



**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. Dantzer
CommissionerOlga Kauffman
CommissionerIgnacio Perez
Commissioner**PRESIDENT & CEO**

Ed Hinojosa, Jr.

OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING

1:15 p.m. | Thursday | November 17, 2022

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

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. **Public Comment** - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 1:00 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.

PRESENTATIONS

3. Update and Presentation regarding Alazan by Able City
4. Update and Presentation regarding Lincoln Heights by Saldana & Associates

INDIVIDUAL ITEMS

5. Consideration and appropriate action regarding Resolutions 6290, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (i) the execution of all documentation necessary to carry out the transaction, including entering into a development agreement; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for low income housing tax credits; (iii) the lease of the land for the transaction by San Antonio Housing Facility Corporation (SAHFC) to Fiesta Trails Ltd.; (iv) the acquisition of the membership interest by San Antonio Housing Facility Corporation (SAHFC) in Fiesta Trails GP LLC; (v) authorizing SAHFC to serve as the general contractor; and (vi) authorizing the financing for such transaction; and other matters in connection herewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

6. Consideration and appropriate action regarding Resolution 6291, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022 (the “Bonds”); (ii) the Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 22LVPFC-11-17 authorizing the Bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
7. Consideration and appropriate action regarding Resolution 6292, authorizing the award of a contract for architectural and related services for the Alazan Expansion Development to Alamo Architects for an amount not to exceed \$865,500 (Timothy E. Alcott, Chief Legal and Real Estate Officer)
8. Consideration and appropriate action regarding Resolution 6293, authorizing the award of a contract for Interior/Exterior Design and Purchasing Management Services for Snowden Apartments to StudioSIX5, Inc. for an amount not to exceed \$464,100 (Lorraine Robles, Director of Development Services and Neighborhood Revitalization; George Ayala, Director of Procurement)
9. Consideration and appropriate action regarding Resolution 6294, authorizing the award of a contract for elevator modernization at Villa Tranchese to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$820,087 (Hector Martinez, Director of Construction Services and Sustainability; George Ayala, Director of Procurement)

DISCUSSION ITEMS

10. Update and discussion regarding FY2022 MTW Report and FY2021 MTW Compliance determinations (Richard Milk, Planning Officer)
11. Discussion regarding Community Development Initiatives (CDI) and related programs (Joel Tabar, Director of Community Development Initiatives)
12. Update and discussion regarding 2023 proposed calendar (Muriel Rhoder, Chief Administrative Officer)
13. Discussion regarding resident concerns
14. Closed Session
Consultation with Attorney
Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).
 - Discussion with attorney regarding Master Planner Contracts

REPORTS

- Procurement Activity Report
- Demographic Activity Report

RESOURCE

- Schedule of Units Under Development

15. Adjournment

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

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

REIMAGINE ALAZAN COURTS







1. MAINTAIN THE STREET



3. MAINTAIN HEIGHT + STREETSCAPE



2. PRESERVE THE CORE



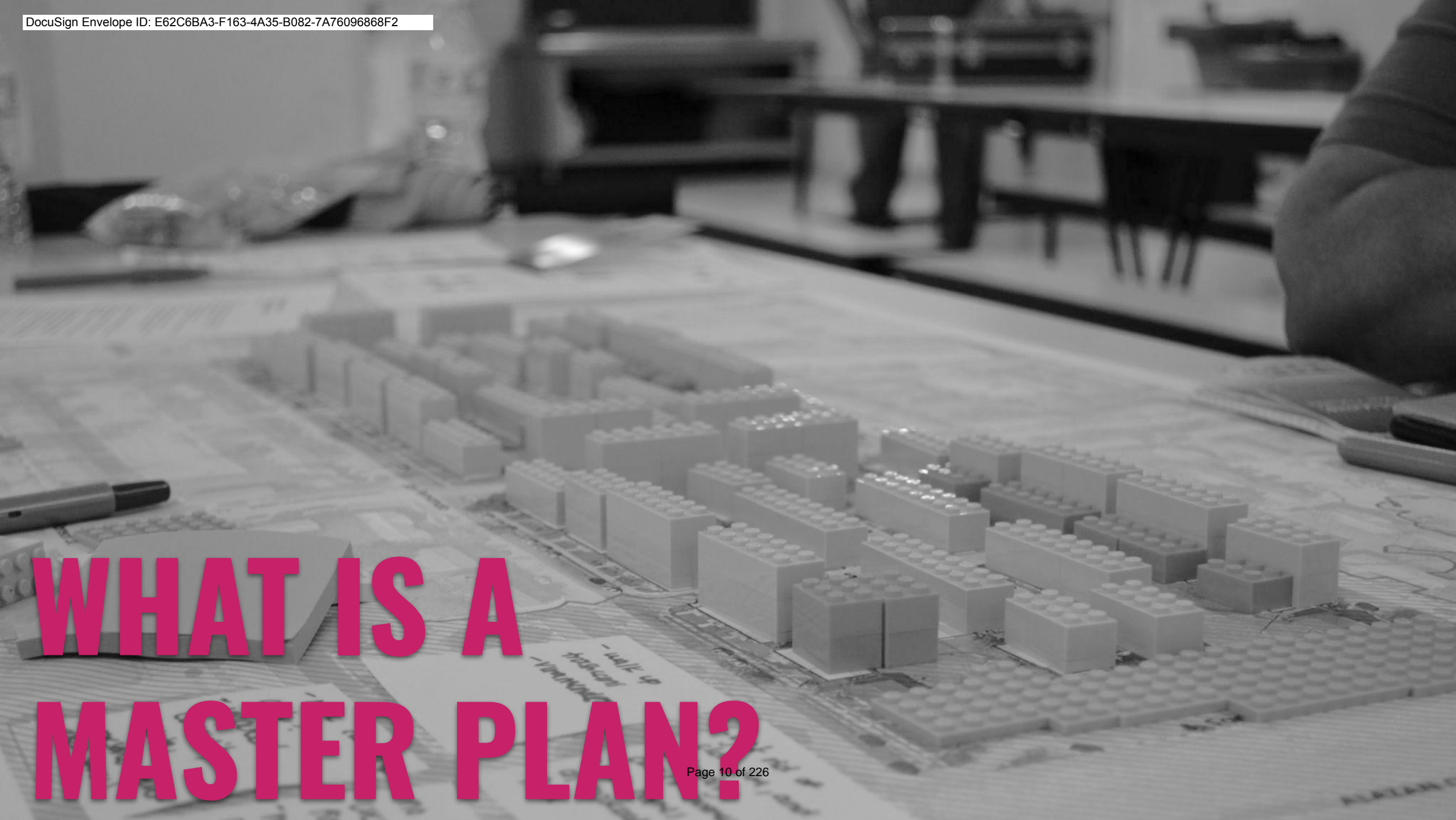
4. MAXIMIZE GREEN SPACE



INITIAL DESIGN DIRECTIONS

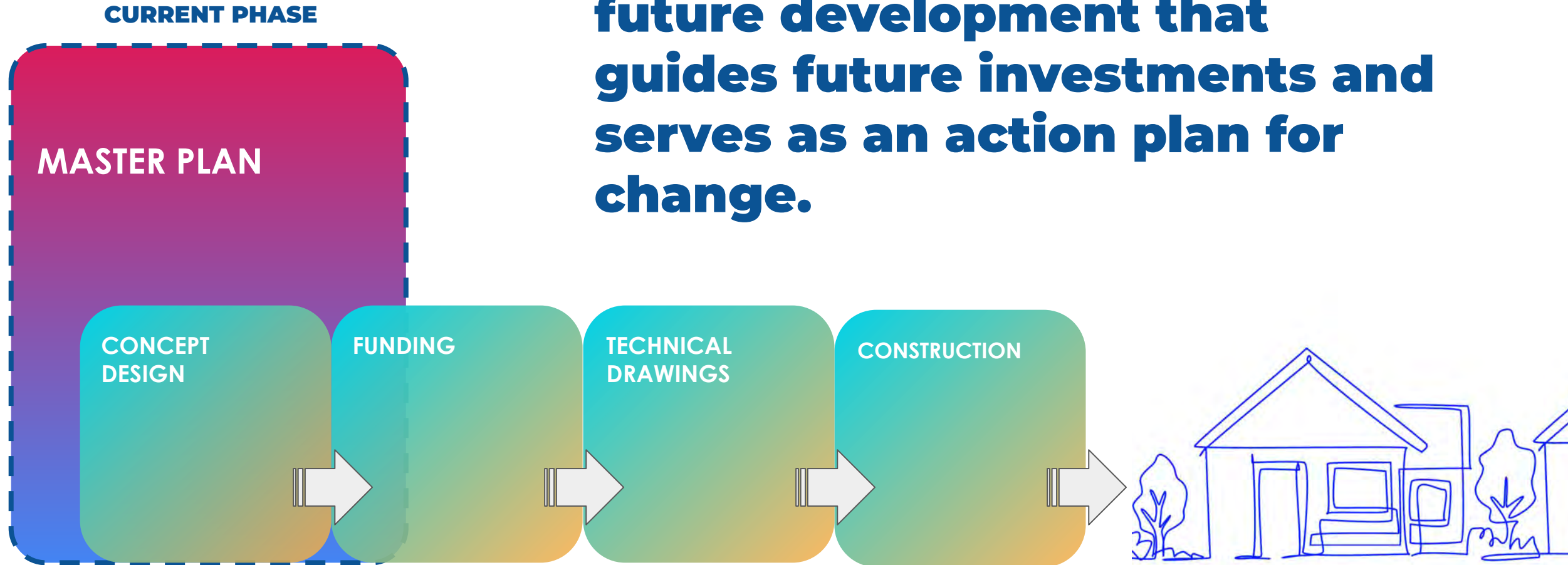


MASTER PLAN DRAFT UPDATE



WHAT IS A MASTER PLAN?

