



OPERATIONS AND REAL ESTATE
 COMMITTEE MEETING
 JULY 19, 2023

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.

OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING

1:00 p.m. | Wednesday | July 19, 2023

If this meeting becomes a Special Board Meeting, 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.

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6363, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program (Valerie Ochoa, Assistant Director of Assisted Housing Programs)
4. Consideration and appropriate action regarding Resolution 6364, approving the updated voucher term policy and the Moderate Rehabilitation (Mod-Rehab) waitlist policy for the Assisted Housing Programs (AHP) (Kristen Carreon, Director of Operations Support; Valerie Ochoa, Assistant Director of Assisted Housing Programs)
5. Consideration and appropriate action regarding Resolution 6365, authorizing the award of contracts for architectural, engineering, and forensic consulting services to Able City, LLC (DBE, HBE, MBE, SBE, WBE) and Alamo Architects, Inc., not to exceed an annual cumulative amount of \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

6. Consideration and appropriate action regarding Resolution 6368, authorizing the award of a contract for HVAC units, accessories, and parts to Xsail Mechanical A/C & Heating (AABE, WBE) for an annual cumulative amount not to exceed \$1,000,000; 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)
7. Consideration and appropriate action regarding Resolution 6369, authorizing the award of a contract for design of floor plans for Opportunity Home's Beacon Communities and Public Housing to Imagine Design Construct (HABE) for an amount not to exceed \$320,322 (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services)
8. Consideration and appropriate action regarding Resolution 6370, authorizing the expenditure of additional funds for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$136,138 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
9. Consideration and appropriate action regarding Resolution 6371, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development ("HUD") for portions of the Alazan Apache Courts to include the Valero baseball field site and the adjacent block west within the Apache Courts; the sale of such property and any improvements located thereon; the formation of a single-member limited liability company to acquire such property; and the execution of documents and applications necessary to consummate such actions; and other matters in connection therewith (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
10. Consideration and appropriate action regarding Resolutions 6372 and 23LVPFC-07-19, authorizing the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax exempt bond financing for the Ingram Square Apartments project (Miranda Castro, Director of Asset Management)

DISCUSSION ITEMS

11. Update and discussion regarding the Opportunity Home Scorecard (Richard Milk, Planning Officer)
12. Update and discussion regarding westside development timing and priorities (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
13. Discussion regarding resident concerns

CLOSED SESSION

14. Closed Session

Real Estate/Consultation with Attorney

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

- Discussion with attorney regarding Beacon Communities
- Discussion with attorney regarding westside development timing and priorities

REPORT

- Procurement Activity Report

RESOURCE

- Schedule of Units Under Development

15. Adjournment

Posted on: 07/14/2023 01:00 PM


*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.”

**BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting**

RESOLUTION 6363, AUTHORIZING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM

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Ed Hinojosa, Jr.
President and CEO

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Valerie Ochoa
Assistant Director of Assisted Housing Programs

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6363, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program.

SUMMARY:

Opportunity Home San Antonio (Opportunity Home) is required to conduct annual assessments of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10 percent or more. Those services/allowances include, but are not limited to, the following: electric, gas, water, sewer, and trash. Cable and telephone services are not part of the utility allowance schedule. Other considerations, such as tenant-or-landlord-provided appliances and type of heating and cooling systems in a particular unit are also included in this schedule.

Opportunity Home has implemented flat utility allowances, which are based on bedroom size only and eliminate fluctuation based on type of utilities being provided to HCV residents. However, for HCV residents who qualify for hardship and residents of special programs, the standard (non-flat) utility allowance schedule still applies.

Staff projects an annual financial impact of 1.02% (\$362,504) to Housing Assistance Payments (HAP) using the Flat UA Schedule, and an increase of 2.37% (\$38,024) using the Non-Flat UA Schedule for the HCV Program.

Staff request approval of the revised utility allowance schedule for HCV tenant-furnished utilities and other services to be effective September 1, 2023 for any new admissions and November 1, 2023 for reexaminations.

STRATEGIC OUTCOME:

Opportunity Home residents have access to affordable utilities

OPPORTUNITY HOME SAN ANTONIO

July 19, 2023

ATTACHMENTS:

Resolution 6363

Presentation

**Opportunity Home San Antonio
Resolution 6363**

RESOLUTION 6363, AUTHORIZING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, Opportunity Home San Antonio (Opportunity Home) is required to conduct annual assessments of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10 percent or more; and

WHEREAS, Opportunity Home has implemented flat utility allowances, which are based on bedroom size only and eliminate fluctuation based on type of utilities being provided. However, for HCV residents who qualify for hardship and residents of special programs, the standard (non-flat) utility allowance schedule still applies; and

WHEREAS, the changes to the Flat Utility Allowance (UA) Schedule used by the HCV Program results in an annual cost increase of \$362,504 to Housing Assistance Payments (HAP). For the Non-Flat Utility Allowance Schedule, the annual cost increase for HAP is \$38,024; and

WHEREAS, staff request approval for the revised utility allowance schedule for HCV tenant-furnished utilities and other services, to be effective September 1, 2023 for any new admissions and November 1, 2023 for reexaminations.

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

- 1) Approves Resolution 6363, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

HCV Utility Allowance Schedule

July 19, 2023

Overview

Utility Allowances

Opportunity Home is required to conduct annual assessments of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program.

Opportunity Home must assess tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate **increases of 10% or more.**

Overview

Utility Allowances Update

Flat UA Schedule

Staff projects a financial impact to annual Housing Assistance Payments (HAP) of 1.02% (\$362,504) for the HCV Program using Flat UA Schedule.

Non-Flat UA Schedule

Staff projects an average increase to annual HAP of 2.37% (\$38,024).

Housing Choice Voucher

Flat Utility Allowance (UA) Schedule

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Proposed 2023 Flat UA Schedule	\$79	\$99	\$133	\$197	\$233	\$317	\$340
2020 Flat UA Schedule	\$77	\$97	\$129	\$184	\$218	\$283	\$296

Housing Choice Voucher


Non-Flat Utility Allowance Schedule


	High-Rise / Apartment		Other - Single Family, Row House, Townhouse, Duplex	
	Proposed Maximum Utility Allowance	Current Maximum Utility Allowance	Proposed Maximum Utility Allowance	Current Maximum Utility Allowance
0 BR	\$198	\$172	\$226	\$182
1 BR	\$216	\$182	\$251	\$197
2 BR	\$259	\$222	\$312	\$245
3 BR	\$316	\$264	\$389	\$295
4 BR	\$370	\$306	\$462	\$347
5 BR	\$431	\$349	\$546	\$397
6 BR	\$484	\$376	\$617	\$429

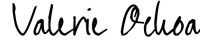
Questions?



OPPORTUNITY HOME SAN ANTONIO**July 19, 2023****BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting****RESOLUTION 6364, APPROVING THE UPDATED VOUCHER TERM POLICY AND THE MODERATE REHABILITATION (MOD-REHAB) WAITLIST POLICY FOR THE ASSISTED HOUSING PROGRAMS (AHP)**

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Ed Hinojosa, Jr.
 President and CEO

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Kristen Carreon
 Director of Operations Support

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Valerie Ochoa
 Assistant Director of Assisted
 Housing Programs

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6364, approving the updated voucher term policy and the Moderate Rehabilitation (Mod-Rehab) waitlist policy for the Assisted Housing Programs (AHP).

SUMMARY:

Opportunity Home is revising the voucher term policy to allow Housing Choice Voucher holders extended time to search for a home. This change will reduce the number of voucher extension requests that AHP staff must process and lower the number of phone calls and lobby visits received by the Client Services team. Section 5.2.E(1)(a) of the Administrative Plan would be updated to state an initial 120-day voucher term, which is a change from the current 60-day term.

In addition, the Mod-Rehab waitlist policy would be revised to allow Opportunity Home the flexibility to open or close the waitlist when necessary. Currently, the policy requires that the Mod-Rehab waitlist always remain open. As a result, the current waitlist has nearly 50,000 applicants. If closed, the wait list would be reviewed regularly for the number of applicants remaining on the list. When the number of applicants reaches less than 12 months worth of contacts, we will request the list be reopened. Reopening the list at that time will allow individuals to apply for assistance with the possibility of being assisted in one to two years instead of the current wait time of nine to eleven years. Opportunity Home would remove the language that requires the waitlist to remain open in Administrative Plan 19.5.A(8)(a).

STRATEGIC OUTCOME:

Opportunity Home residents have a sufficient supply of affordable housing options

ATTACHMENTS:

Resolution 6364
 Presentation

**Opportunity Home San Antonio
Resolution 6364**

RESOLUTION 6364, APPROVING THE UPDATED VOUCHER TERM POLICY AND THE MODERATE REHABILITATION (MOD-REHAB) WAITLIST POLICY FOR THE ASSISTED HOUSING PROGRAMS (AHP)

WHEREAS, according to 24 CFR § 982.303, Opportunity Home has the ability to determine the voucher term for the Housing Choice Voucher program and therefore is revising the policy to allow voucher holders a 120-day voucher term; and

WHEREAS, this change will reduce the number of voucher extension requests that AHP staff must process and diminish the number of phone calls and lobby visits to the Client Services department; and

WHEREAS, in addition, Opportunity Home is revising the Mod-Rehab waitlist policy to allow for the flexibility to open or close the waitlist when necessary, as the current policy requires the waitlist remain open at all times and has resulted in upwards of 50,000 applicants; and

WHEREAS, Opportunity Home staff request authorization to remove language that requires the Mod-Rehab waitlist remain open at all times to alleviate administrative burden.

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

- 1) Approves Resolution 6364, approving the updated voucher term policy and the Moderate Rehabilitation (Mod-Rehab) waitlist policy for the Assisted Housing Programs (AHP).
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Voucher Term and Mod-Rehab Waitlist Policy Updates

July 19, 2023

Assisted Housing Programs

Voucher Term Policy

Opportunity Home is revising the voucher term policy to allow Housing Choice Voucher holders extended time to search for a home.

This change will reduce the number of voucher extension requests that AHP staff must process, and **lower the number of phone calls and lobby visits** received by the Client Services team.

Assisted Housing Programs

Voucher Term Policy

5.2.E Voucher Term and Extensions

(1) **Voucher Term [24 CFR 982.303]**

The initial term of a voucher must be at least 60 calendar days. The initial term must be stated on the voucher [24 CFR 982.303(a)].

(a) The initial voucher term will be ~~60~~ 120 calendar days.

Assisted Housing Programs

Mod-Rehab Waitlist Policy

Opportunity Home is revising the Moderate Rehabilitation waitlist policy to allow the flexibility to open or close the waitlist when necessary.

The current waitlist has nearly 50,000 applicants with an estimated 9 to 11 year wait time.

This flexibility will allow staff to more efficiently manage the waitlist.

HUD's Guidebook recommends the waitlist not hold more than **one to two years** of applications in order to have the most up-to-date contact information available.

Assisted Housing Programs

Mod-Rehab Waiting List Policy

19.5 Moderate Rehabilitation Program

19.5.A Moderate Rehabilitation (Mod-Rehab)

- (a) ~~Opportunity Home will manage a Mod-Rehab waiting list. Opportunity Home will maintain a Mod-Rehab online waiting list for housing assistance, which will remain open at all times.~~
- (a) Mod-Rehab applicants will be placed on the waiting list in the chronological order their applications are submitted to Opportunity Home.


Questions?

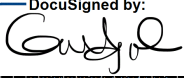
OPPORTUNITY HOME SAN ANTONIO

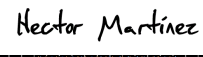
July 19, 2023

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6365, AUTHORIZING THE AWARD OF CONTRACTS FOR ARCHITECTURAL, ENGINEERING, AND FORENSIC CONSULTING SERVICES TO ABLE CITY, LLC (DBE, HABE, MBE, SBE, WBE) AND ALAMO ARCHITECTS, INC., NOT TO EXCEED AN ANNUAL CUMULATIVE AMOUNT OF \$1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

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Ed Hinojosa, Jr.
 President and CEO

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George Ayala
 Director of Procurement

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Hector Martinez
 Director of Construction
 Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6365, authorizing the award of contracts for architectural, engineering, and forensic consulting services to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc., not to exceed an annual cumulative amount of \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires professional firms to provide architectural, engineering, and forensic consulting services for various organization projects that may include: comprehensive modernization of public and affordable housing properties both single and multi-family; site improvements including driveways, sidewalks, site lighting, landscape, site security, storm water, and amenities; moderate rehabilitation of single and multi-family properties for the creation of energy efficient green communities; design work- architectural and structural upgrades to the interior and exteriors of various buildings at a variety of properties; roofing at various properties; rehabilitation of fire, water, mold, and wind damaged properties; upgrades of playgrounds; renovation of single family homes to address structural, electrical, plumbing, and other defects; property assessments and/or forensic evaluations of structural, electrical, plumbing, or other defects in commercial, single or multi-family housing structures and improvement; construction cost estimating; and contract administration and project management services for construction projects.

PROCUREMENT PROCESS:

On April 20, 2023, Opportunity Home issued a "Request For Qualifications" (RFQ) #2302-5372 for Architectural, Engineering, and Forensic Consulting Services, which closed on May 19, 2023. The RFQ was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 899 vendors. A total of 10 proposals were received in response to this solicitation, with one being deemed non-responsive: Able City, LLC (DBE, HABE, MBE, SBE, WBE); AG Associates Architects (HABE, HUB); Alamo Architects, Inc.; Durand Hollis Rupe (DBE, ESBE, HABE, MBE, SBE); Lundy Franke Engineering (SBE, WBE); KCI Technologies, Inc.; Humberto Saldana and Associates, Inc., dba Saldana Architects (DBE, ESBE, HABE, MBE, SBE); Madeline Anz Slay Architecture, LLC dba Slay Architecture (DBE, SBE, WBE); Sprinkle Co Architects, LLC

OPPORTUNITY HOME SAN ANTONIO**July 19, 2023**

(ESBE, SBE); and Terracon Consultants, Inc. The proposals were evaluated on the following criteria: relevant experience, competency, project approach, financial ability, and strength of the Section 3 and SWMBE plans. Staff are recommending contract awards to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc.

