



REGULAR BOARD MEETING
AUGUST 2, 2023



A COMMUNITY OF POSSIBILITIES

VIRTUAL**Number:** (346) 248-7799**Meeting ID:** 93839434337#**Passcode:** 654170#**IN PERSON**818 S. Flores St.
San Antonio, TX 78204**BOARD OF COMMISSIONERS**Dr. Ana "Cha" Guzmán
ChairGabriel Lopez
Vice ChairGilbert Casillas
CommissionerDalia Contreras
CommissionerLoren D. Dantzler
CommissionerOlga Kauffman
CommissionerIgnacio Perez
Commissioner**PRESIDENT & CEO**

Ed Hinojosa, Jr.

REGULAR BOARD MEETING**1:00 p.m. | Wednesday | August 2, 2023**

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

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. **Public Comment** - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. The Board asks the public to address concerns related to Opportunity Home matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the public comment portion of the agenda.

BRIEFING REGARDING CITIZENS TO BE HEARD AND CITIZENS TO BE HEARD

3. **Briefing regarding Citizens to be Heard and Citizens to Be Heard** at approximately 1:00 p.m. (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 12:45 p.m. or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once at any regular Board Meeting. A Spanish/English translator will be available to citizens needing translation.

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

resolution. The Board will not discuss the comments of speakers or respond to speakers during the Briefing regarding Citizens to be Heard and Citizens to be Heard portion of the agenda.

MINUTES

4. Minutes

- Approval of the October 7, 2021 Regular Board meeting minutes
- Approval of the October 21, 2021 Operations and Real Estate Committee meeting minutes
- Approval of the June 7, 2023, Regular Board meeting minutes
- Approval of the July 19, 2023, Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

5. Consideration and approval 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)
6. Consideration and approval 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)
7. Consideration and approval 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 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
8. Consideration and approval 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)
9. Consideration and approval 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)
10. Consideration and approval 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)
11. Consideration and approval 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)

12. Consideration and approval 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)

INDIVIDUAL ITEM

13. Board of Commissioners annual elections (Doug Poneck, Board Counsel)

DISCUSSION ITEMS

14. Presentation regarding in-person/virtual workplace attendance (Muriel Rhoder, Chief Administrative Officer; Brandee Perez, Chief Operating Officer)

15. Discussion regarding resident concerns

16. President's Report

Report-out

- Open House and Job Fair
- Wi-Fi Initiative
- Scholarship and REACH Awards
- Resident Town Hall Recap
- Summer Fun with the DoSeum
- Affordable Housing Projects to Receive City and Federal Funding
- Villa Hermosa Residents Return Home
- Wheatley Park Seniors Participate in Digital Literacy Course
- EDI Director Serves on CLPHA Panel in DC

Additional Items Available for Review

- Google Cloud Generative AI Live + Labs in Washington, DC
- Technology Donation
- BCFS Health and Human Services Workshop
- NAHRO Summer Symposium
- Letters of Support from Mayor Ron Nirenberg
- Cassiano Homes Meeting
- Owner Incentive Payments Program
- Housing Commission Meeting
- Head Start Resource Fair
- SABJ Women's Leadership Award
- SAAA 2023 Leadership Lyceum
- Father's Day Fiesta Recap
- Lincoln Heights Court Meeting
- Beyond Housing Podcast
- District 5 Funding
- Forty-One Housing Stability Vouchers Received
- SAPD Community Event
- Mother's Day Celebration
- Alazan Residents Graduate from MindshiftED Course

CLOSED SESSION

17. Closed Session

Consultation with Attorney

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

- Semi-Annual Litigation Update

18. Adjournment

Posted on: 07/28/2023 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.”



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Guzman called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:03 PM CDT on October 7, 2021. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Chair Dr. Ana M. “Cha” Guzman, Vice-Chair Olga Kauffman, Gilbert Casillas, Dalia Contreras, Gabriel Lopez, and Ignacio Perez.

Adviser Present:

Valerie Carillo, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Timothy E. Alcott, Chief Real Estate and Asset Management Officer; Zachariah Woodard, Director of Federal Housing Programs; Aiyana Longoria, Interim Director of Human Resources; and Brandee Perez, Chief Operating Officer.

Dr. Christine Drennon, Trinity University.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Loren D. Dantzler.

Quorum:

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

Public Comment

II. Public Comment

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

Citizens to be Heard

III. Citizens to be Heard

Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There were two (2) citizens who signed up to speak. Two citizens spoke. No citizens ceded their time.

Presentation



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IV. Post-Choice Impact Assessment (Dr. Christine Drennon, Trinity University)

Minutes

V. Minutes

Commissioner Lopez moved to approve the August 31, 2021, Special Board Meeting minutes and September 2, 2021, Regular Board Meeting minutes. Commissioner Casillas seconded the motion. The motion carried with six (6) in favor and none against by a voice vote.

Public Hearing

VI. Public hearing regarding Resolution 6171, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2021 (the “Bonds”); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-09-23 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-09-23 authorizing its participation in the Horizon Pointe Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Citizens are provided three minutes each to speak to the Public Hearing. There were no individuals signed up to speak. No individuals ceded their time.

Individual Items

VII. Resolution 6171

Consideration and approval regarding Resolution 6171, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2021 (the “Bonds”); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-09-23 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-09-23 authorizing its participation in the Horizon Pointe Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolution 6171

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

VIII. Resolution 6172

Consideration and approval regarding Resolution 6172, authorizing (i) the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax credits and tax-exempt Multifamily Housing Revenue Bonds for the following properties: Rosemont at University Park, Rosemont at Bethel Place, and The Sorento (the “Bonds”); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-09-24, 21LVPFC-09-25, and LVPFC-09-26 authorizing the Bonds and authorizing its participation in all three projects, (iv) SAHA partnering



A COMMUNITY OF POSSIBILITIES

with Fairfield Residential to acquire Rosemont at University Park, The Sorrento, and Rosemont at Bethel Place, and apply for new 4% tax credits to finance the rehabilitation of all three projects, and (v); and other matters in connection therewith (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolution 6172

With no objections, the Board tabled Resolution 6172.

IX. Resolution 6174

Consideration and approval regarding Resolution 6174, concerning the process to approve and enter into purchase agreements for real estate for 2022, 9% tax credits (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolution 6174

With no objections, the Board tabled Resolution 6174.