A master plan is a vision for future development that guides future investments and serves as an action plan for change.



WHAT IS A MASTER PLAN?

A. Introduction - Framing Design Challenges

- a. Opportunity Home Priorities**
- b. History / Culture**
- c. Safety**

B. Design Development

C. Masterplan Overview

- a. Historic Preservation**
- b. New Construction**
- c. Public Realm / Green Space**
- d. Community Center**
- e. Infrastructure**

D. Phasing

E. Financing

F. Discussion and Recommendations

88 UNITS at VALERO + APACHE

468 UNITS at ALAZAN

= **556 TOTAL HOMES**

55 ADDITIONAL HOMES

82x 1 BD (15%)

284x 2BD (51%)

134x 3BD (24%)

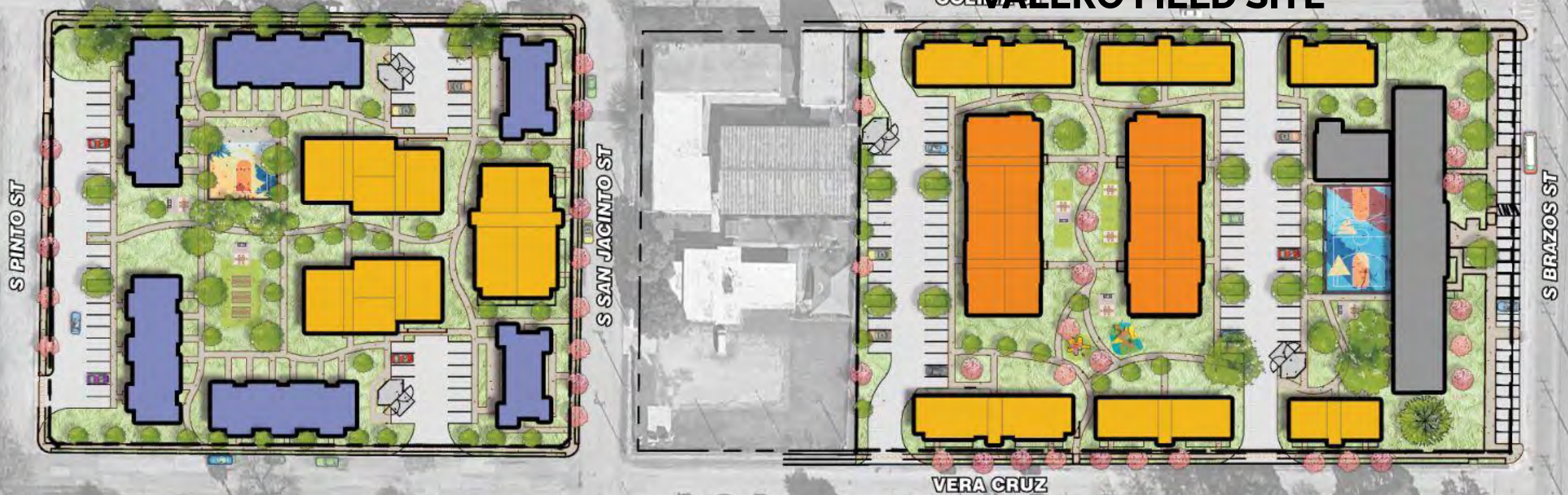
56x 4BD (10%)

= **1,276 Bedrooms**

297 ADD' BEDROOMS





HOUSING COUNTS

VALERO FIELD SITE



ALAZAN EXPANSION - SITE PLAN

Page 14 of 226

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

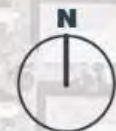
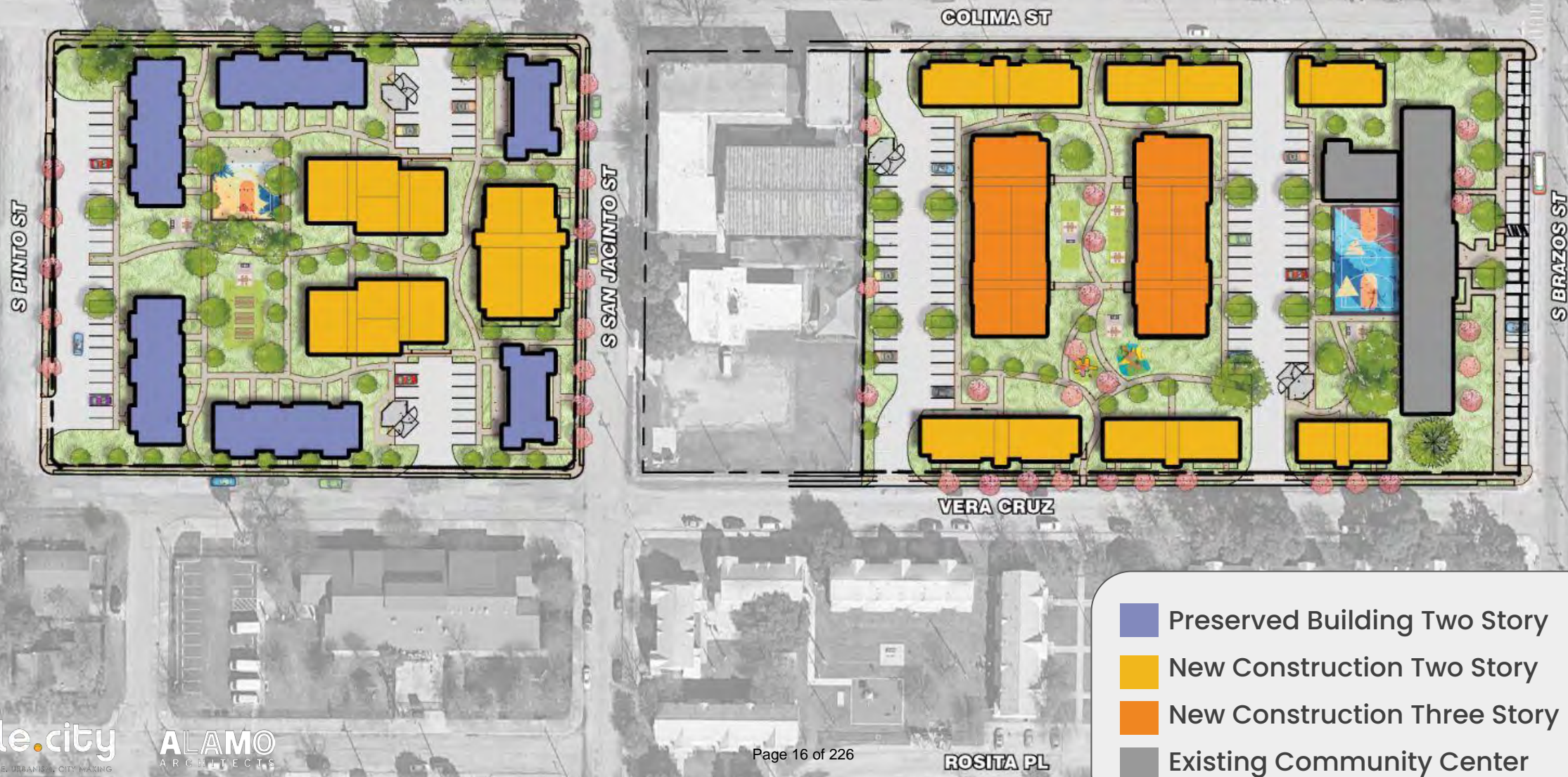




ALAZAN EXPANSION - PERSPECTIVE

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Comments/Questions





ALAZAN COURTS SITE PLAN

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



1939 ALAZAN COURTS



ALAZAN COURTS - STREETSCAPE

San Fernando Street

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ARCHITECTS & URBANISM, CITY MAKING

ALAMO
ARCHITECTS



COURTYARD - NEW CONSTRUCTION

Violeta Place



ALAZAN COURTS - COURTYARDS

Violeta Place

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ARCHITECTURE AND PLANNING

ALAMO
ARCHITECTS



ALAZAN COURTS - EXISTING + NEW

Colorado Street

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ALAMO
ARCHITECTS



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ALAZAN COURTS REHAB OPTION 1