COMPANY PROFILES:

Able City was founded in 2017 and is headquartered in San Antonio with field office locations in El Paso, Laredo, and McAllen, Texas. This vendor has been certified as a DBE, HABE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency. They are an architectural and urban design firm specializing in developing and designing many publicly-funded and commercial-building projects, master plans, and assessments. They have developed projects with a variety of needs such as, but not limited to, housing, educational facilities, site design, commercial/retail, mixed-use, transit developments, landscaping development, LEED design, office facilities, federal facilities, and public facilities. Able City has worked with Housing Authorities, including Brownsville Housing Authority, Laredo Housing Authority, and Mission Housing Authority.

Alamo Architects was established in 1984 and is headquartered in San Antonio, Texas. They are a multidisciplinary firm specializing in institutional, educational, multifamily, and retail architecture as well as urban planning. They have experience in a wide variety of housing project types including urban mid-rise and mixed use, garden style, high-rise retrofit, historic adaptive use, missing middle, attached townhomes, and single family detached. They have experience in rehabilitation and modernization projects and forensic analysis of historic properties as well as the requirements associated with major funding sources including historic tax credits, low income housing tax credits, HUD financing, and COSA Bond requirements. They have worked with Housing Authorities to include Beaumont Housing Authority and Forth Worth Housing Authority. Their client list includes COSA Neighborhood and Housing Services, San Antonio Housing Trust Foundation, and Franklin Development.

PRIOR AWARDS:

Able City has received a prior award from Opportunity Home for Master Planner for the Redevelopment of the Alazan Courts and performed satisfactorily under the awarded contract.

Alamo Architects has received prior awards from Opportunity Home for architecture and engineering services and architecture and related services for the Alazan Expansion. They have performed satisfactorily under the awarded contracts.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.

Opportunity Home residents feel safe.

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

OPPORTUNITY HOME SAN ANTONIO

July 19, 2023

ATTACHMENTS:

Resolution 6365

Scoring Matrix

Procurement Process

**Opportunity Home San Antonio
Resolution 6365**

RESOLUTION 6365, AUTHORIZING THE AWARD OF CONTRACTS FOR ARCHITECTURAL, ENGINEERING, AND FORENSIC CONSULTING SERVICES TO ABLE CITY, LLC (DBE, HABE, MBE, SBE, WBE) AND ALAMO ARCHITECTS, INC., NOT TO EXCEED AN ANNUAL CUMULATIVE AMOUNT OF \$1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, on April 20, 2023, Opportunity Home issued a “Request For Qualifications” (RFQ) #2302-5372 for Architectural, Engineering and Forensic Consulting Services, which closed on May 19, 2023; and

WHEREAS, 10 proposals were received in response to this solicitation. One was deemed non responsive; and

WHEREAS, staff are recommending contract awards to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc.

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

- 1) Approves Resolution 6365, authorizing the award of contracts for architectural, engineering, and forensic consulting services to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc., not to exceed an annual cumulative amount of \$1,000,000; 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 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



Scoring Summary

2302-5372 - Architectural, Engineering and Forensic Consulting Services

		Total	Relevant Experience	Competency	Project Approach	Financial Ability	Strength of the Respondent's Section 3 Program Utilization Plan	Strength of the Respondent's S/W/MBE Utilization Statement
	Supplier	/ 100 pts	/ 35 pts	/ 25 pts	/ 20 pts	/ 10 pts	/ 5 pts	/ 5 pts
1	Terracon Consultants, Inc.	93.33	35	23.33	18.67	9.333	3	4
2	Alamo Architects	87	35	23.33	17.33	9.333	0	2
3	KCI Technologies, Inc.	87	35	23.33	17.33	9.333	0	2
4	Slay Architecture	78	30.33	20	16	8.667	0	3
5	Able City	75.67	28	20	17.33	5.333	0	5
6	SALDANA ARCHITECTS	73.67	25.67	21.67	13.33	8	0	5
7	AG ASSOCIATES ARCHITECTS	70.67	28	18.33	13.33	6	0	5
8	Durand-Hollis Rupe, Inc.	67.33	25.67	18.33	13.33	8	0	2
9	Sprinkle & Co Architects	66.33	23.33	18.33	13.33	7.333	0	4

Architectural, Engineering, and Forensic Consulting Services

Procurement Process

Procurement Process

Solicitation Process

On April 20, 2023, Opportunity Home issued a “Request for Qualifications” (RFQ) #2302-5372 for **Architectural, Engineering, and Forensic Consulting Services**, which closed on May 19, 2023.

RFQ was published on multiple websites

Directly solicited to 899 vendors

10 responses were received; one was deemed non responsive

Evaluation criteria included:

- Relevant experience
- Competency
- Project approach
- Financial ability
- Strength of the Section 3 and SWMBE Plans

Staff is recommending contract awards to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc.

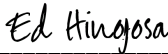
Procurement Process

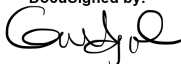
Financial Impact

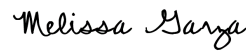
The current award recommendation for Architectural, Engineering and Forensic Consulting Services is not expected to exceed an annual cumulative amount of **\$1,000,000**

Award includes Architectural, Engineering and Forensic Consulting Services

OPPORTUNITY HOME SAN ANTONIO**July 19, 2023****BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting****RESOLUTION 6368, AUTHORIZING THE AWARD OF A CONTRACT FOR HVAC UNITS, ACCESSORIES, AND PARTS TO XSAIL MECHANICAL A/C & HEATING (AABE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS**

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Ed Hinojosa, Jr.
 President and CEO

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George Ayala
 Director of Procurement

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Melissa Garza
 Director of Beacon
 Communities

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6368, authorizing the award of a contract for HVAC units, accessories, and parts to Xsail Mechanical A/C & Heating (AABE, WBE) for an annual cumulative amount not to exceed \$1,000,000; 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 a vendor to provide HVAC units, accessories, and parts to be utilized at its properties. This award will primarily be used by Beacon Communities as their HVAC units are manufactured by Goodman, and the units, parts, and accessories are available only through selected suppliers. This award will allow staff to provide for daily maintenance, repair, and replacement without maintaining a warehouse inventory.

PROCUREMENT PROCESS:

On April 19, 2023, Opportunity Home issued an "Invitation For Bids" (IFB) #2304-5380 for HVAC units, accessories, and parts which closed on May 11, 2023. The IFB was published on Opportunity Home's E-Procurement website, the Hart Beat, and directly solicited to 12 vendors. One bid was received in response to this solicitation from Xsail Mechanical A/C & Heating. The response was evaluated on the following criteria: purchase price; the reputation of the bidder and their goods or services, including past performance; quality of the goods or services, including past performance; the 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, staff are recommending a contract award to Xsail Mechanical A/C Heating. Their prices have been deemed both fair and reasonable.

COMPANY PROFILE:

Xsail Mechanical A/C & Heating was established in 2016 and is headquartered in Little Elm, Texas. This vendor self-certifies as AABE and WBE. They are a full-service HVAC service and contracting company providing services in the areas of HVAC installation, repair, and maintenance, heat pump services, furnace services, and emergency heating and air conditioning repair. Their client list includes the City of Denton, UT Dallas, and Burger King through the Dallas Fort Worth area.

OPPORTUNITY HOME SAN ANTONIO

July 19, 2023

PRIOR AWARDS:

This vendor has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Melissa Garza, Director of Beacon Communities.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.
Opportunity Home residents have access to affordable utilities.

ATTACHMENTS:

Resolution 6368
Bid Tabulation
Procurement Process

**Opportunity Home San Antonio
Resolution 6368**

RESOLUTION 6368, AUTHORIZING THE AWARD OF A CONTRACT FOR HVAC UNITS, ACCESSORIES, AND PARTS TO XSAIL MECHANICAL A/C & HEATING (AABE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, on April 19, 2023, Opportunity Home issued a “Invitation For Bids” (IFB) #2304-5380 for HVAC Units, Accessories, and Parts, which closed on May 11, 2023; and

WHEREAS, one bid was received in response to this solicitation; and

WHEREAS, staff are recommending a contract award to Xsail Mechanical A/C Heating. Their prices have been deemed both fair and reasonable.

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

- 1) Approves Resolution 6368, authorizing the award of a contract for HVAC units, accessories, and parts to Xsail Mechanical A/C & Heating (AABE, WBE) for an annual cumulative amount not to exceed \$1,000,000; 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 on the 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

HVAC Units, Accessories, and Parts 2304-5380					XSAIL MECHANICAL A/C AND HEATING		
Total Cost based on Est. Annual Qty.					\$612,097.19		
#	Items	Brand Name/ Comment	UOM	Est. Annual Qty	Unit Price	Comment	Total Cost
#1-1	HKSC15XB heat kit	Goodman	EA	15	\$163.07	none	\$2,446.05
#1-2	2 ton GSXN402410 condenser	Goodman	EA	50	\$1,053.29	none	\$52,664.50
#1-3	2 ton AMST24BU1400 air handler	Goodman	EA	50	\$959.20	none	\$47,960.00
#1-4	HKSC05XC heat kit	Goodman	EA	50	\$138.22	none	\$6,911.00
#1-5	CSR-U1 5-2-1 hard start kit	Goodman	EA	75	\$52.51	none	\$3,938.25
#1-6	T705 non-programable theromstat	none	EA	100	\$79.36	none	\$7,936.00
#1-7	6-12-6NM acwhip	none	EA	50	\$27.34	none	\$1,367.00
#1-8	ECNR15 cartridge	none	EA	100	\$11.51	none	\$1,151.00
#1-9	UC3232-3 ultralite pad	none	EA	50	\$114.07	none	\$5,703.50
#1-10	DPF221R fused disconnect	none	EA	100	\$61.68	none	\$6,168.00
#1-11	S1-6HK16501006 10KW heat kit	Goodman	EA	50	\$268.52	none	\$13,426.00
#1-12	9-315-4-4 heater 8KW	Goodman	EA	50	\$239.12	none	\$11,956.00
#1-13	L165 thermostat	none	EA	50	\$13.50	none	\$675.00
#1-14	1F78-144 digital thermostat	none	EA	100	\$41.57	none	\$4,157.00
#1-15	97087 SS2-GEN3 ST- swtich	none	EA	100	\$33.04	none	\$3,304.00
#1-16	C240A DP contactor	none	EA	100	\$25.75	none	\$2,575.00
#1-17	6-M3263 32"x63" metal pan	none	EA	50	\$74.67	none	\$3,733.50
#1-18	97085 SS1-GEN3 ST-switch	none	EA	100	\$37.92	none	\$3,792.00
#1-19	GSXN403010 2 .5ton condenser	Goodman	EA	50	\$1,327.48	none	\$66,374.00
#1-20	ACNF310816 2.5 ton air handler	Goodman	EA	50	\$793.22	none	\$39,661.00
#1-21	S1-6HK6500806 8KW heat kit	Goodman	EA	50	\$328.51	none	\$16,425.50
#1-22	5632 1/2-1/3 HP 208-203v motor	none	EA	75	\$310.90	none	\$23,317.50
#1-23	1/2 hp condenser fan motor	GE or equal / 230 volt	EA	10	\$174.50	none	\$1,745.00
#1-24	1/3 hp condenser fan motor	GE or equal / 230 volt	EA	25	\$241.50	none	\$6,037.50
#1-25	1/4 hp condenser fan motor	GE or equal / 230 volt	EA	10	\$187.45	non stock	\$1,874.50
#1-26	3/4 hp condenser fan motor	GE or equal / 230 volt	EA	3	\$247.25	none	\$741.75
#1-27	1/4 hp blower motor	GE or equal / 115 volt	EA	10	\$136.85	none	\$1,368.50
#1-28	1/3 hp blower motor	GE or equal / 230 volt	EA	25	\$182.72	none	\$4,568.00

#1-29	1/3 hp blower motor	GE or equal / 115 volt	EA	10	\$143.79	none	\$1,437.90
#1-30	1/2 hp blower motor	GE or equal / 230 volt	EA	10	\$218.26	none	\$2,182.60
#1-31	3/4 hp blower motor	GE or equal / 230 volt	EA	3	\$429.41	none	\$1,288.23
#1-32	2 1/2 inch foil tape UL-181	UL Listed	EA	30	\$29.58	none	\$887.40
#1-33	flex duct tape UL-181	UL Listed	EA	20	\$28.29	none	\$565.80
#1-34	2 1/2" paint brush	UL Listed / for hardcasting	EA	50	\$22.52	none	\$1,126.00
#1-35	hardcast tape	UL Listed	EA	20	\$59.73	none	\$1,194.60
#1-36	hardcast paste	none	EA	20	\$33.79	none	\$675.80
#1-37	90-380 fan relay	none	EA	50	\$19.87	none	\$993.50
#1-38	90-370 fan relay	none	EA	50	\$17.66	none	\$883.00
#1-39	90-340 power relay	none	EA	50	\$18.58	none	\$929.00
#1-40	10-370 run capacitor	for blower motor	EA	20	\$12.45	none	\$249.00
#1-41	15-370 run capacitor	for blower motor	EA	20	\$13.17	none	\$263.40
#1-42	20-370 run capacitor	for blower motor	EA	10	\$13.89	none	\$138.90
#1-43	35+5 combination run capacitor	compr/cond fan	EA	20	\$14.32	none	\$286.40
#1-44	1 to 3 ton hard start kit	for weak compressor	EA	15	\$52.08	none	\$781.20
#1-45	3 to 5 ton hard start kit	for weak compressor	EA	15	No Bid	No Bid	No Bid
#1-46	ductboard sheet	none	EA	20	\$97.75	none	\$1,955.00
#1-47	wire terminal kit	none	EA	6	\$37.32	none	\$223.92
#1-48	orange wire nut	100 per box	EA	2	\$17.84	none	\$35.68
#1-49	blue (small) wire nut	100 per box	EA	2	\$15.93	none	\$31.86
#1-50	blue (large) wire nut	none	EA	4	\$13.48	none	\$53.92
#1-51	yellow wire nut	100 per box	EA	2	\$23.15	none	\$46.30
#1-52	red wire nut	100 per box	EA	2	\$29.05	none	\$58.10
#1-53	single stage sequencer	none	EA	20	\$21.12	none	\$422.40
#1-54	two stage sequencer	none	EA	10	\$22.30	none	\$223.00
#1-55	gas valve	universal	EA	30	\$199.82	none	\$5,994.60
#1-56	gas valve	multipositional	EA	10	\$178.69	none	\$1,786.90
#1-57	gas valve	millivolt	EA	10	\$133.15	none	\$1,331.50
#1-58	gas valve	redundant	EA	5	\$296.70	none	\$1,483.50
#1-59	24" thermocouple	none	EA	30	\$14.57	none	\$437.10
#1-60	36" thermocouple	none	EA	30	\$16.17	none	\$485.10
#1-61	pilot assembly	none	EA	10	\$73.02	none	\$730.20
#1-62	pilot generator, 750 millivolt	none	EA	10	\$67.55	none	\$675.50

