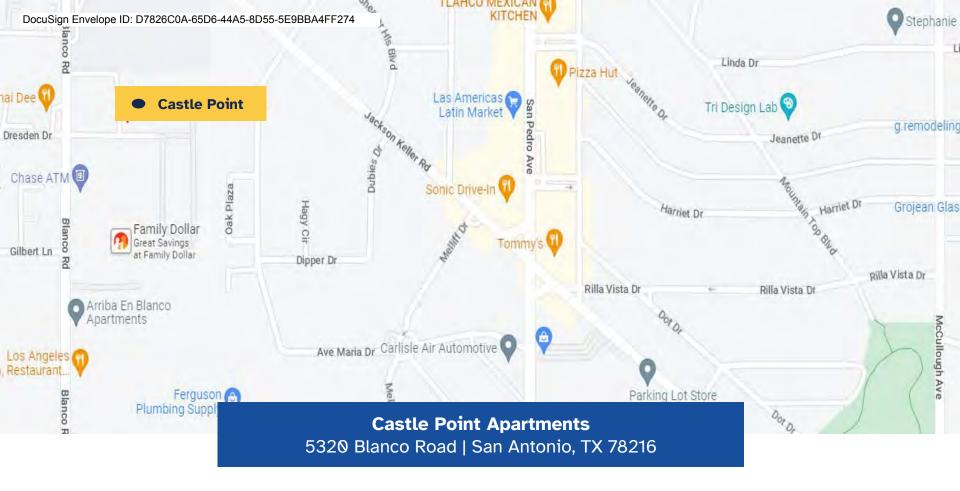
NorthEast ISD

67 units

Total Loan + Transaction Cost:

\$657,000









City Council District 1

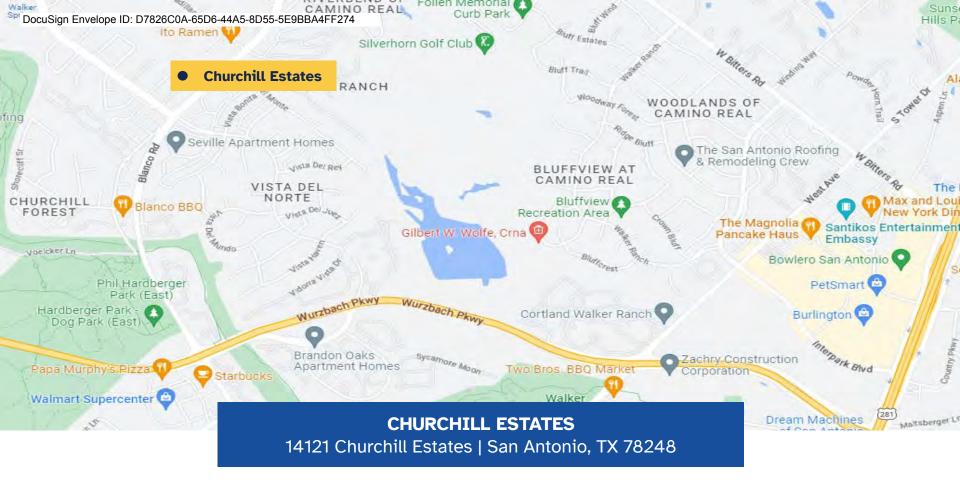
NorthEast ISD

220 units

Total Loan + Transaction Cost:

\$3,300,000









City Council District 9

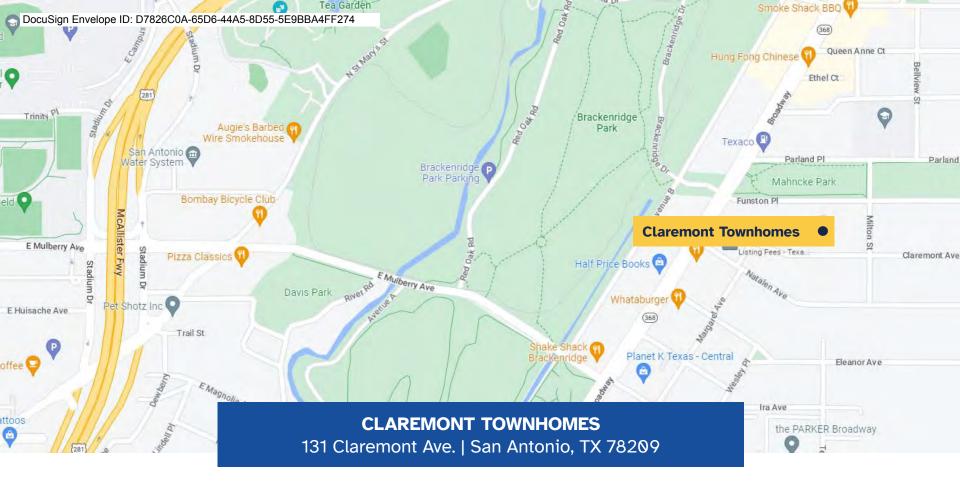
NorthEast ISD

40 units

Total Loan + Transaction Cost:

\$860,000









City Council District 2

San Antonio ISD

4 units

Total Loan Cost:

\$36,000









City Council District 4

South San Antonio ISD

157 units

Total Loan Cost:

\$76,000









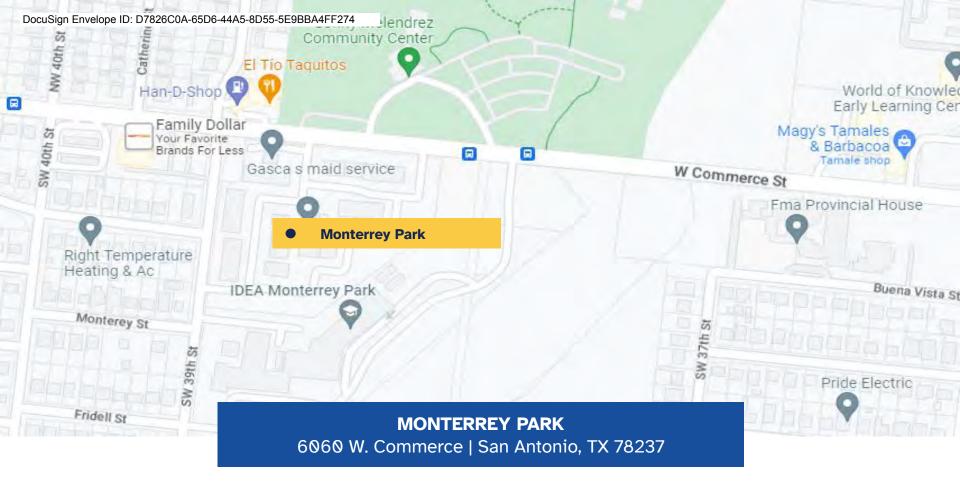
City Council District 6

Edgewood ISD

90 units

Total Loan + Transaction Cost:

\$1,900,000





City Council District 6

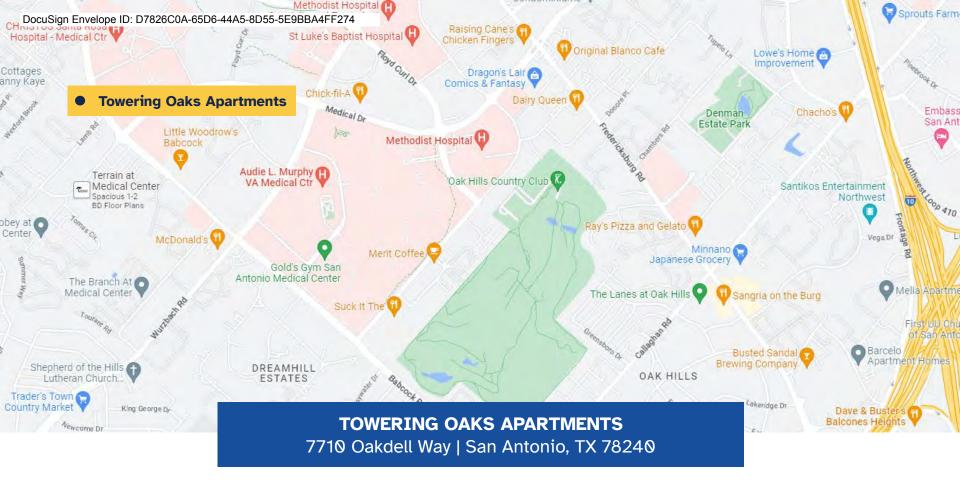
Edgewood ISD

188 units

Total Loan + Transaction Cost:

\$4,000,000









City Council District 7

Northside ISD

128 units

Total Loan + Transaction Cost:

\$2,124,000







City Council District 1

San Antonio ISD

7 units

Total Loan Cost:

\$47,000



Questions?





President's Report

April 2023

ConnectHomeSA Spring Break Camp

The ConnectHomeSA Program hosted a camp for middle and high school students residing at our properties from March 13 through 17. During the week-long experience, participants had the opportunity to immerse themselves into the digital world while learning computer and coding basics.

Juan Ginez, a former Cassiano Homes and San Juan Apartments resident, taught the course at BiblioTech West with a tour of USAA's Headquarters concluding the week.







Affordable Connectivity Program (ACP) Grant Secured

Opportunity Home is the only San Antonio recipient of the Federal Communications Commission's Affordable Connectivity Program (ACP) grant — National Competitive Outreach Program. Through the grant, the organization will receive \$125,000 to provide ACP outreach and registration for our residents.







Book Rich Environments (BRE) Donation

On March 8, the organization received 15,000 books for all grade levels from BRE to distribute at events with community partners and residents.

National Digital Inclusion Conference Tour

Opportunity Home's Director of Innovative Technology, Jo Ana Alvarado, and Digital Inclusion Manager, Jessica Strom, participated in the National Digital Inclusion Conference from February 28 through March 2.

A group of 40 participants joined a tour highlighting our Wi-Fi Expansion Project visiting Cassiano Homes and Springview Apartments with a presentation on digital literacy strategy and outreach efforts to bridge the digital divide with residents.



Affordable Housing Bond Application Submission

Opportunity Home San Antonio has applied for a second round of Affordable Housing Bond funding from the City of San Antonio to include:

Housing Bond Rental Acquisition, Rehabilitation, and Preservation







- Victoria Plaza \$2,500,000
- Villa de Valencia \$2,850,000
- Ravello \$2,500,000
- Midcrown \$2,500,000

Housing Bond CDBG/HOME funds Affordable Rental Production and Acquisition

■ Snowden - \$9,889, 917

Housing Bond CDBG/HOME funds Homeownership Production

Westside Redevelopment Initiative - \$801, 144