San Fernando Street



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ARCHITECTURE + DESIGN

ALAMO
ARCHITECTS

ALAZAN COURTS REHAB OPTION 1

San Luis Street and S Smith Street

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ALAMO
ARCHITECTS

ALAZAN COURTS REHAB OPTION 1

San Luis Street and S Smith Street

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ARCHITECTURAL RENDERING

ALAMO
ARCHITECTS

ALAZAN COURTS REHAB OPTION 2

San Luis Street and Colorado Street

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ALAMO
ARCHITECTS

ALAZAN COURTS REHAB OPTION 2

San Luis Street and Colorado Street

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Comments/Questions



REIMAGINE ALAZAN COURTS



STATUS OF THE WORK PRESENTATION

LINCOLN HEIGHTS MASTER PLAN PROJECT

OPPORTUNITY HOME SAN ANTONIO

November 17, 2022

TEAM:

Saldana & Associates

Master Planners

Gabe Velasquez

Maria Zentella PhD

Facilitators

Other Consultants:

ADA Consultants

Structural Engineering,

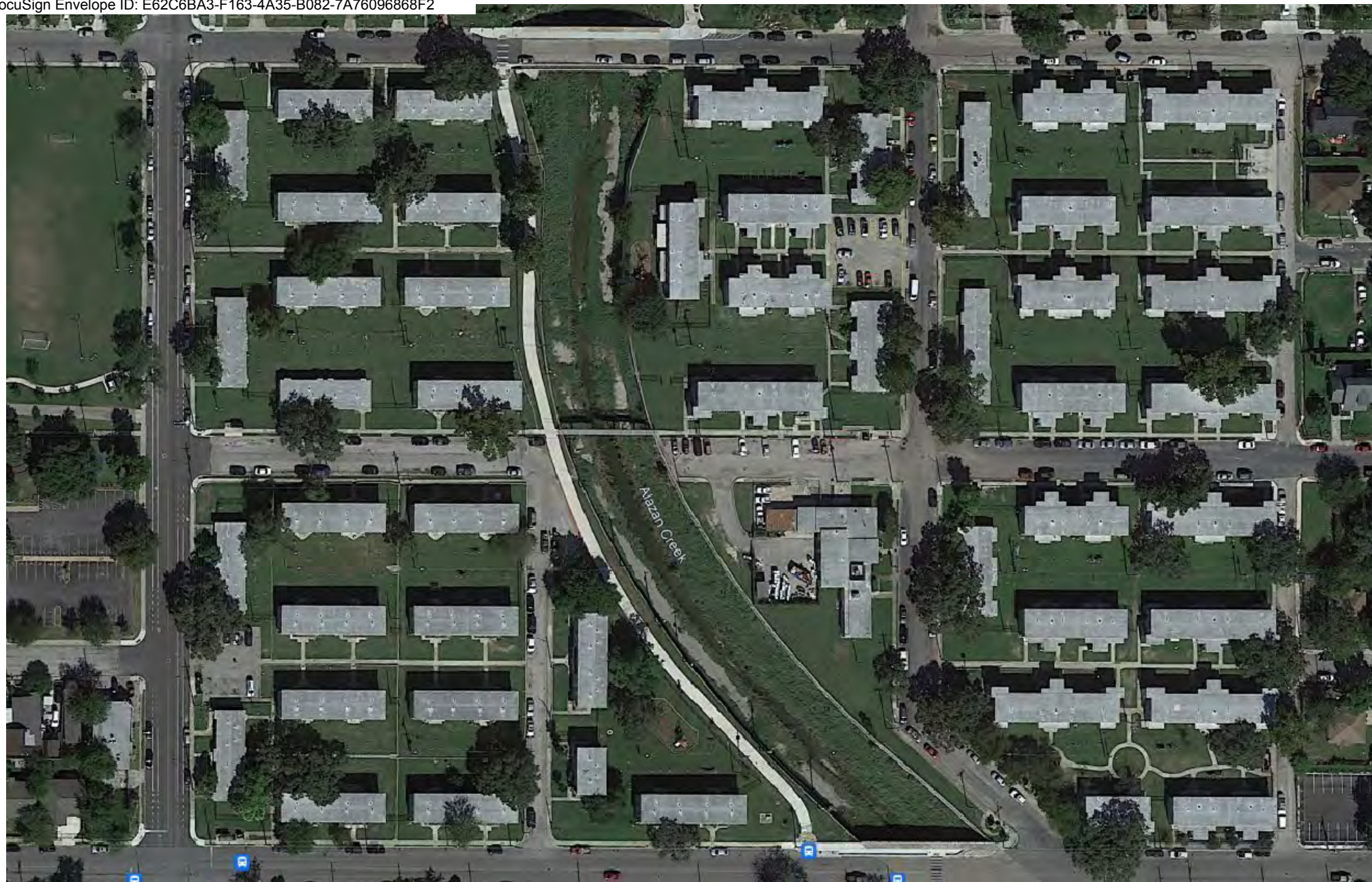
MEP Consultants



LINCOLN HEIGHTS HOUSING PROJECT MASTER PLAN

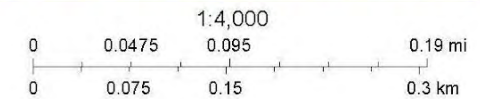
GENERAL OBJECTIVES:

- PROVIDE A PLANNING PROCESS THAT ENGAGES WITH RESIDENTS AND COMMUNITY STAKEHOLDERS.
- PROMOTE MIXED USE DEVELOPMENT, AFFORDABLE HOUSING, AND RE-USE OF OLDER BUILDINGS FOR NEW PURPOSES.
- ALLOW CURRENT LINCOLN HEIGHTS RESIDENTS TO REMAIN IN THE NEIGHBORHOOD WITH LITTLE DISRUPTION DURING REDEVELOPMENT ACTIVITIES
- DESCRIBE THE OVERALL LAND USE OF THE DESIGNATED AREAS FOR REDEVELOPMENT
- STRENGTHEN, ENABLE, AND RENEW DIVERSE NEIGHBORHOODS WITH:
 - COMMUNITY SHARED SPACES
 - NEW AND EXPANDED HOUSING CHOICES
 - IMPROVED SAFETY INFRASTRUCTURE
 - ENHANCED AMENITIES AND SERVICES
- IDENTIFY NATURAL CONSTRAINTS (ALAZAN CREEK, FLOODING, ELEVATION)
- ENGAGE WITH THE COMMUNITY
 - FOCUS ON COMMUNITY INPUT
 - DEVELOP A MULTI-PHASE MASTER PLAN THAT PREVENTS DISPLACEMENT OF EXISTING LINCOLN HEIGHTS RESIDENTS



LINCOLN HEIGHTS SITE PLAN

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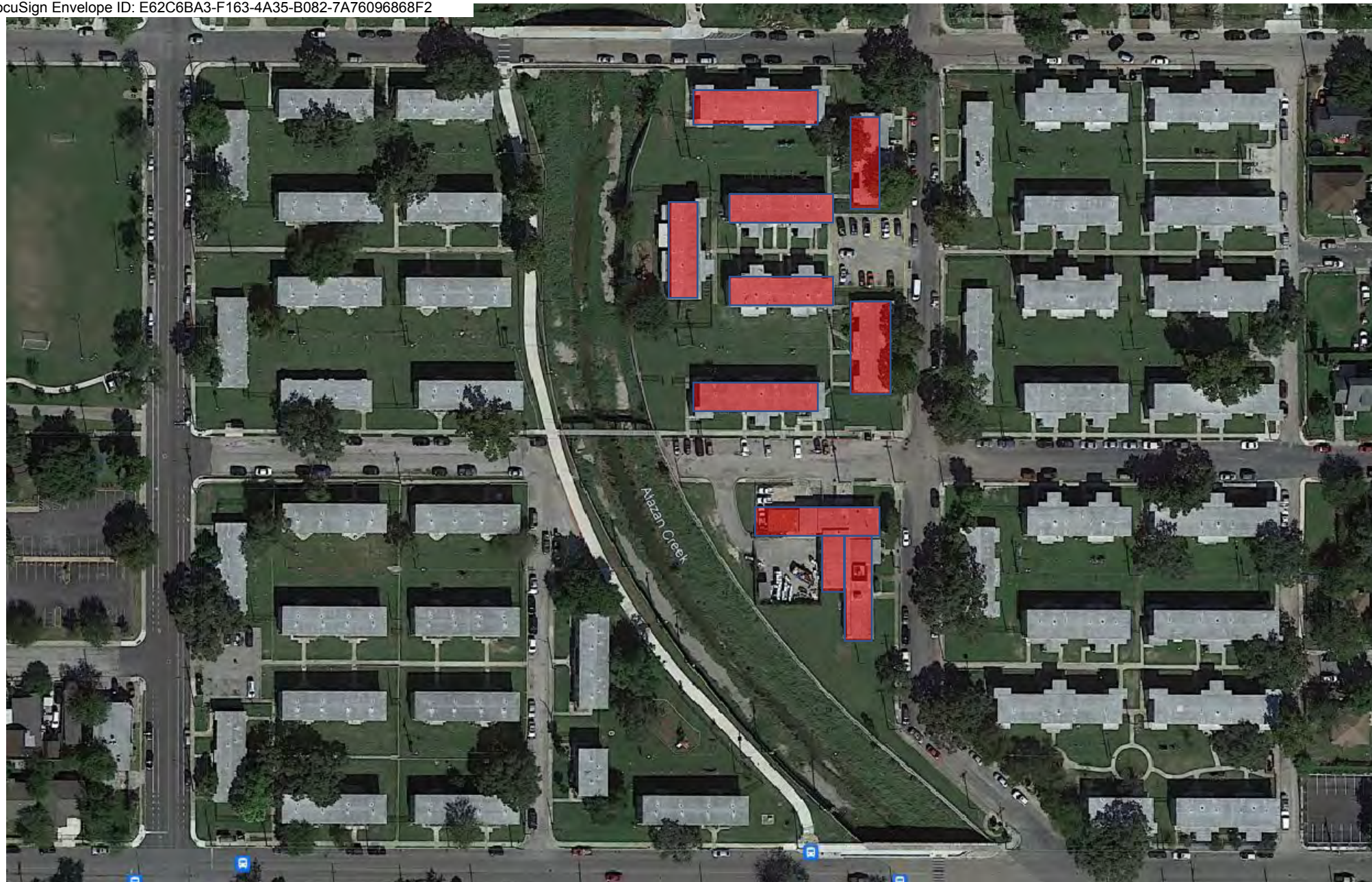