#1-63	pilot assembly with spark ign.	none	EA	10	\$77.09	none	\$770.90
#1-64	hot surface ignitor	universal	EA	10	\$36.12	none	\$361.20
#1-65	two stage thermostat	none	EA	5	\$61.89	none	\$309.45
#1-66	heat only thermostat	none	EA	10	\$43.15	none	\$431.50
#1-67	millivolt thermostat	none	EA	5	\$48.97	none	\$244.85
#1-68	line voltage thermostat	none	EA	5	\$79.86	none	\$399.30
#1-69	heat pump thermostat	none	EA	10	\$53.75	none	\$537.50
#1-70	4" adjustable 90 vent pipe	none	EA	50	\$49.19	none	\$2,459.50
#1-71	4" adjustable sleeve vent pipe	none	EA	20	\$63.78	none	\$1,275.60
#1-72	4" x 12" vent pipe	none	EA	20	\$24.12	none	\$482.40
#1-73	4" x 18" vent pipe	none	EA	20	\$26.52	none	\$530.40
#1-74	4" x 24" vent pipe	none	EA	20	\$33.25	none	\$665.00
#1-75	4" x 36" vent pipe	none	EA	20	\$53.88	none	\$1,077.60
#1-76	4" x 48" vent pipe	none	EA	20	\$65.49	none	\$1,309.80
#1-77	4" x 60" vent pipe	none	EA	20	\$73.83	none	\$1,476.60
#1-78	4" vent cap	none	EA	20	\$69.65	none	\$1,393.00
#1-79	4" flashing	none	EA	20	\$43.55	none	\$871.00
#1-80	4" rain collar	none	EA	20	\$11.23	none	\$224.60
#1-81	teflon tape	none	EA	50	\$17.25	none	\$862.50
#1-82	electrical tape	none	EA	50	\$14.95	none	\$747.50
#1-83	3/8" liquid line dryer	none	EA	50	\$22.70	none	\$1,135.00
#1-84	5/8" suction line dryer	none	EA	30	\$62.84	none	\$1,885.20
#1-85	3/4" suction line dryer	none	EA	30	\$58.25	none	\$1,747.50
#1-86	7/8" suction line dryer	none	EA	20	\$56.74	none	\$1,134.80
#1-87	refrigerant recovery unit	EPA Requirement	EA	2	\$662.51	none	\$1,325.02
#1-88	oxy/acetylene torch kit	to braze copper	EA	2	\$283.94	none	\$567.88
#1-89	oxygen cylinder	spare for torch	EA	4	\$201.25	none	\$805.00
#1-90	acetylene cylinder	spare for torch	EA	4	\$149.44	none	\$597.76
#1-91	recovery cylinder, 50 lbs.	none	EA	4	\$135.70	none	\$542.80
#1-92	6' furnace pigtail	none	EA	25	\$15.25	none	\$381.25
#1-93	60 amp disconnect	non-fused	EA	20	\$35.40	none	\$708.00
#1-94	60 amp whip	none	EA	20	\$28.75	none	\$575.00
#1-95	1/2" x 36" gas flex with valve	none	EA	20	\$32.78	none	\$655.60
#1-96	3/4" x 36" gas flex with valve	none	EA	10	\$33.62	none	\$336.20

#1-97	30 amp disconnect	non-fused	EA	20	\$139.73	none	\$2,794.60
#1-98	30 amp whip	none	EA	20	\$26.75	none	\$535.00
#1-99	1 1/2 ton condensing unit	Goodman / 14.5/15 Seer	EA	20	\$1,300.50	GSXH501810	\$26,010.00
#1-100	2 ton condensing unit	Goodman / 14.5/15 Seer	EA	20	\$1,426.00	GSXH502410	\$28,520.00
#1-101	2 ton heat pump cond. Unit	Goodman / 14.5/15 Seer	EA	3	\$1,752.00	GSZH502410	\$5,256.00
#1-102	2 1/2 ton heat pump cond. Unit	Goodman / 14.5/15 Seer	EA	3	\$1,825.00	GSZH503010	\$5,475.00
#1-103	3 ton condensing unit	Goodman / 14.5/15 Seer	EA	1	\$1,741.00	GSXH503610	\$1,741.00
#1-104	3 1/2 ton condensing unit	Goodman / 14.5/15 Seer	EA	1	\$1,803.51	GSXH504210	\$1,803.51
#1-105	4 ton condensing unit	Goodman / 14.5/15 Seer	EA	1	\$1,955.12	GSXH504810	\$1,955.12
#1-106	5 ton condensing unit	Goodman / 14.5/15 Seer	EA	1	\$2,039.67	GSXH506010	\$2,039.67
#1-107	50K BTU multiposition gas furn.	Goodman / 90% efficiency	EA	15	\$1,468.00	GM9S960603BN	\$22,020.00
#1-108	2 ton airhandler (multiposition)	Goodman	EA	5	\$973.50	AMST24BU1400	\$4,867.50
#1-109	75K BTU multiposition gas furn.	Goodman / 90% efficiency	EA	3	\$1,739.00	GM9S960805CN	\$5,217.00
#1-110	3 ton airhandler (multiposition)	Goodman	EA	1	\$1,168.00	AMST36BU1400	\$1,168.00
#1-111	4 ton airhandler (multiposition)	Goodman	EA	1	\$1,283.00	AMST48CU1400	\$1,283.00
#1-112	5 ton airhandler (multiposition)	Goodman	EA	1	\$1,354.00	AMST60DU1400	\$1,354.00
#1-113	100K BTU multiposition gas furn.	Goodman / 90% efficiency	EA	1	\$1,785.00	GM9S961005CN	\$1,785.00
#1-114	2 ton multiposition cased coil	Goodman	EA	10	\$450	none	\$4,500.00
#1-115	3 ton multiposition cased coil	Goodman	EA	3	\$511	none	\$1,533.00
#1-116	4 ton multiposition cased coil	Goodman	EA	1	\$661	none	\$661
#1-117	5 ton multiposition cased coil	Goodman	EA	1	\$743	none	\$743
#1-118	hot water pressure relief, 100 psi	1 1/4 X 1 minimum	EA	2	\$235.17	none	\$470.34
#1-119	5KW strip heater assembly	none	EA	10	\$125.73	none	\$1,257.30
#1-120	10KW strip heater assembly	none	EA	2	\$147.36	none	\$294.72
#1-121	15KW strip heater assembly	none	EA	1	\$276.54	none	\$276.54
#1-122	5KW restring kit	none	EA	10	\$54.50	none	\$545.00
#1-123	1/2 hp 115 volt circulating pump	Bell & Gossett	EA	3	\$871.55	none	\$2,614.65
#1-124	repair pump coupling	Bell & Gossett	EA	10	\$90.12	none	\$901.20
#1-125	250 foot thermostat wire	18/5	EA	2	\$89.55	none	\$179.10
#1-126	250 foot thermostat wire	18/8	EA	2	\$119.42	none	\$238.84
#1-127	fan/limit switch	5 inch	EA	5	\$147.03	none	\$735.15
#1-128	fan/limit switch	8 inch	EA	5	\$149.07	none	\$745.35
#1-129	fan/limit switch	11 inch	EA	5	\$141.31	none	\$706.55
#1-130	time delay relay	none	EA	5	\$19.03	none	\$95.15

#1-131	phase protection module	adjustable	EA	5	\$85.10	none	\$425.50
#1-132	25 amp fuse	time delay	EA	20	\$28.15	none	\$563.00
#1-133	30 amp fuse	time delay	EA	20	\$29.12	none	\$582.40
#1-134	40 amp fuse	time delay	EA	20	\$26.17	none	\$523.40
#1-135	50 amp fuse	time delay	EA	20	\$25.41	none	\$508.20
#1-136	60 amp fuse	time delay	EA	20	\$25.41	none	\$508.20
#1-137	schraeder valve core	none	EA	100	\$3.95	none	\$395.00
#1-138	high pressure switch, auto reset	none	EA	10	\$21.94	none	\$219.40
#1-139	low pressure switch, auto reset	none	EA	10	\$23.15	none	\$231.50
#1-140	head pressure limit control	manual reset	EA	3	\$227.77	none	\$683.31
#1-141	suction pressure limit control	manual reset	EA	3	\$207.79	none	\$623.37
#1-142	schraeder valve cap	hex type brass	EA	100	\$73.51	Per 100pkg	\$7,351.00
#1-143	15% silver solder, 1 lb package	none	EA	10	\$163.15	none	\$1,631.50
#1-144	flexible fish tape	100 foot	EA	2	\$54.50	none	\$109.00
#1-145	refrigerant 22	30 pound	EA	30	\$1,284.81	Per 30lb drum	\$38,544.30
#1-146	3/8 X 50 soft copper	none	EA	10	\$108.12	none	\$1,081.20
#1-147	5/8 X 50 soft copper	none	EA	5	\$158.95	none	\$794.75
#1-148	3/4 X 50 soft copper	none	EA	5	\$181.83	none	\$909.15
#1-149	7/8 X 50 soft copper	none	EA	3	\$323.65	none	\$970.95
#1-150	1 1/8 X 50 soft copper	none	EA	2	\$383.12	none	\$766.24
#1-151	5/8 copper long radius 90	none	EA	100	\$12.35	none	\$1,235.00
#1-152	3/4 copper long radius 90	none	EA	100	\$11.82	none	\$1,182.00
#1-153	3/4 copper coupling	none	EA	50	\$13.28	none	\$664.00
#1-154	7/8 copper long radius 90	none	EA	100	\$12.88	none	\$1,288.00
#1-155	7/8 copper coupling	none	EA	50	\$9.75	none	\$487.50
#1-156	1 1/8 copper long radius 90	none	EA	50	\$15.58	none	\$779.00
#1-157	1 1/8 copper coupling	none	EA	50	\$10.23	none	\$511.50
#1-158	3/8 X 6 armafex insulation	none	EA	50	\$11.23	none	\$561.50
#1-159	5/8 X 6 armafex insulation	none	EA	50	\$13.13	none	\$656.50
#1-160	3/4 X 6 armafex insulation	none	EA	50	\$14.51	none	\$725.50
#1-161	7/8 X 6 armafex insulation	none	EA	50	\$13.53	none	\$676.50
#1-162	1 1/8 X 6 armafex insulation	none	EA	20	\$14.71	none	\$294.20
#1-163	armaflex tape	none	EA	10	\$23.15	none	\$231.50
#1-164	3/8 X 16Cl sweat liquid line dryer	none	EA	50	\$29.31	none	\$1,465.50

#1-165	3/8 sweat sight glass	none	EA	10	\$29.37	none	\$293.70
#1-166	3/8 biflow liquid line dryer	none	EA	20	\$37.83	none	\$756.60
#1-167	5/8 suction line filter	none	EA	10	\$68.13	none	\$681.30
#1-168	3/4 suction line filter	none	EA	10	\$57.87	none	\$578.70
#1-169	7/8 suction line filter	none	EA	10	\$56.62	none	\$566.20
#1-170	1 1/8 suction line filter	none	EA	3	\$95.28	none	\$285.84
#1-171	6 inch wire ties	none	EA	100	\$14.87	100 Per pack	\$1,487.00
#1-172	0 to 100 PSI 1/4 pipethread gage	none	EA	10	\$27.15	none	\$271.50
#1-173	digital thermometer, well insert	none	EA	10	\$196.12	none	\$1,961.20
#1-174	heat blocking soldering paste	none	EA	10	\$48.33	none	\$483.30
#1-175	wet wipes	none	EA	10	\$22.15	none	\$221.50
#1-176	24 volt multitap 40 VA transformer	none	EA	20	\$33.97	none	\$679.40
#1-177	24 volt 75 VA multitap transformer	none	EA	10	\$43.56	none	\$435.60
#1-178	2P30A 24 volt contactor	none	EA	50	\$25.12	none	\$1,256.00
#1-179	2P40A 24 volt contactor	none	EA	20	\$29.08	none	\$581.60
#1-180	2P40A 120 volt contactor	none	EA	10	\$32.25	none	\$322.50
#1-181	2P40A 230 volt contactor	none	EA	10	\$23.25	none	\$232.50
#1-182	3P50A 24 volt contactor	none	EA	10	\$55.74	none	\$557.40
#1-183	3P50A 120 volt contactor	none	EA	5	\$55.74	none	\$278.70
#1-184	3P50A 230 volt contactor	none	EA	5	\$63.14	none	\$315.70
#1-185	3P100A 120 volt contactor	none	EA	3	No Bid	No Bid	No Bid
#1-186	3P100A 230 volt contactor	none	EA	3	No Bid	No Bid	No Bid
#1-187	fan blade hub puller	none	EA	4	\$75.08	none	\$300.32
#1-188	Titan Stinger fluorescent leak det.	none	EA	3	No Bid	No Bid	No Bid
#1-189	set 2 inch ductboard tools	none	EA	2	\$173	none	\$346
#1-190	multiangle ductboard T square	none	EA	2	\$21.05	none	\$42.10
#1-191	CO2 Reddi-Blo drain kit	none	EA	3	No Bid	No Bid	No Bid
2							
#2-1	Percentage of Markup	none	ercentage	1	10%		10%

HVAC Units, Accessories + Parts

Procurement Process

Procurement Process

Solicitation Process

On April 19, 2023, Opportunity Home issued an “Invitation for Bids” (IFB) #2304-5380 for **HVAC Units, Accessories and Parts**, which closed on May 11, 2023.