X. Resolution 6179

Consideration and approval regarding Resolution 6179, authorizing the award of a contract for master planner for the redevelopment of the Alazan Courts to Able City, LLC (HABE, MBE, SBE, WBE) for an amount not to exceed \$281,750.00; for a period of one year with the option to renew up to six months (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolution 6179

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

XI. Resolution 6173

Consideration and approval regarding Resolution 6173, approving the updated Housing Choice Voucher (HCV) waiting list policy (Zachariah Woodard, Director of Federal Housing Programs)

Main Motion Regarding Resolution 6173

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

Aye: Guzman, Casillas, Contreras, Lopez, Perez; Abstain: Kauffman

XII. Resolution 6175

Consideration and approval regarding Resolution 6175, authorizing the President and CEO to approve and proceed with a self-funded, third-party provider of SAHA Employee Medical and Dental Plans Plus Fully Insured Vision, Short Term Disability, Long Term Disability, Life Insurance and Ancillary Benefit Plans and an electronic



A COMMUNITY OF POSSIBILITIES

benefits enrollment platform for calendar year 2022, at a projected cost to the employee and employer of \$6,895,957.00 (Aiyana Longoria, Interim Director of Human Resources)

Main Motion Regarding Resolution 6175

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

XIII. Board of Commissioners annual elections (Doug Poneck, Board Counsel)

Main Motion Regarding Item XIII

Moved to table until January 2022, by Commissioner Casillas. Seconded by Vice Chair Kauffman. The motion carried with six (6) in favor and none against by a voice vote.

Discussion Items

The following items were discussed with the Board:

XIV. Discussion regarding changing base salaries for certain classifications of staff (Brandee Perez, Chief Operating Officer)

Main Motion Regarding Item XIV

With no objections, the Board tabled item 14, at the request of Opportunity Home staff.

XV. Discussion regarding resident concerns

The Board discussed three (3) resident concerns during this agenda item.

XVI. President's Report

- First-Time Homebuyers Selected for Purchase of Affordable Homes
- Metro Health Diabetes Prevention and Control Classes for SAHA Residents
- Housing Assistance Resource Fair
- SAHA and San Antonio Food Bank Pop-Up Food Market
- East Meadows Completion Ceremony
- Virtual Scholarship and Academic Awards Ceremony
- SAHA Implements COVID-19 Sick Leave
- Building Talent Foundation Job Fair
- SAHA 2025: Housing in Texas Recap

Chair Guzman presented the two newest Commissioners: Gilbert Casillas and Dalia Contreras.



Attorney Valerie Carillo read the Board into Closed Session.

Chair Guzman recessed the Regular Board meeting and entered into Closed Session at 2:52 PM CDT.

XVII. 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).

- Consultation with attorney and discussion of real estate regarding Resolution 6172, concerning Rosemont at University Park, Rosemont at Bethel Place, and The Sorento
- Consultation with attorney regarding Resolution 6174, concerning the process to approve and enter into purchase agreements for real estate for 2022, 9% tax credits

Consultation with Attorney

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

- Consultation with attorney regarding residents in arrears

Personnel/Consultation with Attorney

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

- Consultation with attorney and consideration of employment contract for President and CEO

The Board returned to the Regular Board meeting at 5:07 PM CDT.

With no objections, the Board took up items 8 and 9.

VIII. Resolution 6172

Consideration and approval regarding Resolution 6172, authorizing (i) the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax credits and tax-exempt Multifamily Housing Revenue Bonds for the following properties: Rosemont at University Park, Rosemont at Bethel Place, and The Sorento (the "Bonds"); (ii) the Las Varas Public Facility Corporation to approve



A COMMUNITY OF POSSIBILITIES

Resolution 21LVPFC-09-24, 21LVPFC-09-25, and LVPFC-09-26 authorizing the Bonds and authorizing its participation in all three projects, (iv) SAHA partnering with Fairfield Residential to acquire Rosemont at University Park, The Sorrento, and Rosemont at Bethel Place, and apply for new 4% tax credits to finance the rehabilitation of all three projects, and (v); and other matters in connection therewith (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolution 6172

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

IX. Resolution 6174

Consideration and approval regarding Resolution 6174, concerning the process to approve and enter into purchase agreements for real estate for 2022, 9% tax credits (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolution 6174

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

REPORTS

- Procurement Activity Report
- AHP Scorecard
- Resident Past Due Rent Update

RESOURCE

- Schedule of Units Under Development

XVIII. Adjournment

The meeting adjourned at 5:14 PM CDT.

ATTEST:

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

Date

Ed Hinojosa, Jr.
President and CEO

Date



A COMMUNITY OF POSSIBILITIES

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

I. Call to Order:

Commissioner Lopez called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:02 PM CDT on October 21, 2021. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Gilbert Casillas, Dalia Contreras, Gabriel Lopez, and Ignacio Perez.

Adviser Present:

Doug Poneck and Valerie Carillo, General Counsel.

Guests Present:

Ed Hinojosa, Jr., President and CEO; Richard Milk, Planning Officer; Michael Reyes, Public Affairs Officer; Zachariah Woodard, Director of Federal Housing Programs; Timothy E. Alcott, Chief Real Estate and Asset Management Officer; George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; and Brandee Perez, Chief Operating Officer.

Al Aguilar and Gisela Girard, Creative Civilization.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Chair Dr. Ana M. "Cha" Guzman, Vice Chair Olga Kauffman, and Loren D. Dantzler.

Quorum:

A quorum was established with four (4) voting members present.

II. Public Comment

Public are provided three minutes each to speak to any agenda item. There were no public signed up to speak.

Presentation

- III.** SAHA Values Update and Brand Communications (Richard Milk, Planning Officer, Michael Reyes, Public Affairs Officer, Al Aguilar and Gisela Girard, Creative Civilization)

Individual Items

- IV. Resolution 6183**



A COMMUNITY OF POSSIBILITIES

Consideration and appropriate action regarding Resolution 6183, approving the removal of the Incentive Transfer Policy and implementing the New Development Transfer Policy for the Public Housing Program (Zachariah Woodard, Director of Federal Housing Programs)

Main Motion Regarding Resolution 6183

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

V. Resolutions 6178 and 21RSPFC-11-18

Consideration and appropriate action regarding Resolutions 6178 and 21RSPFC-11-18, approving the refinance of the existing mortgage debt on Refugio Place Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolutions 6178 and 21RSPFC-11-18

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

VI. Resolutions 6184 and 21LVPFC-10-21

Consideration and appropriate action regarding Resolutions 6184 and 21LVPFC-10-21, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the Viento Apartments Project (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolutions 6184 and 21LVPFC-10-21

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

VII. Resolutions 6186 and 21LVPFC-10-22

Consideration and appropriate action regarding Resolutions 6185 and 21LVPFC-10-22, authorizing reassignment of carryforward designation for the Old Pearsall Flats and Alazan Courts Apartments projects (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolutions 6186 and 21LVPFC-10-22

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

VIII. Resolution 6180

Consideration and appropriate action regarding Resolution 6180, authorizing the award of contracts for as needed environmental engineering and related services



A COMMUNITY OF POSSIBILITIES

agency wide to AEHS, Inc. (DBE, ESBE, SBE, WBE, HUB), Atlas Technical Consultants, Inc., ENCON International, Inc. (HABE, VBE, HUB), ERC Environmental & Construction Services (SBE), Professional Services Industries, Inc, and Terracon Consultants, Inc. for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

Main Motion Regarding Resolution 6180

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

IX. Resolution 6182

Consideration and appropriate action regarding Resolution 6182, authorizing the award of contracts as needed for professional engineering and related services agency wide to the following firms: ECS Southwest, Encotech Engineering Consultants (ABE, ESBE, MBE, SBE), KCI Technologies, Raba Kistner, Inc., Terracon Consultants, Inc., and Vickrey Associates, Inc. (DBE, SBE, WBE) for an annual cumulative amount not to exceed \$1,500,000.00; 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)

Main Motion Regarding Resolution 6182

Moved by Commissioner Perez. Seconded by Commissioner Contreras. The motion was carried with four (4) in favor and none against by a voice vote.