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City of San Antonio One Stop



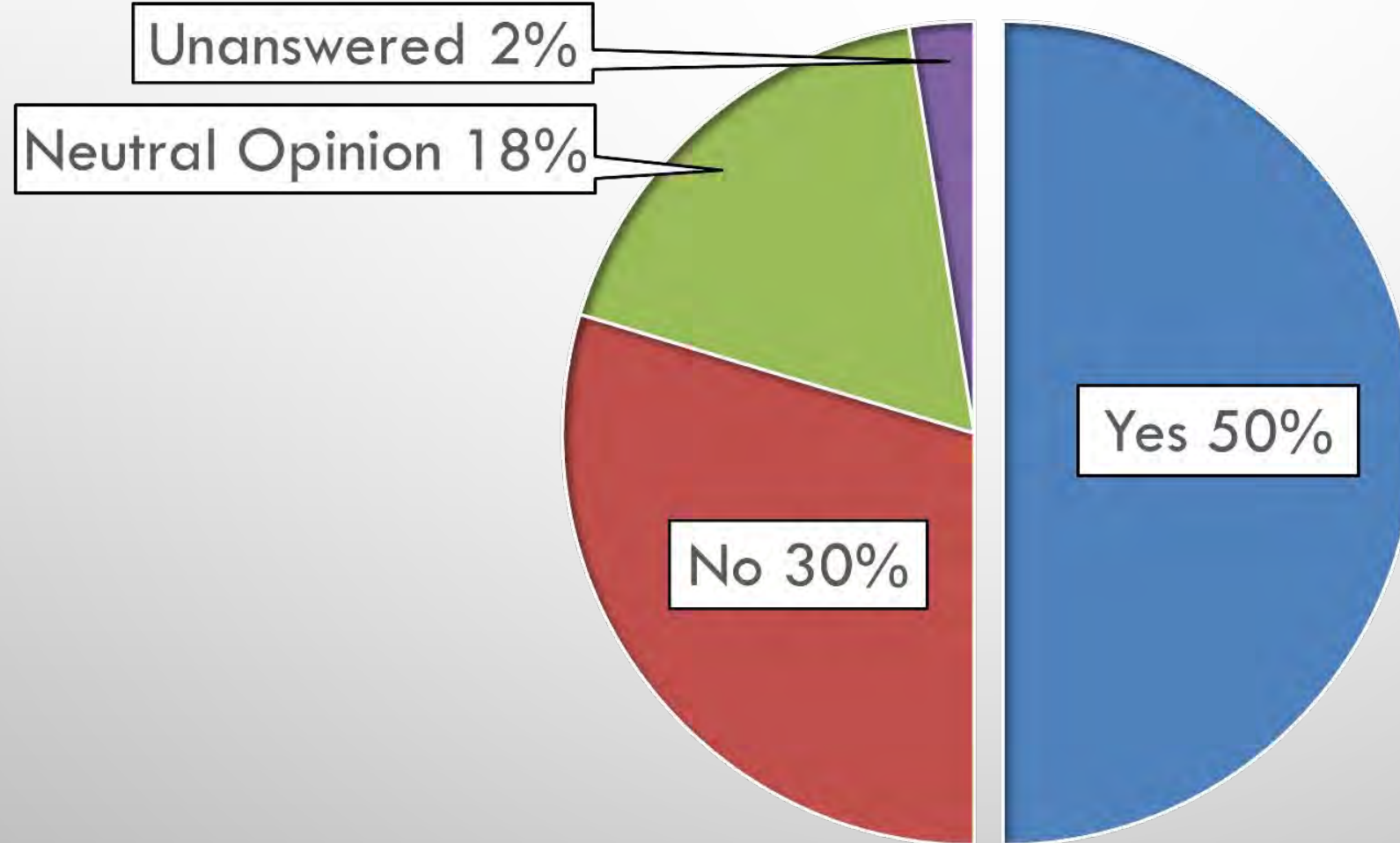
FEMA 100-YEAR FLOODPLAIN MAP



BUILDINGS LOCATED IN FLOODPLAIN

QUESTION 1

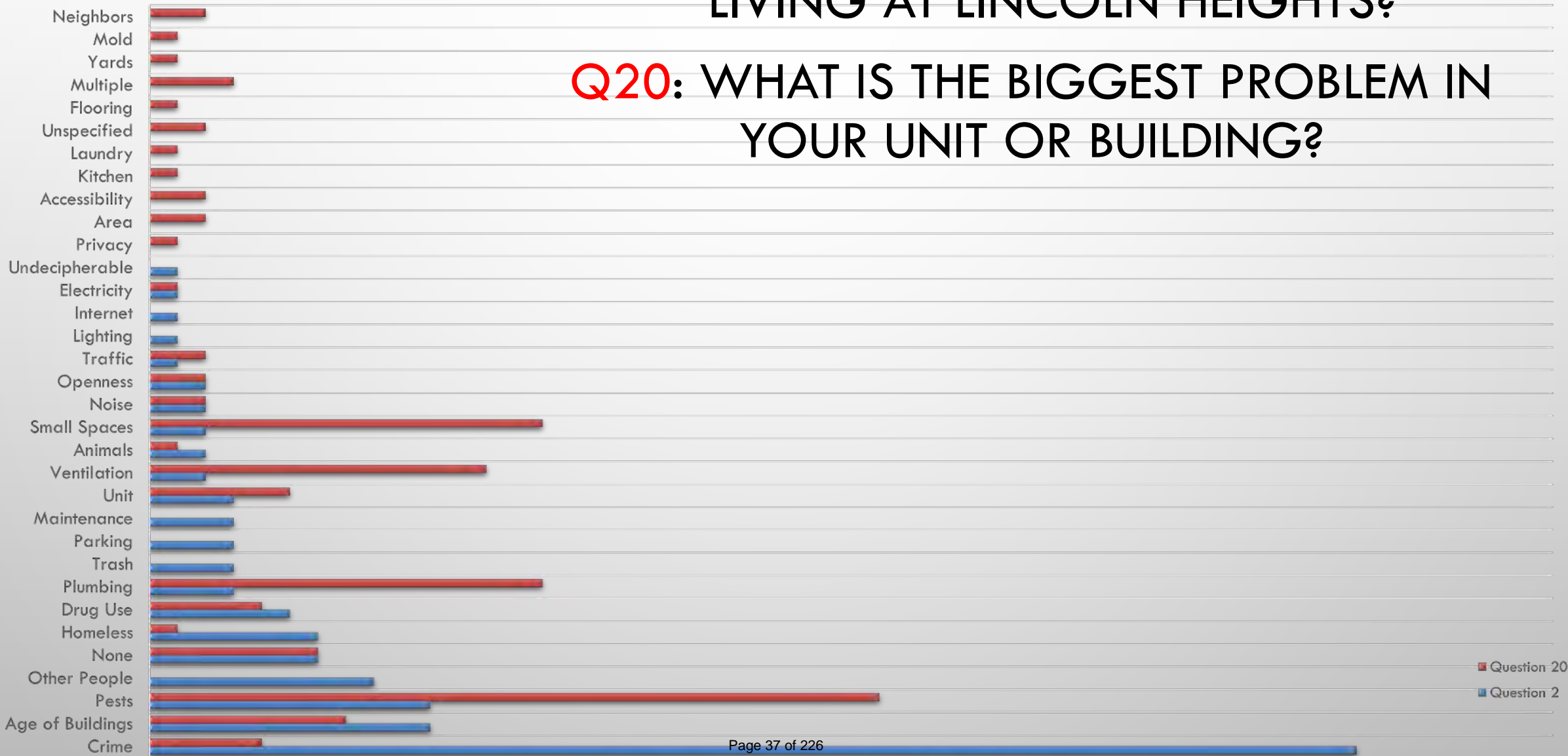
ARE YOU COMFORTABLE LIVING AT LINCOLN HEIGHTS?