IFB was published on multiple websites

Directly solicited to 12 vendors

One response was 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 a contract award to Xsail Mechanical A/C & Heating. Their pricing has been deemed both fair and reasonable.

Procurement Process

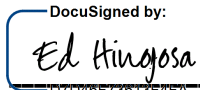
Financial Impact

The current award recommendation for HVAC units, accessories, and parts is not expected to exceed an annual cumulative amount of **\$1,000,000.**

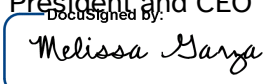
Award includes pricing for HVAC units, accessories, and parts

**BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting**

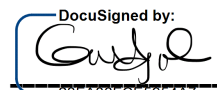
RESOLUTION 6369, AUTHORIZING THE AWARD OF A CONTRACT FOR DESIGN OF FLOOR PLANS FOR OPPORTUNITY HOME’S BEACON COMMUNITIES AND PUBLIC HOUSING TO IMAGINE DESIGN CONSTRUCT (HABE) FOR AN AMOUNT NOT TO EXCEED \$320,322

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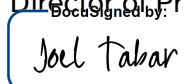
Ed Hinojosa, Jr.
President and CEO

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Melissa Garza
Director of Beacon Communities

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George Ayala
Director of Procurement

DocuSigned by:

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Joel Tabar
Director of Resident Services

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6369, authorizing the award of a contract for the design of floor plans for Opportunity Home’s Beacon Communities and Public Housing to Imagine Design Construct (HABE) for an amount not to exceed \$320,322.

SUMMARY:

Opportunity Home requires the services of a vendor to draft floor plans with digital availability for Public Housing and Beacon Communities. The floor plans will be 2-dimensional for Public Housing and include 1-3 bedrooms for 58 properties. Beacon Communities floor plans will be 3-dimensional and include 1-3 bedrooms for 27 properties. A floor plan will be drafted for each model within the developments that will identify the living room, dining room, kitchen, kitchen layout, bathrooms, bedrooms, closets, storage spaces, stairs, patios, windows, laundry room, and doors. The square footage will also be identified for each size unit. The estimated time for completion of this project is 120 days.

PROCUREMENT PROCESS:

On April 11, 2023, Opportunity Home issued an “Invitation For Bids” (IFB) #2304-5377 for Floor Plans for Opportunity Home, which closed on May 4, 2023. The IFB was published on Opportunity Home’s E-Procurement website, the Hart Beat, and directly solicited to six vendors. Two bids were received in response to this solicitation: Dyke Nelson Architecture, LLC, and Image Design Construct, LLC (HABE). Both responses were evaluated on the following criteria: purchase price; the reputation of the bidder and their goods or services, including past performance; quality of the goods or services, including past performance; the 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 a contract award to Imagine Design Construct, LLC. They are the lowest-cost qualified respondent.

COMPANY PROFILE:

Imagine Design Construct, LLC was founded in 2021 and is located in Universal City, Texas. This vendor self-certifies as a HABE. They provide drafting and design services, including as-built plans for residential and commercial projects. Their client list includes, but is not limited

OPPORTUNITY HOME SAN ANTONIO

July 19, 2023

to: At Risk International, Black Rifle Coffee Company, Brightwood College, Curative COVID-19 Detection Testing Lab & Offices, Custom Homes, and multiple residences.

PRIOR AWARDS:

This vendor has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Melissa Garza, Director of Beacon Communities, and Joel Tabar, Director of Resident Services.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.

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

ATTACHMENTS:

Resolution 6369

Bid Tabulation

Procurement Process

**Opportunity Home San Antonio
Resolution 6369**

RESOLUTION 6369, AUTHORIZING THE AWARD OF A CONTRACT FOR DESIGN OF FLOOR PLANS FOR OPPORTUNITY HOME’S BEACON COMMUNITIES AND PUBLIC HOUSING TO IMAGINE DESIGN CONSTRUCT (HABE) FOR AN AMOUNT NOT TO EXCEED \$320,322

WHEREAS, on April 11, 2023, Opportunity Home issued a “Invitation For Bids” (IFB) #2304-5377 for Floor Plans for Opportunity Home, which closed on May 4, 2023; and

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

WHEREAS, staff are recommending a contract award to Imagine Design Construct, LLC. They are the lowest cost qualified respondent; and

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

- 1) Approves Resolution 6369, authorizing the award of a contract for design of floor plans for Opportunity Home’s Beacon Communities and Public Housing to Imagine Design Construct (HABE) for an amount not to exceed \$320,322.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved on the 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Floorplans for Opportunity Home 2304-5377				DNA Workshop*	Imagine Design Construct LLC
#	Items	Quantity Required	UOM	Unit Price	Unit Price
0					
#0-1	Cost per Sq.Ft. for 2D Floor Plan	1	Sq.Ft.	\$2.00	\$1.20
#0-2	Cost per Sq. Fr. for 3D Floor Plan	1	Sq.Ft.	\$3.00	\$2.00

*Relevant Travel Fees, if necessary

Design of Floor Plans for Beacon Communities and Public Housing

Procurement Process

Procurement Process

Solicitation Process

On April 11, 2023, Opportunity Home issued an “Invitation for Bids” (IFB) #2304-5377 for **Floor Plans for Opportunity Home**, which closed on May 4, 2023.

IFB was published on multiple websites

Directly solicited to 6 vendors

Two responses 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 a contract award to Imagine Design Construct, LLC. They are the lowest cost qualified respondent.

Procurement Process

Financial Impact

The current award recommendation for design of floor plans for Beacon Communities and Public Housing is not expected to exceed an amount of **\$320,322**.

Award includes **2-dimensional floor plans for Public Housing** to include **58 properties** and **3-dimensional floor plans for Beacon Communities** that will include **27 properties**.

A floor plan will be drafted for each model within the development.

**BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting**

RESOLUTION 6370, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR VILLA TRANCHESE FIRE PROTECTION IMPROVEMENTS TO RANGER BUILDERS, LLC FOR AN AMOUNT NOT TO EXCEED \$136,138

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Ed Hinojosa
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
George Ayala
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George Ayala
Director of Procurement

DocuSigned by:
Hector Martinez
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Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6370, authorizing the expenditure of additional funds for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$136,138.

SUMMARY:

Villa Tranchese Apartments, built-in 1972, is a Senior/Disabled, nine-story high-rise community located near downtown San Antonio. This community comprises 201 units, including 40 efficiencies, 142 one-bedroom units, and 19 two-bedroom units.

On November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that no later than twelve (12) years (December 31, 2027) after the first effective date of this Ordinance (January 1, 2016), the building owner shall install an automatic sprinkler system in accordance with the adopted standards of the International Fire Code on all floors of the building. This Ordinance applies to high-rise buildings, defined as a building with an occupied floor located more than 75 feet (22.86 mm) above the lowest level of the Fire Department Vehicle access.

In order to meet the requirements of the City Ordinance, on June 6, 2019, Opportunity Home received Board approval (Resolution 5935) authorizing the award of a contract for Fire Protection Improvements to expand and provide a comprehensive fire sprinkler and fire alarm system, to include piping and detection devices, at Villa Tranchese Apartments. The cost for this project was expected to be, at most, the amount of \$3,057,850, including a base bid of \$2,659,000 and a contingency of \$398,850.

The original Notice To Proceed was issued in September 2019; however, as the COVID pandemic began to spread worldwide in early 2020, Opportunity Home elected to pause the project and only proceed with construction once the pandemic conditions eased and safer work conditions returned.

In February 2022, Ranger Builders, LLC submitted a request for increased funding in order to absorb significant cost increases in labor and material that they have experienced, and which were escalating globally, due to manufacturers facing shortages in raw materials and long lead times in delivery. On June 1, 2022, Opportunity Home received Board approval (Resolution 6247)

OPPORTUNITY HOME SAN ANTONIO

July 19, 2023

authorizing the expenditure of those additional funds in the amount of \$764,462.50. At this stage, Opportunity Home and the contractor re-engaged the project.

On March 9, 2023 and as further clarified on June 2, 2023, Ranger Builders, LLC submitted an additional request for increased funding in order to absorb further significant cost increases in labor and material that they have experienced and which have continued to escalate globally, due to manufacturers facing shortages in raw materials and long lead times in delivery.

STRATEGIC OUTCOME/S:

Opportunity Home residents live in quality affordable housing.

Opportunity Home residents feel safe.

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

ATTACHMENTS:

Resolution 6370

Map

Picture

Procurement Process

**Opportunity Home San Antonio
Resolution 6370**

RESOLUTION 6370, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR VILLA TRANCHESE FIRE PROTECTION IMPROVEMENTS TO RANGER BUILDERS, LLC FOR AN AMOUNT NOT TO EXCEED \$136,138

WHEREAS, on November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that no later than twelve (12) years (December 31, 2027) after the first effective date of this Ordinance (January 1, 2016), the building owner shall install an automatic sprinkler system in accordance with the adopted standards of the International Fire Code on all floors of the building. This Ordinance applies to high-rise buildings defined as a building with an occupied floor located more than 75 feet (22.86 m) above the lowest level of the Fire Department vehicle access; and

WHEREAS, on June 6, 2019, Opportunity Home received Board approval (Resolution 5935) authorizing the award of a contract for Fire Protection Improvements to expand and provide a comprehensive fire sprinkler and fire alarm system to include piping and detection devices at Villa Tranchese Apartments. The cost for this project was not expected to exceed the amount of \$3,057,850, including a base bid of \$2,659,000 and a contingency of \$398,850; and

WHEREAS, on June 1, 2022, Opportunity Home received Board approval (Resolution 6247) authorizing the expenditure of additional funds in the amount of \$764,462.50. Opportunity Home and the contractor then re-engaged for initiation of the project; and

WHEREAS, staff are requesting an additional increase in funding in the amount of \$136,138.

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

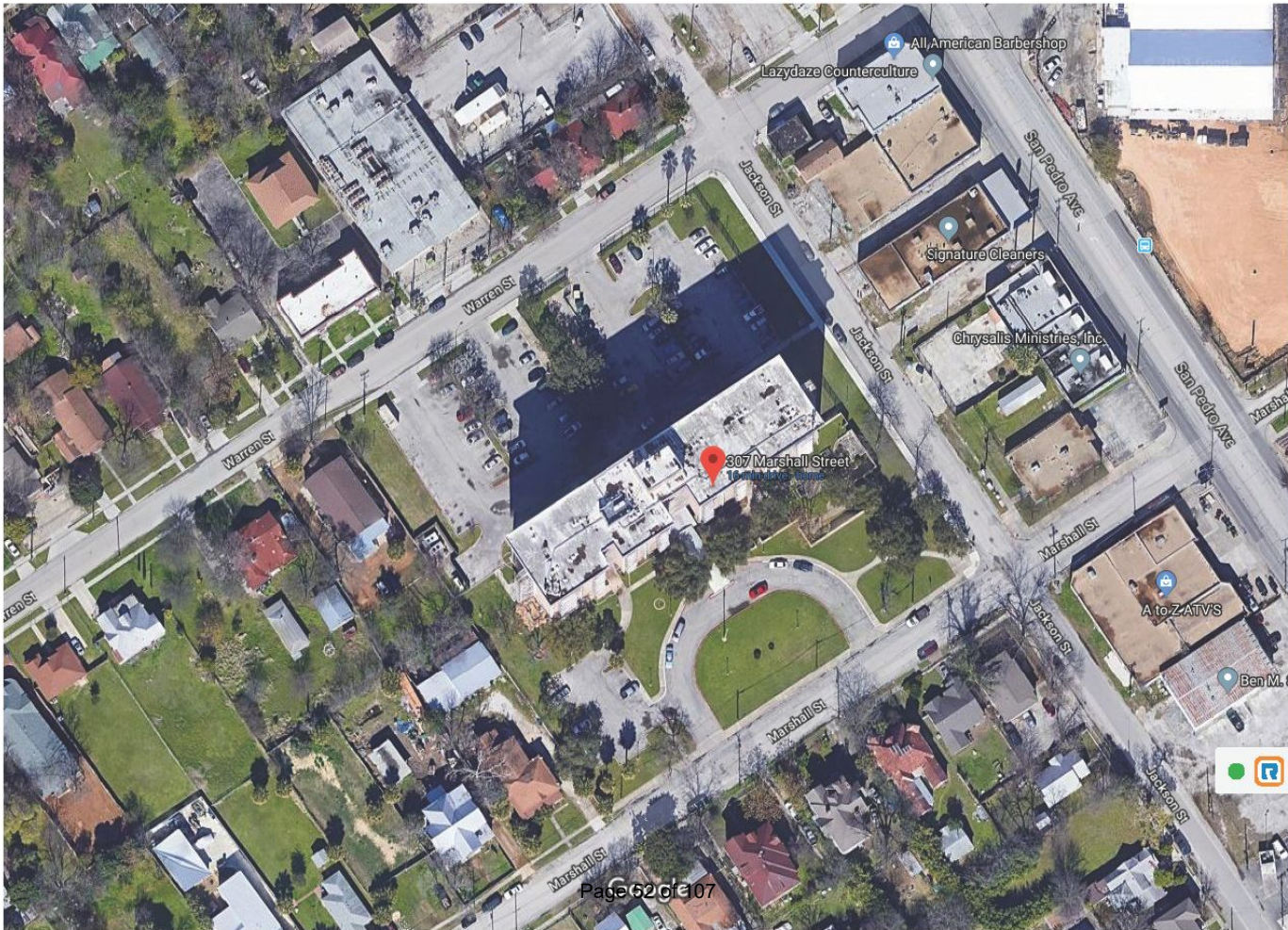
- 1) Approves Resolution 6370, authorizing the expenditure of additional funds for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$136,138.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved on the 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



Google Maps 307 Marshall St



Google

Page 53 of 107



Villa Tranchese Fire Protection Improvements Expenditure of Additional Funds

Procurement Process

Procurement Process

Expenditure of Additional Funds

November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that not later than 12 years (December 31, 2027), the **building owner shall install an automatic sprinkler system on all floors of high-rise buildings**, defined as a building with an occupied floor located more than 75 feet above the lowest level of the Fire Department Vehicle Access.