Discussion Items

The following item/s were discussed with the Board:

- X.** Discussion regarding changing base salaries for certain classifications of staff (Brandee Perez, Chief Operating Officer)
- XI.** Discussion regarding resident concerns

One (1) resident concern was discussed by the Board.

XII. 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).



A COMMUNITY OF POSSIBILITIES

- Resolutions 6184 and 21LVFPC-10-21, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the Viento Apartments Project

Personnel/Consultation with Attorney

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

- Consultation with attorney and consideration of employment contract for President and CEO

Main Motion Regarding Item 12. Closed Session

With no objects, the Board tabled Item 12. Closed Session.

REPORT

- Procurement Activity Report

RESOURCE

- Schedule of Units Under Development

XIII. Adjournment

The meeting adjourned at 3.11 PM CDT.

ATTEST:

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

Date

Ed Hinojosa, Jr.
President and CEO

Date



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Guzman called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:03 PM CDT on June 7, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Chair Dr. Ana M. “Cha” Guzman, Vice-Chair Gabriel Lopez, Gilbert Casillas, Dalia Contreras, Loren D. Dantzler, Olga Kauffman, Ignacio Perez.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Timothy E. Alcott, Chief Legal and Real Estate Officer; Allison Schlegel, Director of Internal Audit; Diana Kollodziej Fiedler, Chief Financial Officer; George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology; Domingo Ibarra, Director of Security; Joel Tabar, Director of Resident Services; Melissa Garza, Director of Beacon Communities;

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

None.

Quorum:

A quorum was established with seven (7) voting members present.

Public Comment

II. Public Comment

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

Citizens to be Heard

III. Citizens to be Heard

Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There was one (1) citizen who signed up to speak. Six citizens spoke. No citizens ceded their time.

Public Hearings



A COMMUNITY OF POSSIBILITIES

- IV. Public Hearing** regarding Resolutions 6354, 23FAC-05-17, and 23DEV-05-17, approving the issuance of the Midcrown Senior Pavilion Apartments Promissory Note to Frost Bank in an amount not to exceed \$6,000,000, to be secured by a mortgage lien on the Midcrown Senior Pavilion Apartments and guaranteed by the San Antonio Housing Facility Corporation, the proceeds of which will be used to refinance an existing loan with Dwight Capital LLC; authorizing the San Antonio Housing Development Corporation to enter into the Midcrown Senior Pavilion LP (the “Partnership”) as special limited partner and investor limited partner; authorizing the execution of an asset management sub management agreement for the general partner to assume the duties and responsibilities of the class B limited partner of the Partnership; authorizing the payment of costs in connection therewith in an amount not to exceed \$1,000,000 plus related transaction costs, which may include MTW funds; authorizing the President and CEO or designee to execute all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Citizens are provided three minutes each to speak to the Public Hearings. There were no individuals signed up to speak. No individuals ceded their time.

- V. Public Hearing** regarding Resolutions 6359 and 23LVPFC-05-17, authorizing (i) the Las Varas Public Facility Corporation Tax-Exempt Multifamily Housing Revenue Bonds (Tigoni Villas) Series 2023 (the “Bonds”); (ii) the Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 23LVPFC-05-17 authorizing the Bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Citizens are provided three minutes each to speak to the Public Hearings. There were no individuals signed up to speak. No individuals ceded their time.

- VI. Public Hearing** regarding Resolutions 6360, 23FAC-05-18, and 23LVPFC-05-18, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Costa Almadena Apartments) Series 2023 (the “Bonds”); (ii) the Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 23LVPFC-05-18 authorizing the Bonds; and (iii) San Antonio Housing Facility Corporation to approve 23SAHFC-05-18; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Citizens are provided three minutes each to speak to the Public Hearings. There were no individuals signed up to speak. No individuals ceded their time.

Minutes

VII. Minutes



A COMMUNITY OF POSSIBILITIES

Commissioner Casillas moved to approve the May 9, 2023, Regular Board Meeting minutes, May 17, 2023 Finance Committee meeting minutes, and May 17, 2023, Operations and Real Estate Committee Meeting minutes. Commissioner Contreras seconded the motion. The motion carried with seven (7) in favor and none against by a voice vote.

Consent Items

VIII. Resolution 6355

Consideration and approval regarding Resolution 6355, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2023-2024 (Allison Schlegel, Director of Internal Audit)

IX. Resolution 6358

Consideration and approval regarding Resolution 6358, approving the Consolidated Operating Budget for Opportunity Home San Antonio and its affiliated entities for the fiscal year ending June 30, 2024 (Diana Kollodziej Fiedler, Chief Financial Officer)

X. Resolution 6302

Consideration and approval regarding Resolution 6302, authorizing the award of a contract for Intrusion Protection and Security Cameras for multi-level properties to VIA Technology, LLC (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$1,286,078 for year one and \$302,767 for each of the years two and three; for a period of one year with the option to renew up to two additional one-year terms (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology; Domingo Ibarra, Director of Security)

XI. Resolution 6351

Consideration and approval regarding Resolution 6351, authorizing the revision of Resident-Paid Utility Allowances in accordance with HUD regulations to capture utility cost savings generated from energy and water conservation measures installed through Opportunity Home's Energy Performance Contract (Joel Tabar, Director of Resident Services)

XII. Resolution 6357

Consideration and approval regarding Resolution 6357, authorizing the award of contracts for resurfacing services organization wide to EA Contractor, LLC (HABE) and Rodeo Contracting, LLC (HABE, HUB) for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services)

XIII. Resolution 6353



A COMMUNITY OF POSSIBILITIES

Consideration and approval regarding Resolution 6353, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for Opportunity Home San Antonio and its affiliated entities, for the Fiscal Year (FY) 2023-2024, for an estimated amount of \$5,076,468 (Diana Kollodziej Fiedler, Chief Financial Officer)