QUESTION 2 & 20

Q2: WHAT IS THE MAIN PROBLEM WITH LIVING AT LINCOLN HEIGHTS?

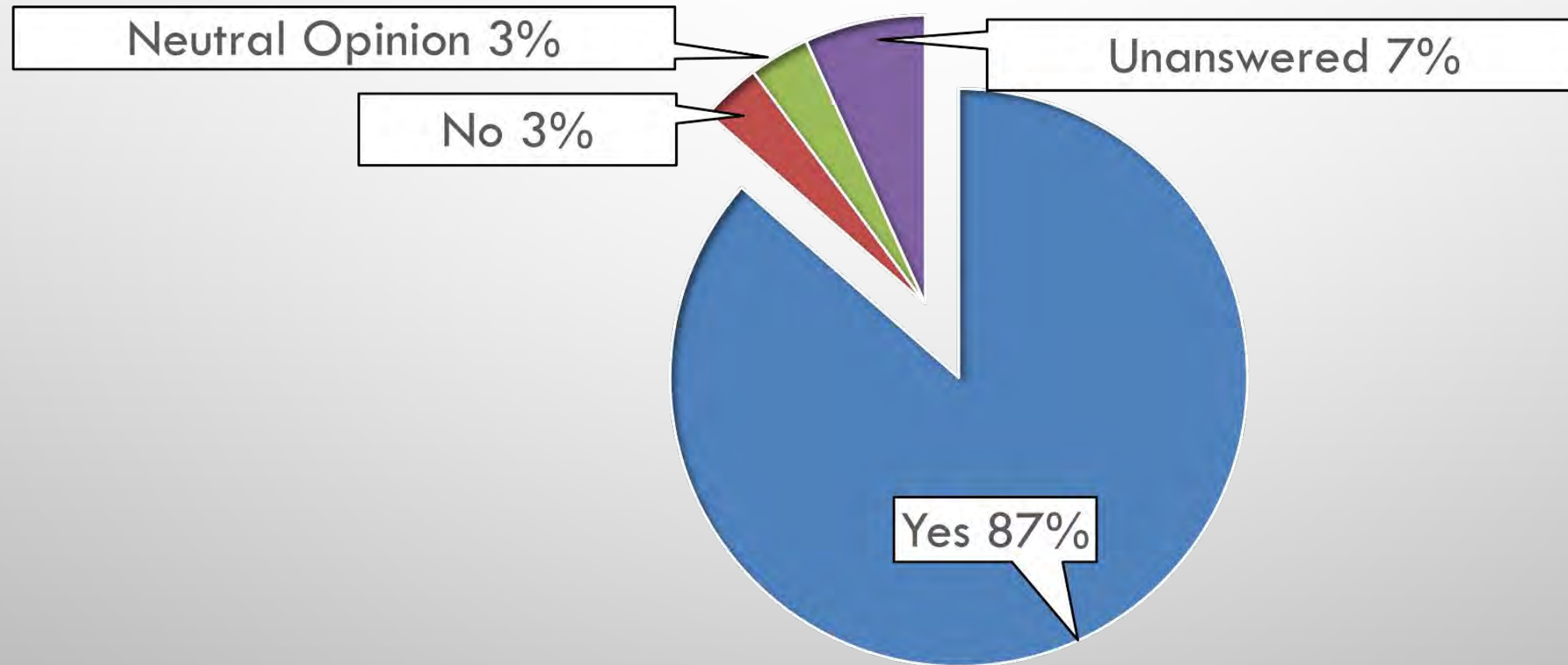
Q20: WHAT IS THE BIGGEST PROBLEM IN YOUR UNIT OR BUILDING?



Number of People Who Rank Category as Top Priority

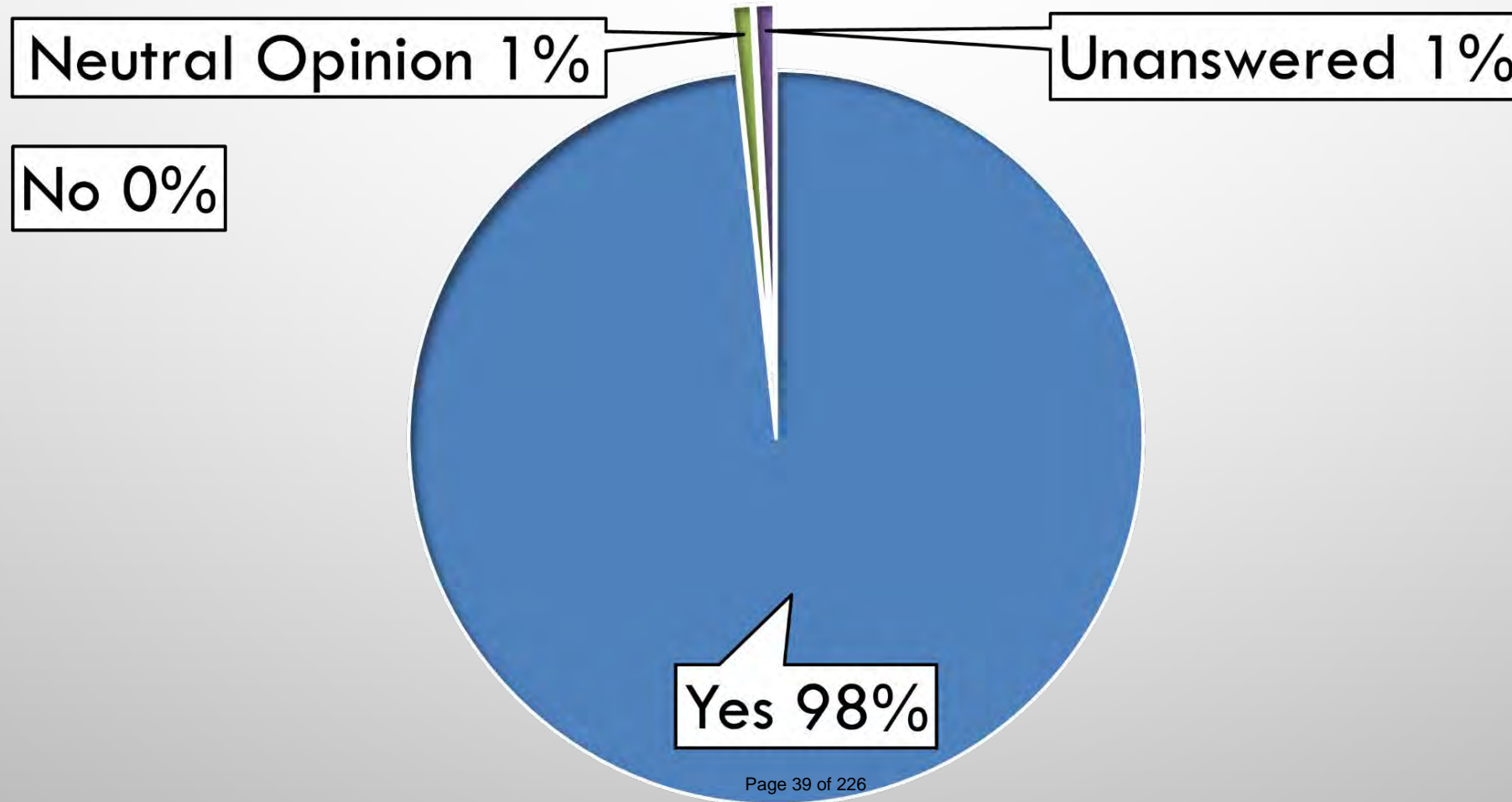
QUESTION 6

IF A FENCE WERE CONSTRUCTED ALL
AROUND THE COMPLEX TO PROVIDE
SECURITY, IS THAT SOMETHING YOU WOULD
SUPPORT?