- **June 6, 2019 (Resolution 5935)** Opportunity Home awarded a contract for comprehensive fire sprinkler and fire alarm system at Villa Tranchese Apartments for an amount not to exceed \$3,057,850
- **June 1, 2022 (Resolution 6247)** authorized the expenditure of additional funds in the amount of \$764,462.50
- Staff are requesting an additional increase in funding in the amount of **\$136,138**.

Procurement Process

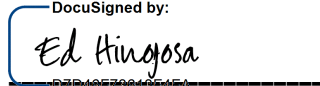
Financial Impact

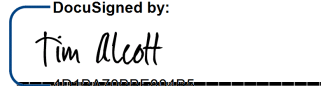
The requested increase in funding for this project is **\$136,138**

Award includes pricing for **comprehensive fire sprinkler and fire alarm system** to include piping and detection devices at **Villa Tranchese Apartments.**

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6371, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) FOR PORTIONS OF THE ALAZAN APACHE COURTS TO INCLUDE THE VALERO BASEBALL FIELD SITE AND THE ADJACENT BLOCK WEST WITHIN THE APACHE COURTS; THE SALE OF SUCH PROPERTY AND ANY IMPROVEMENTS LOCATED THEREON; THE FORMATION OF A SINGLE-MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE SUCH PROPERTY; AND THE EXECUTION OF DOCUMENTS AND APPLICATIONS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

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Ed Hinojosa, Jr.
 President and CEO

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Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6371, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (“HUD”) for portions of the Alazan Apache Courts to include the Valero baseball field site and the adjacent block west within the Apache Courts; the sale of such property and any improvements located thereon; the formation of a single-member limited liability company to acquire such property; and the execution of documents and applications necessary to consummate such actions; and other matters in connection therewith.

SUMMARY:

The proposed project is the redevelopment of an approximately 6.2-acre property within Opportunity Home’s Alazan Apache Courts development. The Valero baseball field site currently sits between land privately owned and the Alazan Community Center on the east. The west block is surrounded by Colima St. on the north, San Jacinto St. on the east, Vera Cruz St. on the south, and Pinto St. on the west. The property will be appraised and sold to a limited liability company created and controlled by Opportunity Home, which will enable the redevelopment of the property.

The redevelopment of the property includes the development and construction of 88 public-housing-like units, known as the Alazan Expansion Project. This will be a self-development project funded by approximately \$16.5 million in Moving to Work funds as well as \$8,227,426 in housing bond funds awarded to Opportunity Home by the City of San Antonio. The 88 units will serve residents making 30% or less of area median income through an MTW local non-traditional affordable housing program utilizing Moving to Work funds to pay operating subsidies similar to project-based vouchers.

Opportunity Home has determined that the disposition of the property is in the best interest of the organization, its residents, and is consistent with its Moving to Work Plan. Such action requires the submission of a disposition and demolition application to HUD and approval of

such sale and use of proceeds by HUD.

STRATEGIC OUTCOME:

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

ATTACHMENTS:

Resolution 6371

Presentation

**Opportunity Home San Antonio
Resolution 6371**

RESOLUTION 6371, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) FOR PORTIONS OF THE ALAZAN APACHE COURTS TO INCLUDE THE VALERO BASEBALL FIELD SITE AND THE ADJACENT BLOCK WEST WITHIN THE APACHE COURTS; THE SALE OF SUCH PROPERTY AND ANY IMPROVEMENTS LOCATED THEREON; THE FORMATION OF A SINGLE-MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE SUCH PROPERTY; AND THE EXECUTION OF DOCUMENTS AND APPLICATIONS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, TX a/k/a Opportunity Home San Antonio (“Opportunity Home”) owns the property described on EXHIBIT A attached hereto including any improvements located thereon (the “Property”) and currently known as portions of the Alazan Apache site, including the site known as the Valero baseball field site; and

WHEREAS, in furtherance of its mission to provide affordable rental units for the families on its wait-list and to facilitate the rehabilitation of the remaining portions of the Alazan Apache project, Opportunity Home desires to construct and develop 88 new public-housing-like units on the Property using Moving to Work funds as well as funds from the City of San Antonio’s housing bond (the “Alazan Expansion Project”); and

WHEREAS, the property will be appraised and sold at fair market value to a newly-created limited liability company (the “LLC”), the sole member of which will be Opportunity Home, which will allow for the construction and development of the Alazan Expansion Project; and

WHEREAS, the proceeds received from the sale of the property will be used for the development of the Alazan Expansion Project and to further support its mission to preserve and expand affordable housing for very low-income families in San Antonio; and

WHEREAS, such actions require the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) and approval of such sale and use of proceeds by HUD; and

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

Section 1. Submission to HUD of a disposition application for the Property is hereby approved.

Section 2. The creation of the LLC, the sole member of which will be Opportunity Home and the appraisal and sale of the Property and all improvements at fair market value to the LLC, is

hereby approved, subject to HUD's approval of the disposition application and satisfaction of any HUD conditions of approval.

Section 3. The President and CEO is hereby authorized to negotiate and execute any and all documents and applications and take such other actions as necessary to accomplish the submission of the application to HUD and the sale of the Property as authorized by and pursuant to the terms set forth in this Resolution, including any and all amendments, changes, or modifications thereto, without the necessity of further action by the Board of Commissioners.

Passed and approved the 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Alazan Courts Expansion

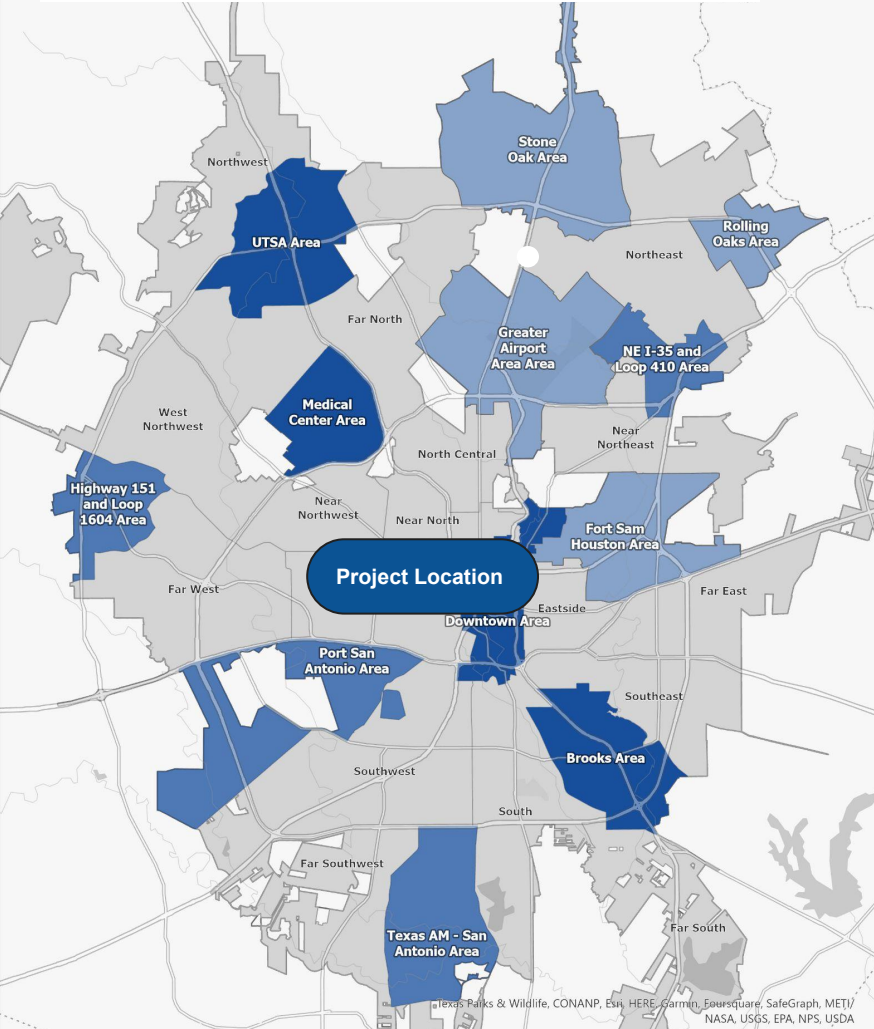
Timothy E. Alcott

Chief Legal and Real Estate Officer



Lorraine Robles

Director of Development Services
and Neighborhood Revitalization



Regional Centers

PHASE 1 CENTERS

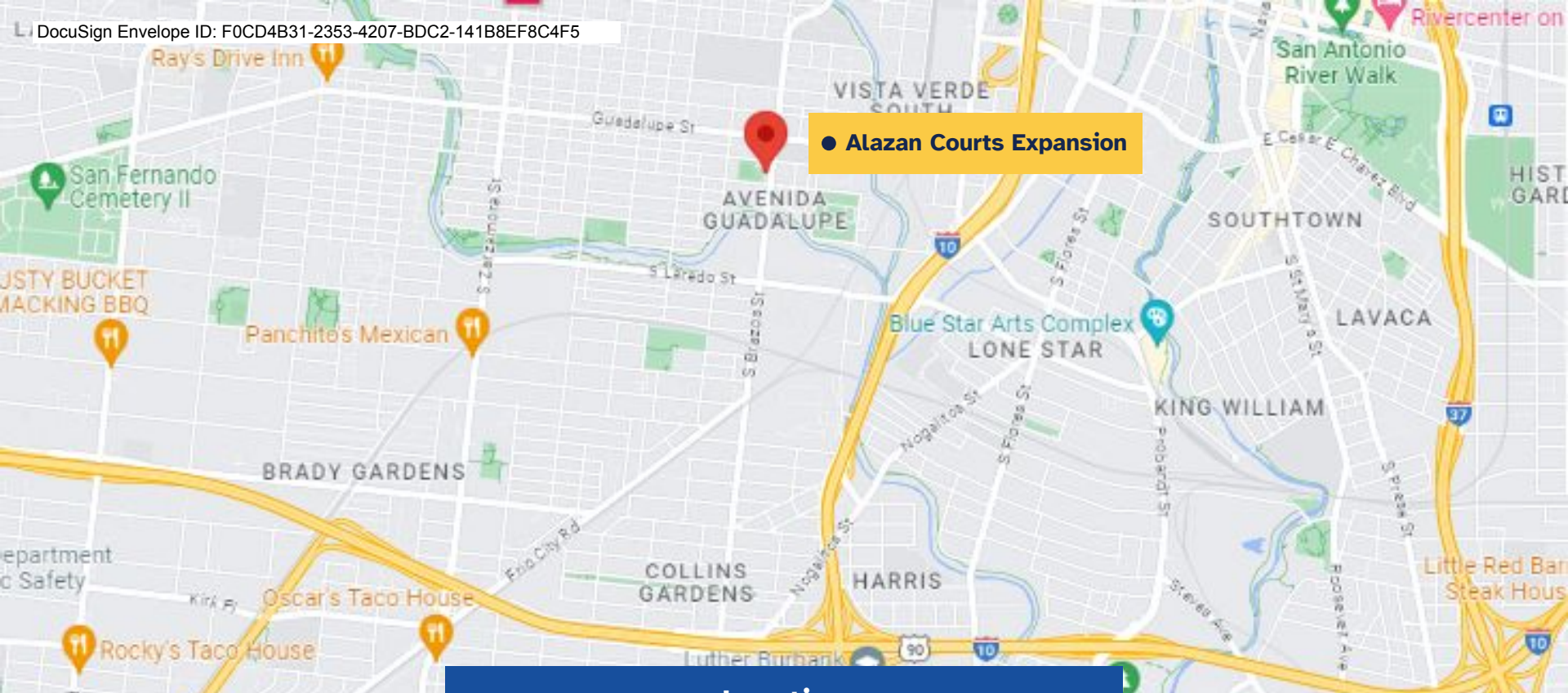
- Downtown
- Medical Center
- UTSA
- Midtown
- Brooks

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



● Alazan Courts Expansion

Location





-  Preserved Building Two Story
-  New Construction Two Story
-  New Construction Three Story
-  Existing Community Center

ALAZAN APACHE EXPANSION



Development Data



City District 5

San Antonio ISD

88 LNT Units

- < 30% AMI

MTW and City Bond Funds

- Housing Bond
\$8,227,426
- MTW Funds
Approximately
\$16,454,853


Total Development Cost


Approximately \$24,682,279

Questions?

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTIONS 6372 and 23LVPFC-07-19, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX EXEMPT BOND FINANCING FOR THE INGRAM SQUARE APARTMENTS PROJECT

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

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Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolutions 6372 and 23LVPFC-07-19, authorizing the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax exempt bond financing for the Ingram Square Apartments project.

SUMMARY:

Today we are seeking authority to file applications relating to the proposed Ingram Square Apartments 4% tax credit project. As you will recall, all 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. We will be applying for a volume cap, which may not be awarded until the end of the year or even next year, if any volume cap is available. We need to submit our application as soon as we can. Accordingly, we are asking you to authorize these actions so that we may get in line, but ***we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions.*** This will enable us to move forward, make an application for the volume cap, and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for approval.