XIV. Resolutions 6354, 23FAC-05-17, and 23DEV-05-17

Consideration and approval regarding Resolutions 6354, 23FAC-05-17, and 23DEV-05-17, approving the issuance of the Midcrown Senior Pavilion Apartments Promissory Note to Frost Bank in an amount not to exceed \$6,000,000, to be secured by a mortgage lien on the Midcrown Senior Pavilion Apartments and guaranteed by the San Antonio Housing Facility Corporation, the proceeds of which will be used to refinance an existing loan with Dwight Capital LLC; authorizing the San Antonio Housing Development Corporation to enter into the Midcrown Senior Pavilion LP (the "Partnership") as special limited partner and investor limited partner; authorizing the execution of an asset management sub management agreement for the general partner to assume the duties and responsibilities of the class B limited partner of the Partnership; authorizing the payment of costs in connection therewith in an amount not to exceed \$1,000,000 plus related transaction costs, which may include MTW funds; authorizing the President and CEO or designee to execute all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

XV. Resolutions 6359 and 23LVPFC-05-17

Consideration and approval regarding Resolutions 6359 and 23LVPFC-05-17, authorizing (i) the Las Varas Public Facility Corporation Tax-Exempt Multifamily Housing Revenue Bonds (Tigoni Villas Apartments) Series 2023 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-05-17 authorizing the Bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

XVI. Resolutions 6360, 23FAC-05-18, and 23LVPFC-05-18

Consideration and approval regarding Resolutions 6360, 23FAC-05-18, and 23LVPFC-05-18, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Costa Almadena Apartments) Series 2023 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-05-18 authorizing the Bonds; and (iii) San Antonio Housing Facility Corporation to approve 23SAHFC-05-18; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Items 8-16



A COMMUNITY OF POSSIBILITIES

Moved by Vice Chair Lopez. Seconded by Commissioner Casillas. The motion carried with seven (7) in favor and none against by a voice vote.

Individual Item

XVII. Resolutions 6361 and 23FAC-06-07

Consideration and approval regarding Resolutions 6361 and 23FAC-06-07, authorizing a supplemental loan in connection with the permanent financing of the Tampico Apartments Project (Timothy E. Alcott, Chief Legal and Real Estate officer)

Main Motion Regarding Resolution 6361 and 23FAC-06-07

Moved by Vice Chair Lopez. Seconded by Commissioner Contreras. The motion carried with seven (7) in favor and none against by a voice vote.

Discussion Items

The following items were discussed with the Board:

XVIII. Discussion regarding resident concerns

The Board discussed four (4) resident concerns during this agenda item.

XIX. President’s Report

- Mother’s Day Celebration
- Leaven for Kids Grand Opening
- Internal Audit Month
- Asian American and Pacific Islander Heritage Month
- Thursday Talks: Unpacking the History of Housing
- Unlocking Success through Homeownership
- Spring Employee and Family Picnic
- Blanco Apartments Residents Return Home

President and CEO Ed Hinojosa, Jr. introduced new Opportunity Home staff Director of Asset Management Miranda Castro.

XX. Adjournment

The meeting adjourned at 1:53 PM CDT.

ATTEST:

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

Date



Ed Hinojosa, Jr.
President and CEO

Date



A COMMUNITY OF POSSIBILITIES

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

I. Call to Order:

Vice Chair Lopez called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:07 PM CDT on July 19, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Board Chair Dr. Ana M. "Cha" Guzman, Vice-Chair Gabriel Lopez, Gilbert Casillas, and Olga Kauffman.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Ed Hinojosa, Jr., President and CEO; Valerie Ochoa, Assistant Director of Assisted Housing Programs; Kristen Carreon, Director of Operations Support; George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; and Miranda Castro, Director of Asset Management.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Dalia Contreras, Loren D. Dantzer, and Ignacio Perez.

Quorum:

A quorum was established with four (4) voting members present.

II. Public Comment

Public are provided three minutes each to speak to any agenda item. There were eight (8) public signed up to speak. Seven (7) spoke. None ceded their time.

Individual Items

III. Resolution 6363

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)



A COMMUNITY OF POSSIBILITIES

Main Motion Regarding Resolution 6363

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

IV. Resolution 6364

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)

Main Motion Regarding Resolution 6364

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

V. Resolution 6365

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 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

Main Motion Regarding Resolution 6365

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

VI. Resolution 6368

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)

Main Motion Regarding Resolution 6368

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

VII. Resolution 6369

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



A COMMUNITY OF POSSIBILITIES

not to exceed \$320,322 (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services)

Main Motion Regarding Resolution 6369

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

VIII. Resolution 6370

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)

Main Motion Regarding Resolution 6370

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

IX. Resolution 6371

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)

Main Motion Regarding Resolution 6371

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

X. Resolution 6372 and 23LVPFC-07-19

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)

Main Motion Regarding Resolution 6372 and 23LVPFC-07-19

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

Discussion Items



A COMMUNITY OF POSSIBILITIES

The following items were discussed with the Board:

- XI.** Update and discussion regarding the Opportunity Home Scorecard (Richard Milk, Planning Officer)
- XII.** Update and discussion regarding westside development timing and priorities (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
- XIII.** Discussion regarding resident concerns

Four (4) resident concerns were discussed by the Board.

Attorney Doug Poneck read the Board into Closed Session.

Vice Chair Lopez recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 2:44 PM CDT.

XIV. 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

XV. Adjournment

The meeting adjourned at 4:18 PM CDT.

ATTEST:

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

Date



A COMMUNITY OF POSSIBILITIES

Ed Hinojosa, Jr.
President and CEO

Date

**BOARD OF COMMISSIONERS
Regular Board 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.
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Valerie Ochoa
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Valerie Ochoa
Assistant Director of Assisted Housing Programs

REQUESTED ACTION:

Consideration and approval 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

August 2, 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

August 2, 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?



**BOARD OF COMMISSIONERS
Regular Board 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.
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Brandee R. Perez
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Kristen Carreon
Director of Operations Support

DocuSigned by:
Valerie Ochoa
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Valerie Ochoa
Assistant Director of Assisted Housing Programs

REQUESTED ACTION:

Consideration and approval 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

August 2, 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**August 2, 2023****BOARD OF COMMISSIONERS
Regular Board 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

DocuSigned by:

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George Ayala
 Director of Procurement

DocuSigned by:

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Hector Martinez
 Director of Construction
 Services and Sustainability

REQUESTED ACTION:

Consideration and approval 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**August 2, 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

August 2, 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

	Supplier	Total / 100 pts	Relevant Experience / 35 pts	Competency / 25 pts	Project Approach / 20 pts	Financial Ability / 10 pts	Strength of the Respondent's Section 3 Program Utilization Plan / 5 pts	Strength of the Respondent's SWIMBE Utilization Statement / 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

**BOARD OF COMMISSIONERS
Regular Board 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

DocuSigned by:
Ed Hinojosa, Jr.
D7D46F73613P4FA...
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Muriel Rhoden
73835D8CC711474...
George Ayala
Director of Procurement

DocuSigned by:
Melissa Garza
1F080B3DA2204EC...
Melissa Garza
Director of Beacon
Communities

REQUESTED ACTION:

Consideration and approval 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

August 2, 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 16CI 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
Regular Board 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

DocuSigned by:
Ed Hinojosa, Jr.

Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Melissa Garza

Melissa Garza
Director of Beacon Communities

DocuSigned by:
Muriel Rhoder

George Ayala
Director of Procurement

DocuSigned by:
Joel Tabar

Joel Tabar
Director of Resident Services

REQUESTED ACTION:

Consideration and approval 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

August 2, 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
Regular Board 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

DocuSigned by:
Ed Hinojosa, Jr.

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Muriel Rhoder

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George Ayala
Director of Procurement

DocuSigned by:
Tim Alcott

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Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and approval 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

August 2, 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:

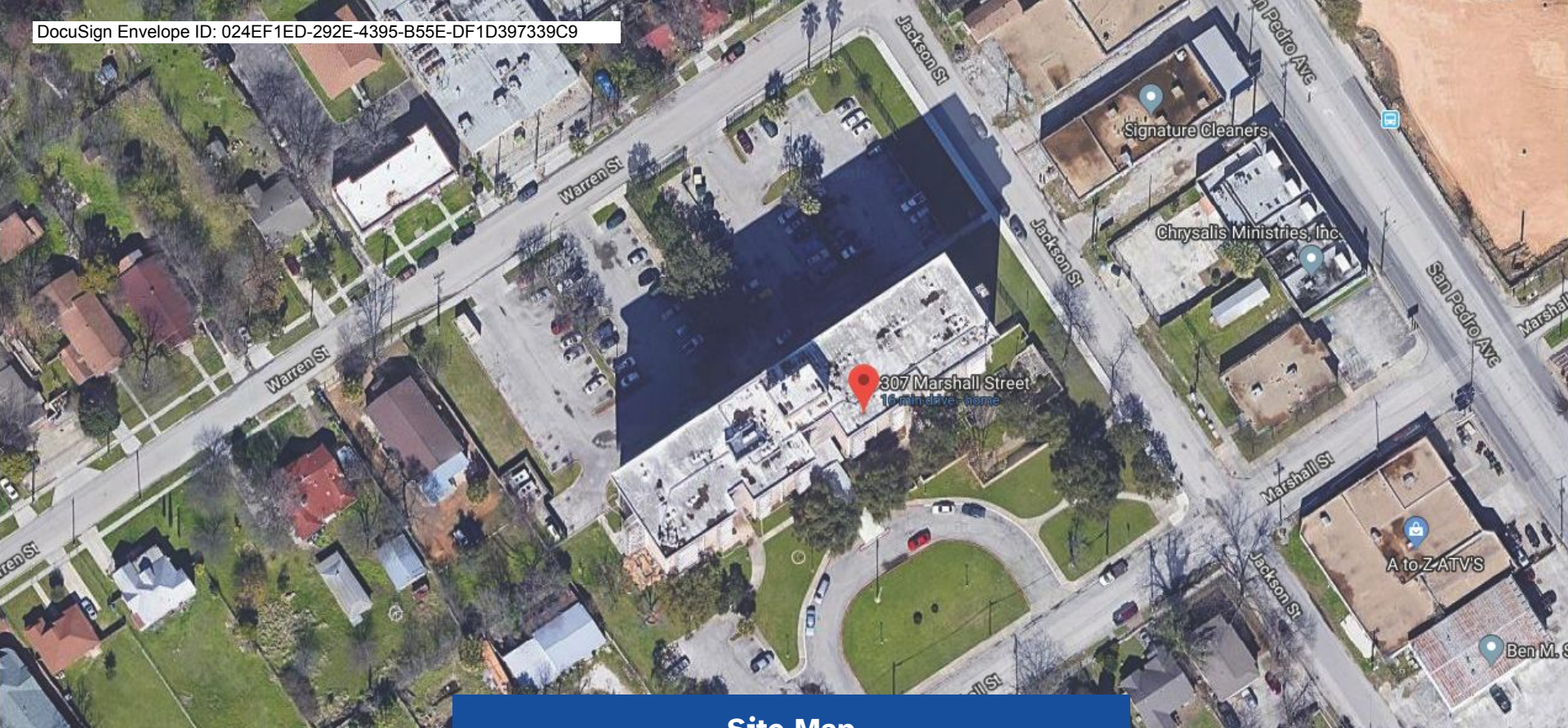
- 1) Approves Resolution 6370, authorizing the expenditure of additional funds for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed \$136,138.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

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



Site Map



Villa Tranchese

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
Regular Board 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

DocuSigned by:

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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 approval 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