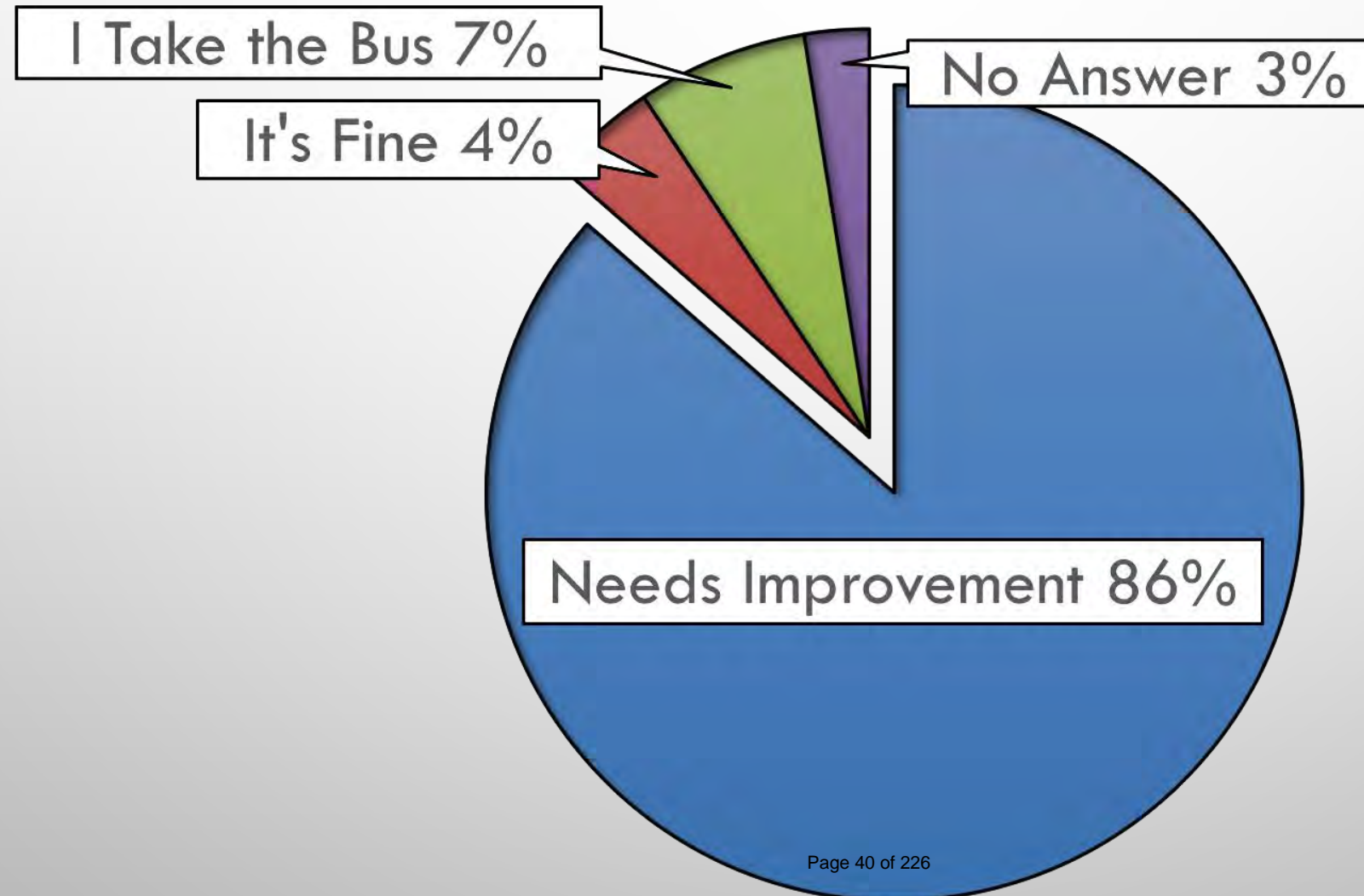


QUESTION 7

IF EACH UNIT HAD A FENCED-IN FRONT
AND BACK YARD WITH A GATE, WOULD
YOU LIKE THIS?

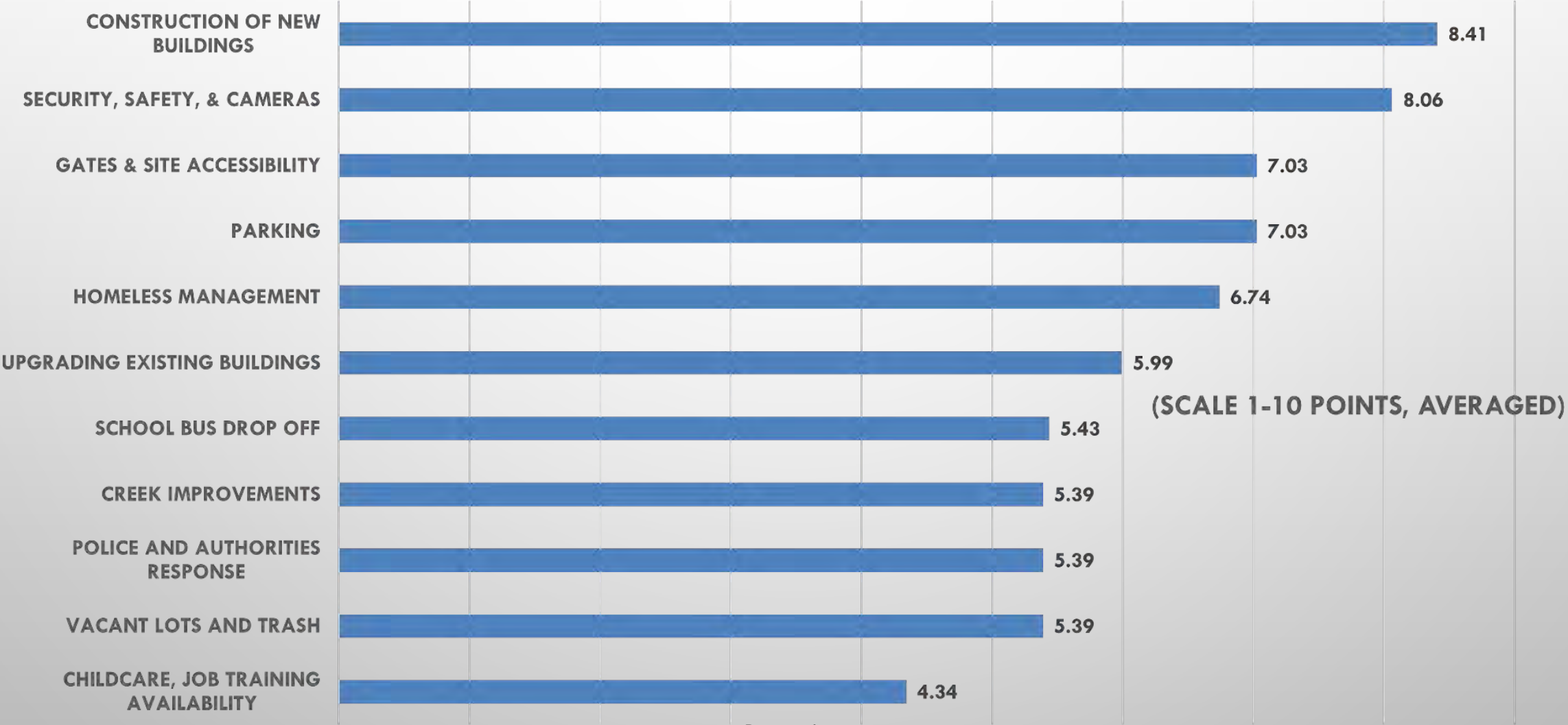


QUESTION 8 CAN YOU ALWAYS FIND PARKING? ARE PARKING AREAS SAFE?