The Ingram Square Apartments project is a 120-unit rehabilitation project proposed by The Related Companies, located at 5901 Flynn Drive. It is proposed that 50% of the units will be reserved for tenants earning 60% or less of median income, and the other 50% of the units will be reserved for tenants earning 50% or less of median income as part of the tax credit application. However, all of the units are Section 8 voucher units under a HAP project-based voucher contract, which means the units serve many families that make less than 30% of the area median income. The rehabilitation will include improvements to all of the units, including making WiFi available throughout the project. The total project cost is estimated to be approximately \$25 million.

Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The attached Resolution authorizes Las Varas Public Facility Corporation to approve an inducement Resolution for the above project.

You have previously authorized the Texas Housing Foundation, a housing authority from Marble Falls, to operate in Opportunity Homes's jurisdiction to rehabilitate this project. Las Varas will issue the bonds, but no Opportunity Home affiliate will serve as the general partner in this project.

STRATEGIC OUTCOME:

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

ATTACHMENTS:

Resolution 6372

Resolution 23LVPFC-07-19

Presentation

**Opportunity Home San Antonio
Resolution 6372**

RESOLUTION 6372, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX EXEMPT BOND FINANCING FOR THE INGRAM SQUARE APARTMENTS PROJECT

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

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

WHEREAS, it is necessary to obtain volume cap allocations for tax-exempt bonds and applications for tax credits for the Ingram Square Apartments project (the “Project”); and

WHEREAS, it is proposed that Las Varas Public Facility Corporation (“LVPFC”) apply for volume cap allocation for the Project; and

WHEREAS, LVPFC will pass a nonbinding resolution to induce the Project authorizing the applications needed to finance the Project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

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

1. Approves Resolutions 6372 and 23LVPFC-07-19, authorizing the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax exempt bond financing for the Ingram Square Apartments project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.
2. Authorizes the President and CEO, or designee, to execute all necessary documents associated therewith.

Passed and approved the 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23LVPFC-07-19**

The undersigned officer of the Las Varas 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 August 2, 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-07-19, CONCERNING THE APPLICATION OF THE RELATED COMPANIES, L.P. OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO \$17,000,000 OF THE COSTS OF THE ACQUISITION, REHABILITATION, AND EQUIPPING OF THE INGRAM SQUARE APARTMENTS, LOCATED AT APPROXIMATELY 5901 FLYNN DRIVE, SAN ANTONIO, TEXAS; 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 2nd day of August 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 23LVPFC-07-19**

RESOLUTION 23LVPFC-07-19, CONCERNING THE APPLICATION OF THE RELATED COMPANIES, L.P. OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO \$17,000,000 OF THE COSTS OF THE ACQUISITION, REHABILITATION, AND EQUIPPING OF THE INGRAM SQUARE APARTMENTS, LOCATED AT APPROXIMATELY 5901 FLYNN DRIVE, SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

WHEREAS, The Related Companies, L.P. or an affiliate thereof (the “User”), has filed an Application (the “Application”), requesting that (i) the Issuer finance the acquisition, rehabilitation, and equipping of an existing 120-unit multifamily housing facility located at approximately 5901 Flynn Drive and to be known as the Ingram Square Apartments (the “Project”); and (ii) the Issuer file a 2023 and/or 2024 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

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

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

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds or other obligations pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$17,000,000 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, rehabilitation, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

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

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

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

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

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

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

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

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

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

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

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

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

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$17,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action, authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the “Contracts”), providing, among other things, for payment of the principal of, interest on, redemption premiums on, and paying agents’ and trustee’s fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); acquisition, rehabilitation, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

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

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

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

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

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

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

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

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

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to

the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

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

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

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2023 and/or 2024 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer’s Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

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

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board, and to submit any additional information or make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

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

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$17,000,000. This Resolution shall constitute a declaration of official intent under Treasury Regulation Section 1.150-2.

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

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

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

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

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

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

Passed and approved the 2nd day of August 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

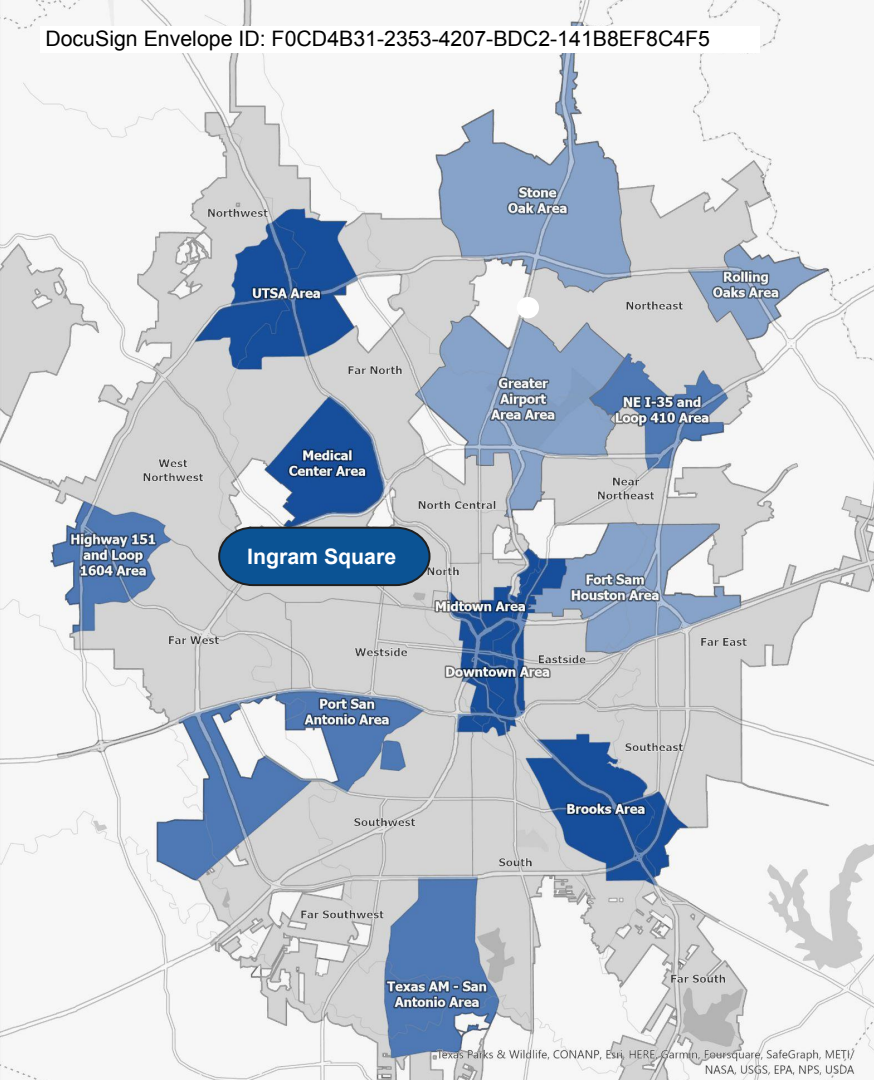
Ingram Square

Timothy E. Alcott

Chief Legal and Real Estate Officer

Miranda Castro

Director of Asset Management



Regional Centers

PHASE 1 CENTERS

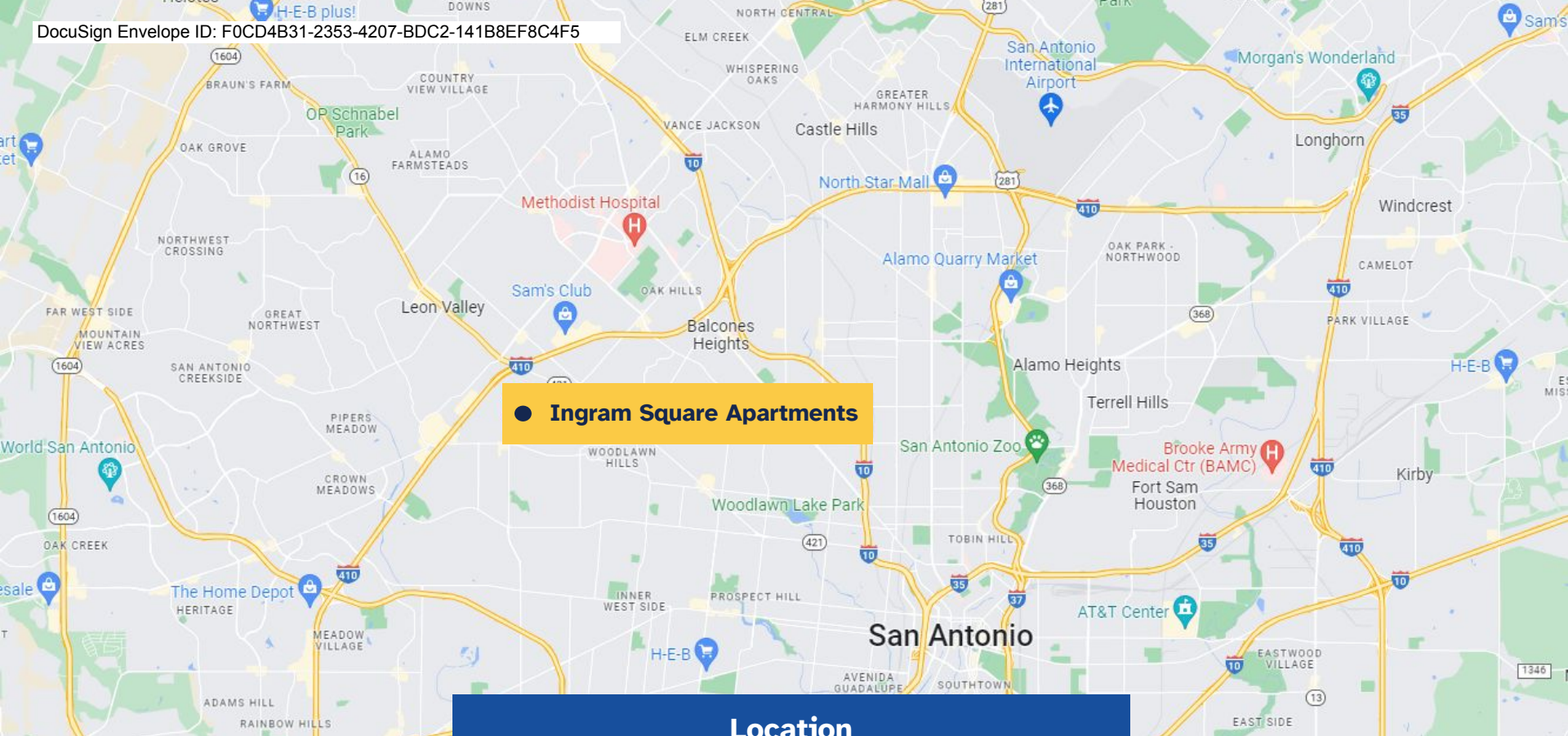
- Downtown
- Medical Center
- UTSA
- Midtown
- Brooks

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



● **Ingram Square Apartments**

Location



Site Map

Development Data



City District 7

Northside ISD

120 Units (100% Voucher)

60 Units < 50% AMI

60 Units < 60% AMI

Tax Exempt Bonds

\$17,000,000

Total Development Cost

\$25,000,000

Questions?

Opportunity Home Scorecard

2023 Update + 2024 Next Steps

Background

Goals

- Strategic Plan Implementation
- Strategy Management
- Internal Alignment
- Feedback And Communication

- Communicate Opportunity Home priorities
- Support alignment of organizational functions with new Identity, Vision, Mission and Values
- Provide a framework to translate strategic plan into action plans with measurable goals and appropriate controls
- Periodically measure and report resident satisfaction and resident engagement
- Track new and modified indicators for Department and Employee performance

Timeline

Exploratory Planning

March 2022

Framework

July 2022

Content Phase 1

Jan. 2023

Content Phase 2

July 2023

March – April 2022 | Senior Team discussion

April – May | Researched twelve software options evaluated by cost, GSuite integration, portfolio management, and other criteria

May | Made recommendation to use existing resources (Google tools)

June | Feedback from ELT, Senior Team and Data Governance Steering Committee

July | Initial scorecard framework setup

Jan. 2023 | Updated framework to account for Equity priority and emerging targets

Feb. | Integrated FY24 budget goals

March – June | Added and confirmed department goals with department leads

Concepts

Key elements of Strategy

Management framework

- Prioritization
- Organization-Wide Alignment Across Three Tiers
- Targets For Outcomes
- Measure Progress
- Provide Feedback

- Focuses on organization priorities, including values (Tier 1)
- Cascades alignment to every department (Tier 2) and position (Tier 3)
- Includes both Navigation and Monitoring Dashboard data
- Integrates with Data Governance processes to ensure valid, timely indicators

Phase-in

Why phase-in?