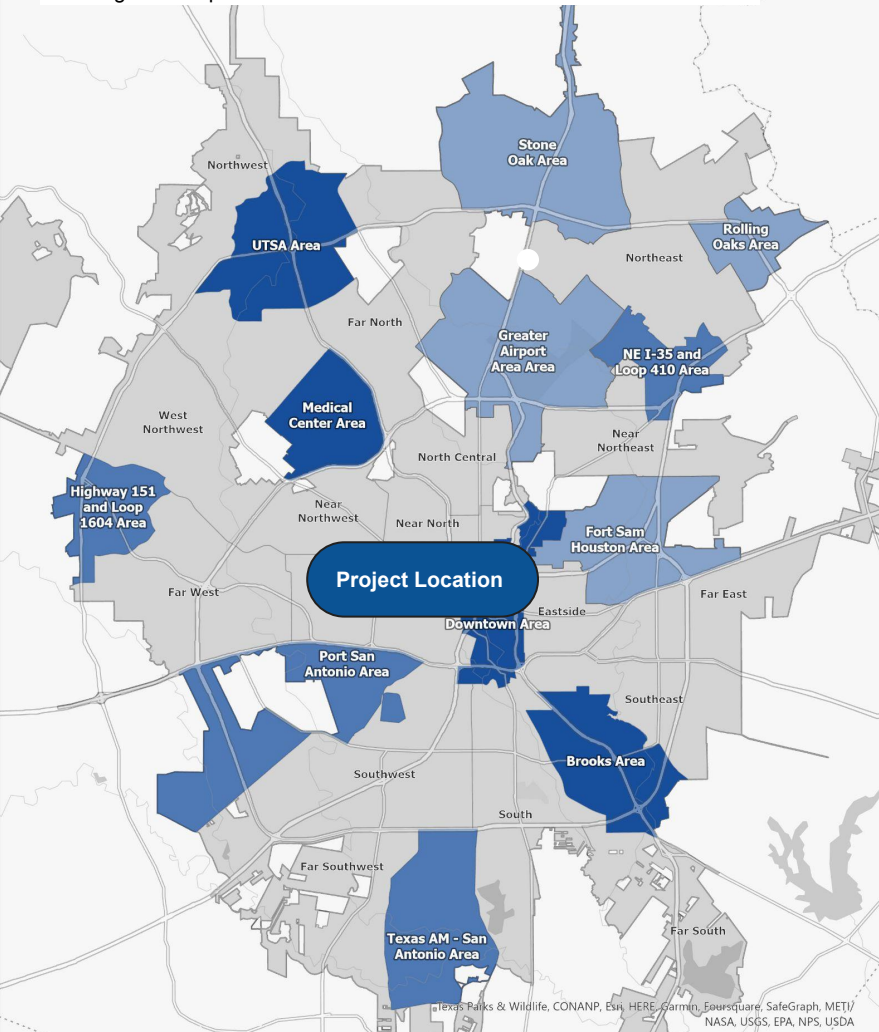
Timothy E. Alcott

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

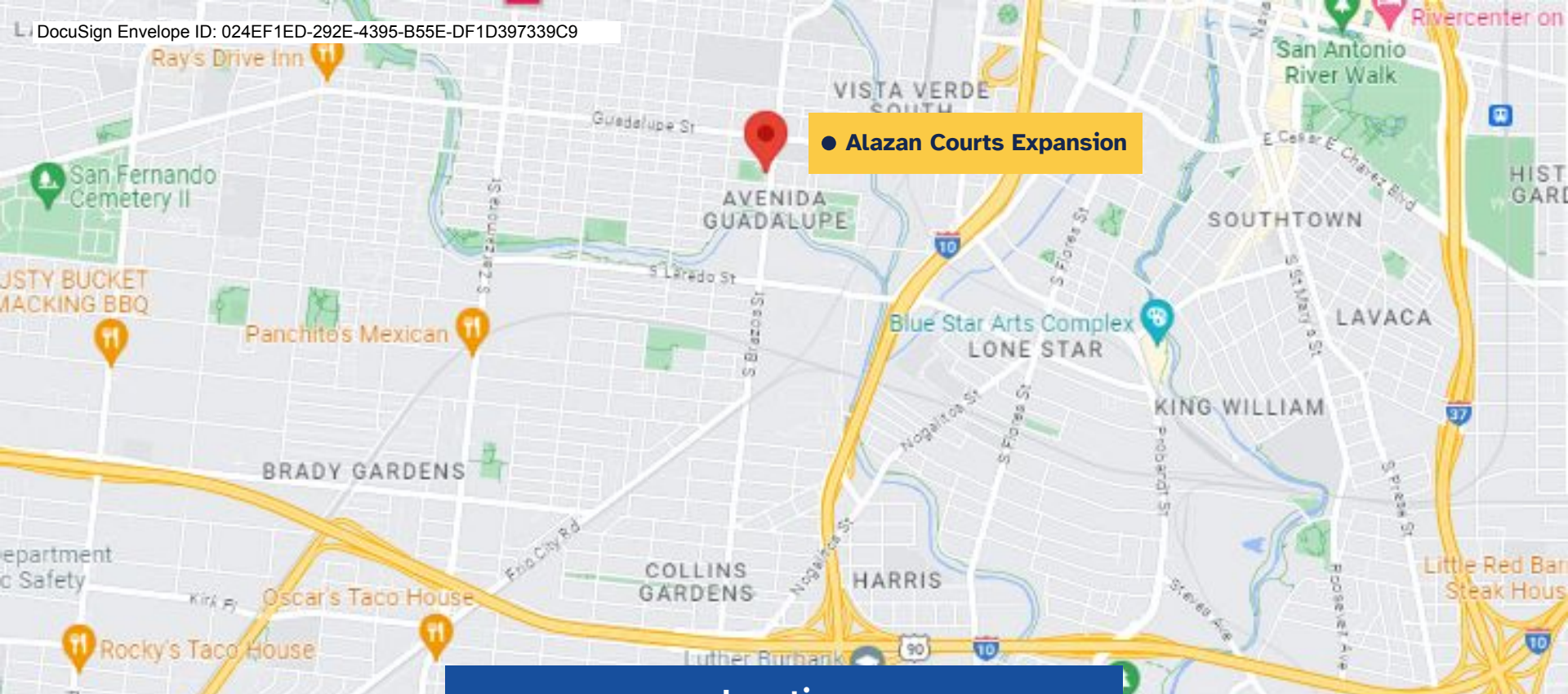
PHASE 2 CENTERS

- 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

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● 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
Regular Board 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

DocuSigned by:
Ed Hinojosa, Jr.
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Tim Alcott
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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval 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