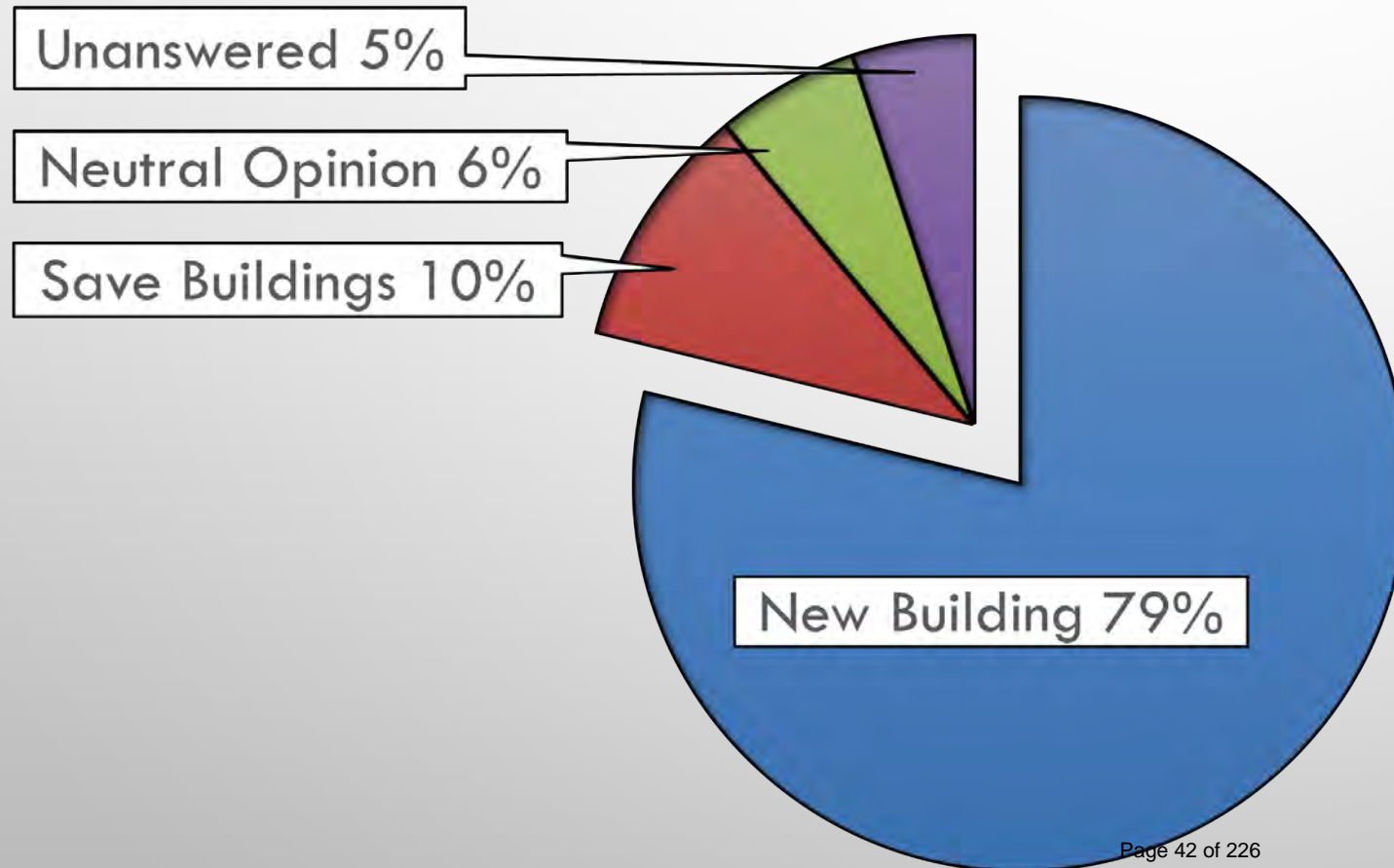
QUESTION 9

IN YOUR OPINION, WHICH OF THE FOLLOWING ARE
THE MOST IMPORTANT POTENTIAL IMPROVEMENTS TO
THE LINCOLN HEIGHTS COMMUNITY?



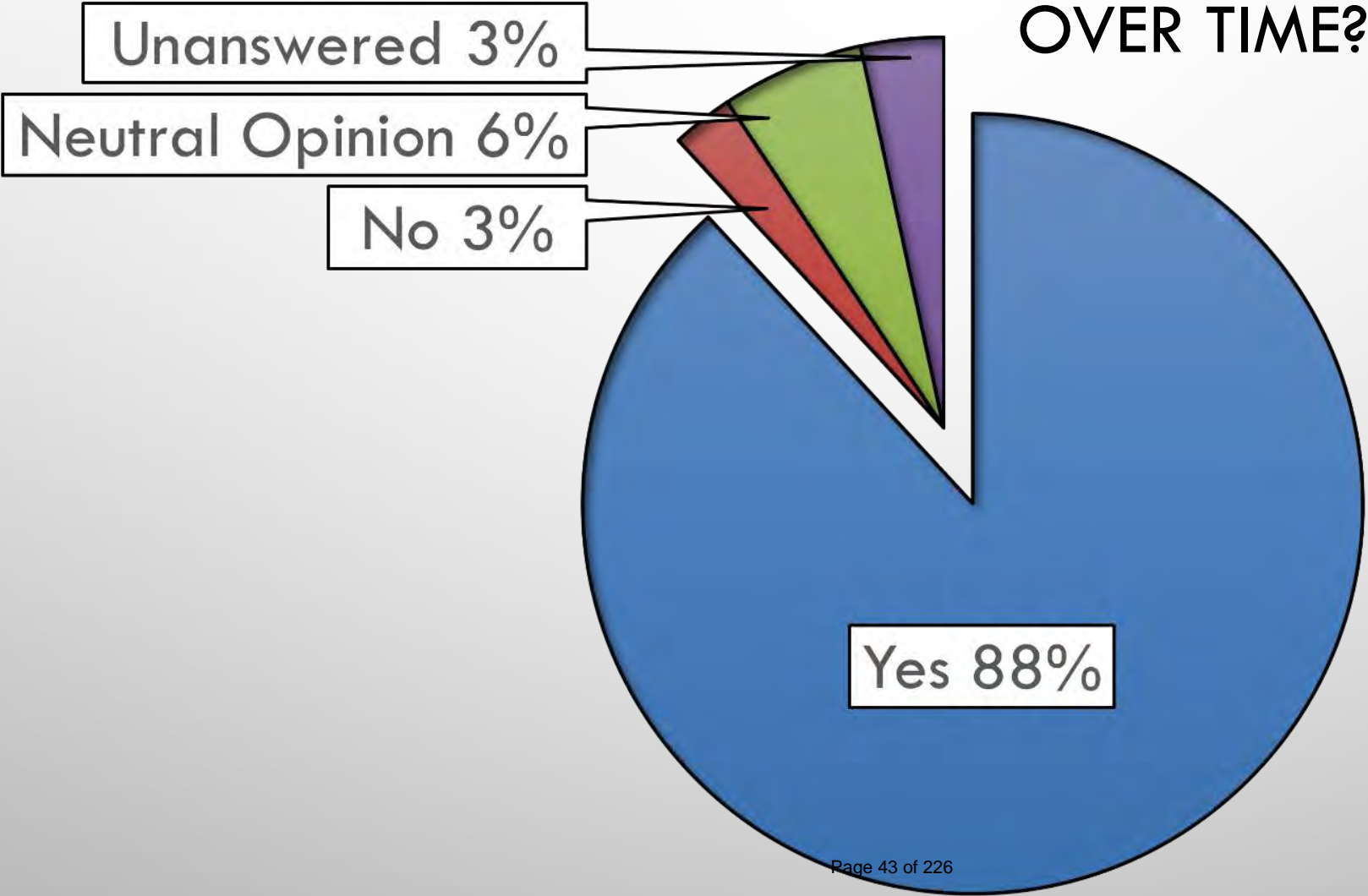
QUESTION 12

DO YOU WANT TO LIVE IN A NEW BUILDING, OR DO YOU WANT FOR THE EXISTING BUILDINGS TO BE PRESERVED AND RENOVATED?