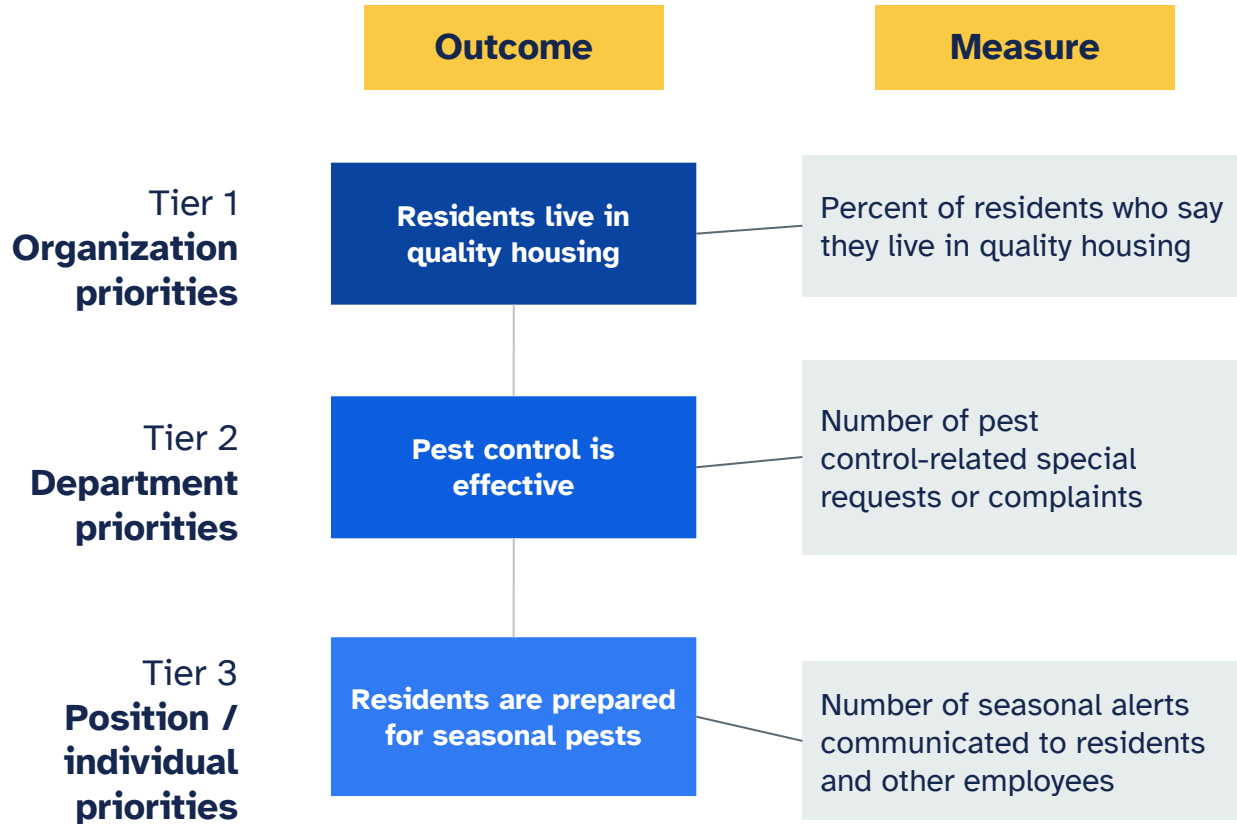
- Initial deployment of a new scoring system and new tools
- Organization-wide scope
- Sequential decision-making

Phase 1

- Confirm Tier 1
- Establish Tier 2

Phase 2

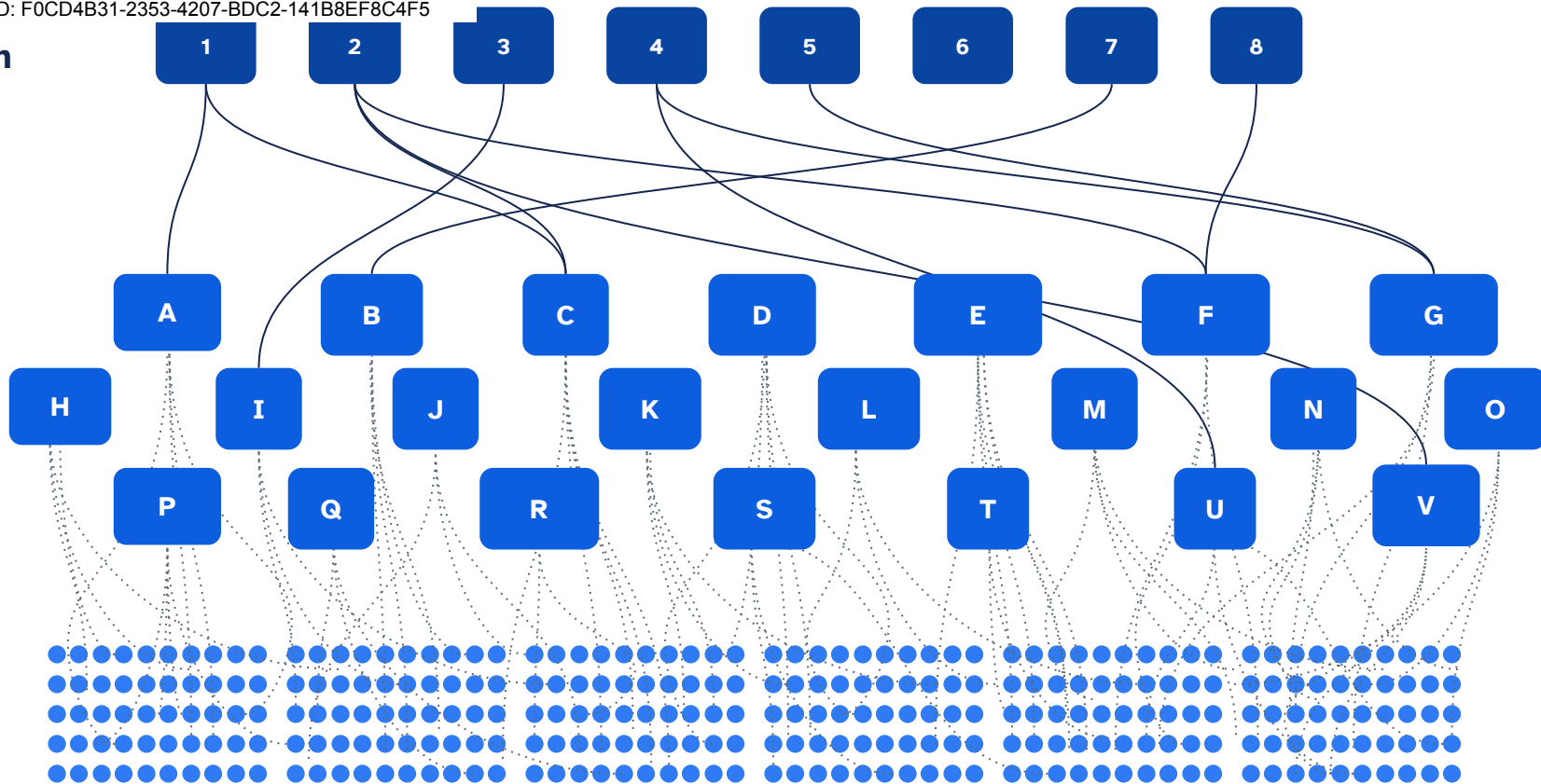
- Establish Tier 3
- Confirm and Establish Monitoring



Organization priorities

Tier 2 Department priorities

Tier 3 Individual priorities





Departments

	BO	FI	GS	HR	IA	IT	Proc	RO	FA	RM	AM	CSS	DSNR	Leg	AHP	BC	OS	RS	Sec	CPA	EDI	PP
R:Eq	-	-	-	-	2-5	2-5	2-5	-	2-5	-	-	-	-	1	-	-	1	-	-	2-5	>5	1
R:FS	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2-5	-	-	-	-
R:QH	-	-	-	-	-	-	-	-	1	-	2-5	2-5	-	-	1	-	-	2-5	-	-	-	-
R:HC	-	-	-	-	-	-	-	-	1	-	-	-	>5	-	2-5	2-5	-	2-5	-	1	-	-
E:TW	1	-	-	2-5	2-5	1	2-5	-	2-5	2-5	-	-	1	1	1	-	-	2-5	-	2-5	-	-
E:MD	-	-	-	-	-	>5	-	-	-	1	-	-	-	-	-	-	-	>5	-	1	-	>5
C:TF	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	1	2-5	-	>5	-	-
M:UO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2-5	-	-	-	-	-	-
M:SM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	>5
C:CX	-	-	-	-	-	2-5	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
Sust	-	-	2-5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
other	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-

Strategies, #: 1 2-5 >5

Next Steps

July 1, 2023 – June 30, 2024

- Phase 2: Tier 3 and Monitoring
- Monthly and Quarterly Check-ins

Check-in Agendas

- **Sponsors and Department Leads**
- **Planning**
 - Ensure scorecard captures FY24 expectations
 - Final adjustments vs budget
- **Performance review**
 - On-track versus targets?
 - Adjustments to strategies, if necessary

Westside Development Timing and Priorities

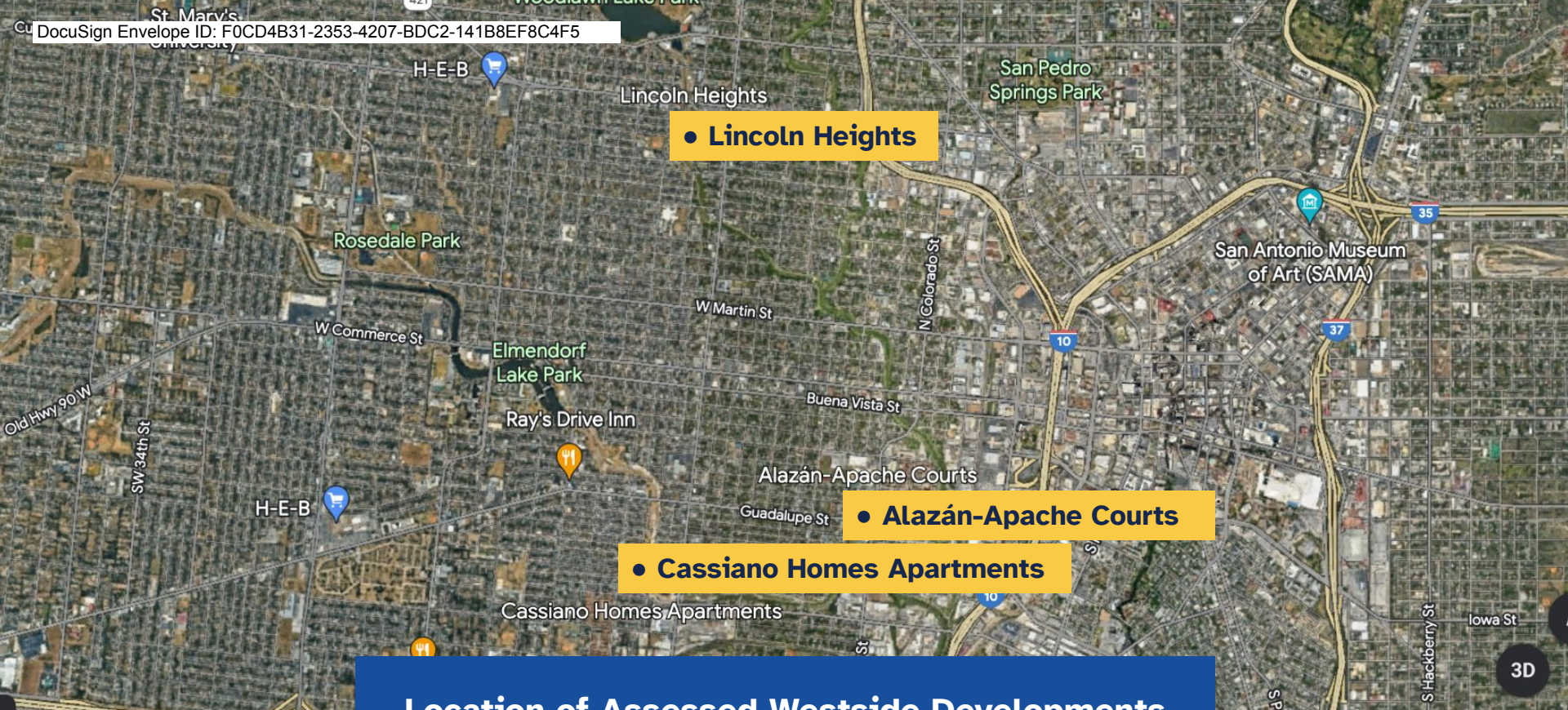
Timothy E. Alcott

Chief Legal and Real Estate Officer



Lorraine Robles

Director of Development Services
and Neighborhood Revitalization



Location of Assessed Westside Developments

Point Scoring Process

- **Age and physical condition**
- **School performance** | SAISD Elementary, Middle and High School
- **Neighborhood conditions** | owner occupied, rental, vacant lots/land
- **Access to amenities** | Retail, commercial, social services, transit, etc.

2014 Choice Neighborhood Planning Grant scoring criteria

- **Capacity of agency**
- **Need** | poverty rate, structural/design deficiencies, Part I violent crime, available affordable housing
- **Community Support** | social and financial
- **Likelihood of Implementation** | local partnerships, governmental support
- **Leverage** | governmental / philanthropic
- **Bonus points** | Preferred Sustainable Communities and/or Promise Zone Status

Key Indicators

PH Properties for Consideration	Alazan	Cassiano	Lincoln
Quantity of Units	501	499	338
Density (units per acre)	15.14	9.22	28.16
Year Built	1939	1950/1967	1940
REAC Score (max 100)	53	84	93
Community Asset Score (max 600)	208	156	138
School Performance Index: Elem/Middle	Met/ I.R.	I.R./Met	I.R./ I.R.
High School	I.R.	I.R.	I.R.
Flooding Impact 25 year storm: bldgs (units)	8(36)	1(6)	1(8)
Flooding Impact 100 year storm: bldgs (units)	30(139)	1(6)	9(54)

Prioritization of Projects



Alazan Courts



Lincoln Heights
Courts



Cassiano Homes

Questions?

OPPORTUNITY HOME SAN ANTONIO

July 19, 2023

MEMORANDUM

To: Board of Commissioners

From: Ed Hinojosa Jr., President and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report

CURRENT SOLICITATIONS:

There are two Invitation for Bids, and one Request for Proposals, currently being advertised. The Invitation for Bids are for Foundation Repair and Stabilization for HB Gonzalez and Scattered Sites and Exterior and Courtyard Painting at Le Chalet. The Request for Proposals is for Federal Housing Programs Trainer.

CLOSED/PENDING SOLICITATIONS:

There are 10 solicitations that have closed and are currently being evaluated. The solicitations are for Foundation Stabilization for Alazan/Apache, Cassiano, and Park Square; Website Hosting and Maintenance; Security Cameras at Springview; Deferred Compensation 457b Plan; UAC Renovation in Central Office; Physical Needs Assessment for Beacon Communities; Exterior Painting for Westway Apartments; Swimming Pool Maintenance and Repairs; Commercial Real Estate Services; and Foundation Repair and Stabilization for Victoria Plaza.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several solicitations for advertisement. These include: Fair Market Rent Survey; Consulting Services for Rental Market Study; Property Management Software for Beacon Communities; Office Cleaning Services; Bulk Waste Area for Monterey Park; Pest Control for Beacon Communities; Parcel Lockers; Interior/Exterior Signage for Snowden Apartments; Development Initiative Consulting Services; Commercial Property Management; Intrusion Protection and Security Cameras for Properties; Debt Collection Services; Towing Services; Irrigation Services; Cabinets; Inspection, Evaluation, Repair and/or Stabilization of Foundations; and Rent Comparability Study.