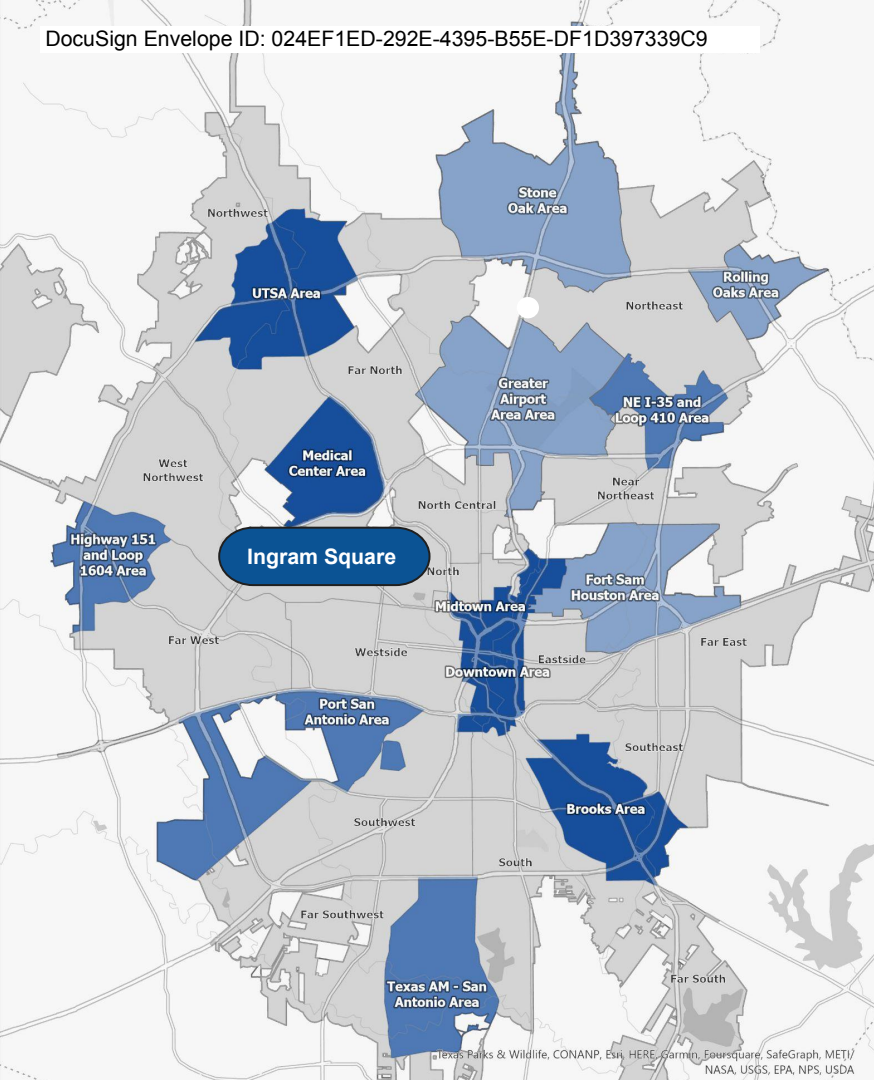
Ingram Square

Timothy E. Alcott

Chief Legal and Real Estate Officer

Miranda Castro

Director of Asset Management



Regional Centers

PHASE 1 CENTERS

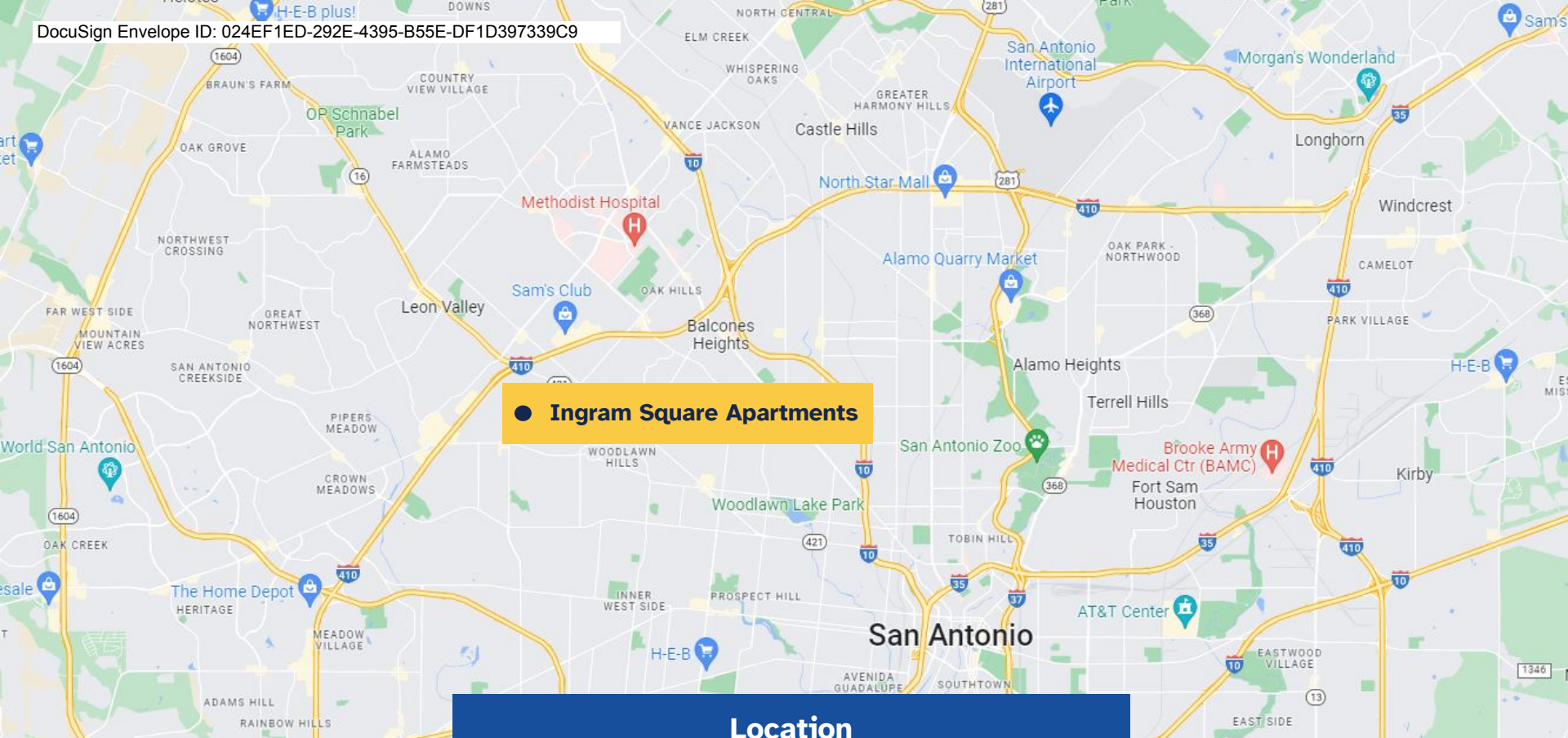
Downtown
Medical Center
UTSA
Midtown
Brooks

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?



President's Report

August 2023

Open House and Job Fair

Opportunity Home is hosting an Open House and Job Fair from 10:00 a.m. to 3:00 p.m. on August 9th at the UTSA Downtown Campus, 501 W. Cesar E. Chavez Blvd.

Employees are encouraged to attend the Open House from 10:00 a.m. to 12:00 p.m. and explore a deeper understanding of various departments within the organization. The general public is invited to attend the Job Fair from 1:00 to 3:00 p.m. and learn and apply for open positions within the organization.

Wi-Fi Initiative

Opportunity Home's Wi-Fi Initiative was highlighted on both KSAT-12 and Texas Public Radio this month. The initiative provides public broadband access to residents at no cost. Currently, 72 out of 74 properties have been installed with the broadband capability.

Scholarship and REACH Awards

A record number of 60 applications for the scholarship program and 125 applications for the Rewarding Educational Achievement and Cultivating Hope award were received by the organization following the July 7 deadline.

Resident Town Hall Recap

Residents learned about the latest updates within Opportunity Home and had their issues and concerns addressed during the June 21 Resident Town Hall Meeting.





Summer Fun With the DoSeum

The DoSeum hosted fun, interactivities for youth in grades K-5 at Springview Apartments on June 20 – 22.



Affordable Housing Projects to Receive City and Federal Funding

On June 8, the City of San Antonio's City Council selected four Opportunity Home affordable housing projects to receive \$8.3 million in funding.





The four projects that received funding were Victoria Plaza, Midcrown Senior Pavilion and The Ravello (rehabilitation projects), plus the Westside Reinvestment Initiative (homeownership project).

Villa Hermosa Residents Return Home

Three Villa Hermosa residents returned to their homes in June after they were temporarily displaced by a fire on May 30. They were provided temporary lodging, food, and water.

Wheatley Park Senior Participate in Digital Literacy Course

Ten Wheatley Park residents graduated from a three-week digital literacy course provided by the ConnectHomeSA program on May 25. Following graduation, they received refurbished Chromebooks at no cost to them.

EDI Director Serves on CLPHA Panel in DC

Dr. Jeneise Briggs, Director of Equity, Diversity and Inclusion, participated in a panel discussion, along with Misty Harty from the YWCA San Antonio, during Council of Large Public Housing Authority's Housing Is Summit in Washington, D.C. on May 12.

The breakout session explored the intersectionality of housing, race, and the wage gap and their impacts on the most disenfranchised San Antonians.

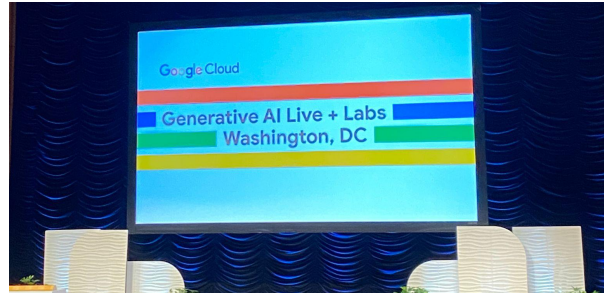
Google Cloud Generative AI Live + Labs in Washington, DC

On July 18, Opportunity Home Director of Innovative Technology Jo Ana Alvarado attended the Google Cloud Generative AI Live + Labs in Washington, D.C. to learn about the uses of artificial intelligence and its capabilities from an organization's standpoint.





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Technology Donation

On July 13, Frontier Technology, Inc. donated 15 digital devices valued at \$350 each to Opportunity Home's ConnectHomeSA program. Their support further advances the organization's efforts in narrowing the digital divide in San Antonio.



BCFS Health and Human Services Workshop

Alazan-Apache Courts hosted a BCFS Health and Human Services Workshop at its community room on July 10. Attendees learned and applied for Children's Medicaid and Children's Health Insurance Program (CHIP) benefits.

NAHRO Summer Symposium

Opportunity Home attended the National Association of Housing and Redevelopment Officials Summer Symposium in Washington D.C.

While there, they also met with the staff of Congressman Greg Casar (TX-35) to discuss current projects and updates on future opportunities.





Letters of Support from Mayor Ron Nirenberg

Opportunity Home secured two letters of support from Mayor Ron Nirenberg for the first phase of redevelopment of the Alazan-Apache Courts and the disposition and redevelopment of the Springview Apartments administration building.

Cassiano Homes Meeting

Opportunity Home attended a meeting with Cassiano residents, San Antonio Mayor Ron Nirenberg, District 5 Councilwoman Terri Castillo, and representatives from COPS Metro on June 28. Residents requested a master plan for Cassiano Apartments and expressed concerns ranging from security and maintenance issues to organizational accountability. Opportunity Home will remain in contact with the group and provide follow-up information as needed.

Owner Incentive Payments Program

On July 1, the organization officially launched the Owner Incentive Payments program, a \$500 incentive paid out to property owners who lease to participants in either the Housing Choice Voucher (HCV) or mainstream programs. This initiative serves as an effort to increase successful leasing for voucher holders in a competitive market.





Housing Commission Meeting

During the Housing Commission meeting on June 28, Opportunity Home delivered a presentation on recent and future projects and initiatives including updates on the resident safety drone lighting study, Wi-Fi initiative, bond projects, the Alazan-Apache Courts expansion, and Snowden project updates.

Head Start Resource Fair

The Community Development Initiatives (CDI) Department discussed resources offered by the organization on June 28 to families who have children enrolled in the Head Start program during the San Antonio Head Start Resource Day.

SABJ Women's Leadership Award

Opportunity Home Chief Administrative Officer Muriel Rhoder was announced as an honoree for the San Antonio Business Journal's Women's Leadership Award on June 20. She will be formally recognized during an awards ceremony in August.



SAAA 2023 Leadership Lyceum

Opportunity Home Director of Resident Services Joel Tabar was accepted as a class member of the San Antonio Apartment Association's (SAAA) 2023 Leadership Lyceum in June. The program was established in 2012 to help SAAA identify knowledgeable and





effective leaders in the multi-housing industry who align with the association's mission and strategic objectives.

Father's Day Fiesta Recap

On Father's Day weekend in June, Opportunity Home and the San Antonio Fatherhood Campaign celebrated and recognized fathers and father figures throughout the community during the 23rd annual Father's Day Fiesta.



Lincoln Heights Court Meeting

Opportunity Home employees met with staff from the Mayor's Office, the City of San Antonio Neighborhood and Housing Services Department, and Pastor Vincent Robinson of Harpers Chapel Ministries on June 20. Topics discussed were security concerns, programming for families with children, and community outreach.

Beyond Housing Podcast

Our first podcast, Beyond Housing, launched in June. The podcast features conversations with local and national leaders and activists on various topics surrounding affordable housing.





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BEYOND HOUSING

A podcast discussing people, issues and policies impacting affordability



District 5 Funding

District 5 Councilwoman Terri Castillo expressed support for an “Accessibility and Modernization Fund” to introduce an annual funding allocation to Opportunity Home. The new funding stream would address critical repairs, rehabilitations, and upgrades to housing units under the Opportunity Home portfolio, particularly communities that house elderly and disabled persons. The objective is to enhance units for those individuals to access and enjoy without limitations.

Forty-One Housing Stability Vouchers Received

Opportunity Home received 41 Housing Stability Vouchers totaling \$335,060 from the U.S. Department of Housing and Urban Development on June 6. Housing Stability Vouchers are distributed to individuals who are experiencing or on the brink of homelessness, fleeing or attempting to flee dangerous situations, and veterans or families that include a veteran.

SAPD Community Event

On May 27, the Public Housing and Security department participated in a community engagement event with the San Antonio Police Department. The event at Antioch





Missionary Baptist Church served to help bridge the gap between youth and law enforcement, and act as a proactive measure to prevent juveniles from engaging in criminal activity. The organization provided information on programs and services we offer to families.

Mother’s Day Celebration

Opportunity Home celebrated the hardworking moms who do it all during its annual Mother’s Day Celebration at Opportunity Home Park on May 26. Residents enjoyed a performance from the San Antonio Independent School District’s Young Men’s Leadership Academy, received full pampering treatment, shopped gently-used clothing at a boutique, won giveaways, and strutted in a fashion show.



Alazan Residents Graduate from MindshiftED Course

Alazan-Apache Courts participated in a weeklong parent advocacy course hosted by MindshiftED in the community room from May 15 – 19. Families learned tools to help them advocate for their children at school, ensuring their loved ones receive a quality education.