CHANGE ORDERS:

January - June 2023

Date	Contract	Contractor	Description
1/9/2023	Foundation Stabilization at Riverside Administration Building	Alamo HyTech Foundation	Increase in contract value \$3,172; unforeseen work
1/23/2023	Rave Alert Software	Lyme Computer Systems	No cost; addition of 10 digit long code for non-emergency SMS text communications

OPPORTUNITY HOME SAN ANTONIO**July 19, 2023**

3/8/2023	Rave Alert Software	Lyme Computer Systems	Increase in contract \$2,750; addition of third environment for waitlist
5/25/2023	Decal Removal and Replacement at Properties	Wyrd Media Group	Increase in contract value \$1,225; site survey
6/15/2023	Foundation Stabilization at Various Locations	Alamo HyTech Foundation	Increase in contract value \$600; unforeseen work
6/16/2023	Foundation Stabilization at Mission Park and Alazan	Alamo HyTech Foundation	Increase in contract value \$13,950; unforeseen work

VEHICLE PURCHASES THROUGH COOPS:

2nd Quarter 2023

Date	Number Purchased	Vehicle Year	Make/Model	Amount	Vendor
3/9/2023	1	2023	Ford Transit	\$60,738	Caldwell County Ford
6/16/2023	1	2023	Ford Ranger	\$39,967	Chastang Enterprise Houston

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENT:

Procurement Activity Report

Business Categories

Procurement Activity Report as of July 6, 2023

Solicitations Currently being Advertised

Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
Assisted Housing Programs	RFP	Federal Housing Programs Trainer	6/28/2023	07/12/2023
Public Housing	IFB	Foundation Repair and Stabilization for HB Gonzalez and Scattered Sites	N/A	07/17/2023
Public Housing	IFB	Exterior and Courtyard Painting at Le Chalet	07/06/2023	07/21/2023

Board Items

Agency Wide	Type	Solicitation Name	Bidders Conference	Closes
Agency Wide	IFB	Floor Plans for Opportunity Home	05/04/2023	July 19, 2023 Operations and Real Estate Committee Meeting and August 2, 2023 Regular Board Meeting
Agency Wide	IFB	HVAC Units, Accessories, and Parts	05/11/2023	
Organization Wide	RFQ	Architectural, Engineering, and Forensic Consulting Services	5/26/2023	

Solicitations Under Evaluation

Public Housing	Type	Solicitation Name	Bidders Conference	Closes
Public Housing	IFB	Foundation Stabilization for Alazan/Apache, Cassiano, and Park Square	04/10/2023	Procurement Negotiations, Due Diligence, and Evaluation
Communications and Public Affairs	RFP	Website Hosting and Maintenance	05/18/2023	
Public Housing	RFP	Security Cameras at Springview	05/31/2023	
Human Resources	RFP	Deferred Compensation 457(b) Plan	06/06/2023	
General Services	QQ	UAC Renovation in Central Office	06/07/2023	
Beacon Communities	RFQ	Physical Needs Assessment for Beacon Communities	06/14/2023	
Public Housing	IFB	Exterior Painting for Westway Apartments	06/23/2023	
Beacon Communities	IFB	Swimming Pool Maintenance and Repairs	06/28/2023	
Development Services	RFP	Commercial Real Estate Services	07/03/2023	
Human Resources	RFP	Temporary and Contract Personnel Services	07/05/2023	
Public Housing	IFB	Foundation Repair and Stabilization for Victoria Plaza	07/05/2023	

Future Solicitations

Future Solicitations	Solicitation Name	Anticipated Month of Release
Beacon Communities	Fair Market Rent Survey	Interagency Agreement
	Consulting Services for Rental Market Study	Interagency Agreement
	Property Management Software for Beacon Communities	GSA
	Office Cleaning Services	August 2023
	Bulk Waste Area for Monterey Park	August 2023
	Pest Control for Beacon Communities	August 2023
DSNR	Parcel Lockers	September 2023
	Interior/Exterior Signage for Snowden Apartments	September 2023
	Development Initiative Consulting Services	Department Hold
Executive	Commercial Property Management	August 2023
Innovative Technology	Intrusion Protection and Security Cameras for Properties	August 2023
Organization Wide	Debt Collection Services	August 2023
	Towing Services	August 2023
	Irrigation Services	September 2023
	Cabinets	September 2023
	Inspection, Evaluation, Repair, and/or Stabilization of Foundations	September 2023
	Rent Comparability Study	September 2023

Categories of Procurements

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Communications and Public Affairs	Public Relations Consulting Services	Connective Agency and Sammis & Ochoa	\$250,000.00	05/02/2023
Public Housing	Safety and Security Exterior Solar LED Power Pole Mounted Light Systems at Springview Family and Senior Manor Complexes	SAT Energy, Inc.	\$78,180.00	05/03/2023
Human Resources	Benefits Consulting Services	McGriff Insurance Services	\$65,000.00	05/08/2023
Human Resources	Pension Audit Plan	RSM US LLP	\$42,350.00	06/16/2023
Awards Under Contracting Officer Authority				
Asset Management	Consultant	Mirando Castro	\$16,500.00	05/02/2023
Public Housing	Playground Removal at Villa Veramendi	DCA Contractor	\$12,328.58	05/15/2023
Beacon Communities	Fence Replacement at Pin Oak II	de la Garza Fence and Supply	\$13,588.20	05/16/2023
Community Development Initiatives	Father's Day Fiesta - Tents, Tables, Chairs	Illusions	\$5,184.60	06/06/2023
Public Housing	Cross Creek Drainage Repair	R&C Landscape	\$16,800.00	06/09/2023
Beacon Communities	Burning Tree Balcony Repair	Geofill Material Technologies	\$50,000.00	06/15/2023
Public Housing	Mailout Services	Watermark	\$50,000.00	06/20/2023
Public Housing	Learning Platform	Interplay	\$16,750.00	06/22/2023
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)				
Innovative Technology	Additional Google Workspace Enterprise Licenses	SADA	\$11,550.00	05/01/2023
Innovative Technology	Google Workspace Enterprise Licenses (Renewal)	SADA	\$148,266.00	06/01/2023
Innovative Technology	Unified Communications as a Service (RingCentral)	Ring Central	\$184,911.96	07/05/2023

Project Name	District	Developer	Deal Type	Financing	Est Closing				Income Mix										
					Date	TotalDevCost	Developer Fees	Tax Credit Equity	Tax Abatement	# Units	PH/PBV	30%	40%	50%	60%	70%	80%	Market	
Financing Closed (under Construction)																			
Aspire at Tampico*	D5	Mission DG	Tax Credit	4% Tax Credits & Bonds	Closed	\$34,115,710	\$4,205,093	\$7,379,055	\$723,253	200		9	10	18	68	21	10	64	
Culebra Crossing	D6	Lynd	PFC	HUD 221(d)(4)	Closed	\$50,123,889	\$250,000	\$0	\$1,062,626	327		0	0	0		164	163		
Kitty Hawk Flats	Converse	NRP	Tax Credit	4% Tax Credits & Bonds	Closed	\$40,503,098	\$4,331,000	\$12,387,511	\$858,666	212		22		0	135	55		0	
Legacy at Alazan*	D5	NRP	Tax Credit	9% Tax Credits	Closed	\$19,155,261	\$1,960,000	\$14,061,093	\$406,092	88	40			40		0	8		
100 Labor*	D1	Franklin	Self Developed	HUD 221(d)(4)	Closed	\$52,438,321	\$3,318,932	\$0	\$1,111,692	213		27		17	0	0	169		
Watson Road (Frontera Crossing Apartments)	D4	NRP	Tax Credit	4% Tax Credits & Bonds	Closed	\$60,567,278	\$6,803,000	\$24,735,526	\$1,284,026	348			18	18	294	18	0	0	
Copernicus (Seven07 Lofts)	D2	NRP	Tax Credit	4% Tax Credits & Bonds	Closed	\$55,389,378	\$6,009,000	\$22,199,005	\$1,174,255	318		17	17	267	17	0	0		
Vista at Interpark	D9	Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Closed	\$17,554,339	\$1,827,570	\$13,948,605	\$372,152	64		7		16	41				
Vista at Everest	D1	Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Closed	\$18,109,812	\$1,823,814	\$13,948,605	\$383,928	64		7		16	41				
Bristol at Somerset	D4	Louis Poppon Development Consulting	Tax Credit	4% Tax Credits & Bonds	Closed	\$63,331,807	\$7,500,000	\$25,552,709	\$1,342,634	348		0	0	0	348	0	0	0	
Horizon Pointe	D2	Integrated Realty Group	Tax Credit	4% Tax Credits & Bonds	Closed	\$65,639,352	\$7,498,298	\$25,025,832	\$1,391,554	312		20	35	106	0	151	0	0	
Josephine	D1	Lynd	PFC	Conventional Loan	Closed	\$68,463,888	\$250,000	\$0	\$1,451,434	259		0		0	26		104	129	
Palo Alto	D4	Streamline	Tax Credit	4% Tax Credits & Bonds	Closed	\$67,848,057	\$7,562,045	\$24,188,411	\$1,438,379	336		16	16	32	244	28			
Potranco	D4	Lynd	PFC	Conventional Loan	Closed	\$67,914,812	\$250,000	\$0	\$1,439,794	360		0		0	36		144	180	
Snowden Road*	D7	Opportunity Home	Self Developed/Tax Credit	9% Tax Credits	Closed	\$34,700,554	\$2,599,000	\$13,948,605	\$735,652	135	54	14		26	41				
Vista at Silver Oaks		Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Pending	\$24,183,539	\$2,307,314	\$18,398,160	\$512,691	76	0	8	0	23	45	0	0	0	
Total						\$740,039,095	\$58,495,066	\$215,773,117	\$15,688,829	3660	94	0	130	96	289	1626	290	422	713
Board Has Approved																			
Board Provided Final Approval																			
The Sorento # (resyndication of tax credits)	D7	Fairfield Residential	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/21/22)	\$41,061,812	\$1,521,984	\$22,474,000	TBD	248	0	38	0	0	210	0	0	0	
Bethel Place # (resyndication of tax credits)	D6	Fairfield Residential	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/24/22)	\$42,812,000	\$1,824,099	\$25,787,962	TBD	250	0	38	0	0	212	0	0	0	
Rosemont at University Park (resyndication of tax credits)	D4	Roers Companies	Tax Credit	4% Tax Credits & Bonds	acquisition closing estimated 7/31/22	TBD	TBD	TBD	TBD	240	0	36	0	0	204	0	0	0	
Costa Almadena (resyndication of tax credits)	D3	DEVCO	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	TBD	TBD	TBD	176	0	27	0	0	149	0	0	0	
Tigoni Villas (resyndication of tax credits)	D7	DEVCO	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	N/A issuance of bonds only	TBD	N/A	140	0	22	12	22	84	0	0	0	
The Ravello (purchase of limited partnership interest)	D3	Opportunity Home will own 100% of partnership	Tax Credit	N/A	2/14/23	N/A	N/A	N/A	TBD	252	0	0	0	0	252	0	0	0	
San Juan II (purchase of limited partnership interest)	D5	Opportunity Home will own 100% of partnership	Tax Credit	N/A	5/25/22	N/A	N/A	N/A	TBD	144	48	15	0	0	123	0	0	6	
Fiesta Trails	D8	NRP	Tax Credit	9% Tax Credits	Pending	\$21,112,430	\$2,038,000	\$13,386,161	\$447,584	60		18		12	30				
Viento Apartments	D4	NRP	Tax Credit	4% Tax Credits & Bonds	Pending	\$82,000,000	N/A	N/A	N/A	324	49			161	114				
Total						\$186,986,242	\$5,384,083	\$61,648,123	\$3,964,108	1834	97	194	12	195	1378	0	0	6	
Board Approved Bond Inducement																			
Artisan at Springview*	D2	Franklin	Tax Credit	4% Tax Credits & Bonds	Pending	\$64,001,571	\$7,044,312	\$25,074,843	^\$2,014,960	\$1,356,833	325	65	0	8	181	53	18	0	
Victoria Commons - North Pond*	D1	Catellus	TBD	TBD	Pending	TBD	TBD	TBD	TBD	TBD		TBD	TBD	TBD	TBD	TBD	TBD		
Total						\$64,001,571	\$7,044,312	\$27,089,803	\$1,356,833	325	65	0	0	8	181	53	18	0	
Board Approved the Developer																			
Victoria Commons - South Pond*	D1	Catellus	TBD	TBD	Pending	TBD	TBD	TBD	TBD	TBD		TBD	TBD	TBD	TBD	TBD	TBD		
Victoria Commons - Townhomes*	D1	Catellus	Private Market	TBD	Pending	TBD	TBD	TBD	TBD	TBD		TBD	TBD	TBD	TBD	TBD	TBD		
Total						\$0	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0	
Pending Board Consideration																			
Alazan Courts*	D5	TBD	Self Development	TBD	Pending Board Consideration	TBD	TBD	TBD	TBD	70		2	5	19	44				
Vista at Reed	D6	Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Pending Board Consideration	\$22,000,428	\$2,420,130	\$17,998,200	\$466,409	70	0	2	5	0	19	44	0	0	
Total						\$22,000,428	\$2,420,130	\$17,998,200	\$466,409	70	0	2	5	0	19	44	0	0	
Grand Total						\$1,013,027,336	\$73,343,591	\$322,509,243	\$21,476,180	5,889	256	2	329	108	511	3,229	343	440	719

*Opportunity Home owned land
^ Historical Tax Credits
Total development cost = acquisition price plus rehab soft and hard costs