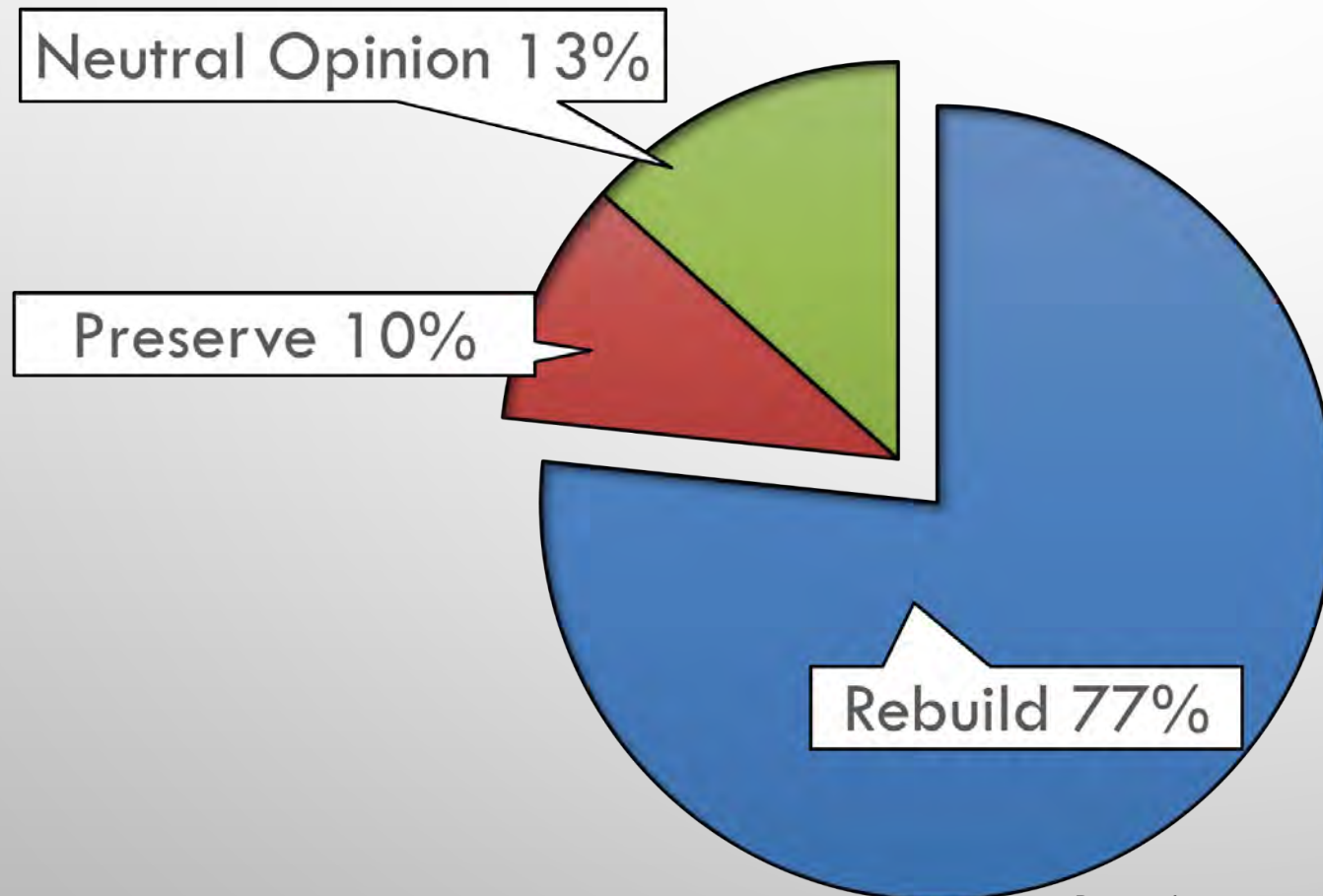
QUESTION 23

WOULD YOU BE WILLING TO MOVE
WITHIN LINCOLN HEIGHTS SO THAT THE
OLDER BUILDINGS CAN BE REMODELED
OVER TIME?



QUESTION 24

GIVEN THE AGE OF THE STRUCTURES, DO YOU
VALUE OR RECOGNIZE SOME HISTORICAL
SIGNIFICANCE OF THE BUILDINGS YOU LIVE IN?
OR WOULD YOU PREFER IF THEY WERE REBUILT?



LINCOLN HEIGHTS HOUSING PROJECT MASTER PLAN

- November 4th Meeting Consensus
 - Members of the West End Hope in Action Committee, a neighborhood organization, brings together many stakeholders to discuss issues in the community.
 - Attending were prominent community members, leaders of local religious congregations, educators, police, and representatives from local government departments.
 - The interested parties assembled had no objections to adhering to the results of the community survey
 - Rejected a smaller scale plan option that only renovated the buildings.
 - Pastor Vincent Robinson of Harpers Chapel Ministries was concerned that if the existing building orientations are kept it would not improve safety. He cited a lack of visibility between the numerous accessible outdoor spaces and hidden stairways that make for plenty of places to ambush people.
 - Mrs. Ethel Garrett, relative of the Frank Garrett Center's namesake, grew up at Lincoln Heights and was supportive of new building construction. Mrs. Garrett felt that due to 1940's era segregation the current buildings are of low quality. As such, construction of newer buildings with something as simple as a plaque honoring the historical legacy of the site would be best for the community.

LINCOLN HEIGHTS HOUSING PROJECT MASTER PLAN

- PRELIMINARY MASTER PLAN OPTIONS:
 - **OPTION 1:** CONSTRUCT 7 ADDITIONAL, THREE-STORY BUILDINGS ALONG ELMENDORF AND HAMILTON STREETS TAKING PLACE OF EXISTING ONE-STORY STRUCTURES, RENOVATE BUT LEAVE INTACT ALL OTHER BUILDINGS.
 - **OPTION 2:** FEATURES OF OPTION 1 BUT ALSO REMODEL THE INTERIOR PARTITIONS OF 2 STORY STRUCTURES WITH REAR ADDITIONS CONTAINING A NEW UTILITY CORE
 - **OPTION 3:** ACQUIRE VACANT LAND ADJOINING COMPLEX AND CONSTRUCT NEW BUILDINGS TO FACILITATE GRADUAL RENOVATION OF EXISTING STRUCTURES
 - **OPTION 4A:** REDESIGN BUILDINGS TO ENSURE ALL UNITS HAVE THEIR FRONT DOOR ON GROUND LEVEL. AND ACQUISITION OF ADDITIONAL LAND AND NEW BUILDING CONSTRUCTION
 - **OPTION 4B:** REDESIGN BUILDINGS TO ENSURE ALL UNITS HAVE THEIR FRONT DOOR ON GROUND LEVEL. AND CONSTRUCTION OF 3 STORY BUILDINGS FROM OPTIONS 1 AND 2
 - **OPTION 5A:** CONSTRUCT ENTIRELY NEW BUILDINGS GRADUALLY, KEEP EXISTING BUILDING ORIENTATION.
 - **OPTION 5B:** CONSTRUCT ENTIRELY NEW BUILDINGS GRADUALLY, RESTRUCTURE COMPLEX INTO 4 LARGE BLOCKS WITH PARKING IN THE MIDDLE.

OPTION 2



OPTION 5



LINCOLN HEIGHTS TYPICAL ELEVATION - WEST



LINCOLN HEIGHTS TYPICAL ELEVATION - EAST



TYPICAL ALAZAN COURTS TOWNHOME LAYOUT



TYPICAL EAST MEADOWS TOWNHOME LAYOUT



LEGACY AT ALAZAN – COMMON APARTMENT STYLE



TIMELINE

Initial Fact Finding

Housing Complex Site Survey, Complex History and Location, Natural Constraints, Building Conditions. Completed.

Initial Plan Formation and Wider Community Outreach

Begin consulting and introducing plans to the wider public and residents. Present ideas to the community formally and respond based on that feedback. In Progress.

Final Plan Submitted for Review

Planning details are decided. Community is satisfied with proposed Master Plan and Opportunity Home SA are satisfied with proposed Master Plan. Jan 17, 2023 - Tentative.

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Resident Focused Outreach

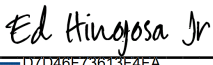
Includes Person to Person interviews, Door to Door Interviews, Small Focus Groups, Public Forums, and Written Surveys. Completed


Intermediate Plan Formation and Wider Community Feedback.

Continue planning process with community feedback. Refine details of planning process while keeping residents involved. Dec 15, 2022 - Tentative.

BOARD OF COMMISSIONERS
Operations and Real Estate Committee

RESOLUTION 6290, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION, INCLUDING ENTERING INTO A DEVELOPMENT AGREEMENT; (II) AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR LOW INCOME HOUSING TAX CREDITS; (III) THE LEASE OF THE LAND FOR THE TRANSACTION BY THE SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) TO FIESTA TRAILS LTD; (IV) THE ACQUISITION OF THE MEMBERSHIP INTEREST BY SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) IN FIESTA TRAILS GP, LLC; (V) AUTHORIZING SAHFC TO SERVE AS GENERAL CONTRACTOR; AND (VI) AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION HEREWITH

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

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Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION

Consideration and appropriate action regarding Resolutions 6290, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (i) the execution of all documentation necessary to carry out the transaction, including entering into a development agreement; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for low income housing tax credits; (iii) the lease of the land for the transaction by San Antonio Housing Facility Corporation (SAHFC) to Fiesta Trails Ltd.; (iv) the acquisition of the membership interest by San Antonio Housing Facility Corporation (SAHFC) in Fiesta Trails GP LLC; (v) authorizing SAHFC to serve as the general contractor; and (vi) authorizing the financing for such transaction; and other matters in connection herewith.

FINANCIAL IMPACT

The total project cost is expected to be approximately \$21,000,000 or \$350,000 per unit. The developer is NRP Group LLC (NRP). NRP will give all required guarantees. At any time before or after the end of the tax credit compliance period, Opportunity Home San Antonio or its affiliate will have an option to buy the property for a price equal to the greater of fair market value or by assuming the outstanding debt and paying any exit taxes. After the end of the compliance period, Opportunity Home San Antonio or its affiliate will have a right of first refusal (ROFR) at a price equal to the outstanding indebtedness secured by the project plus any exit taxes.

SUMMARY

Opportunity Home San Antonio is requesting authority to enter into a development agreement with Fiesta Trails Ltd., a subsidiary of NRP Lonestar Development LLC, which will benefit both entities. Fiesta Trails will be an approximately 60-unit housing development located at 12485 W.

Opportunity Home San Antonio**November 17, 2022**

Interstate 10, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 60 tax credit units—18 of the units (or 30%) will be reserved for those at 30 percent of the area median income and below, 12 of the units (or 20%) will be reserved for those making 50 percent of area median income and below, and 30 of the units (or 50%) will be reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two-, and three-bedroom units with appropriate design considerations and amenities. Fiesta Trails will represent the very best housing in terms of quality and sustainability in the marketplace today.

The land will be owned by SAHFC, so the partnership will receive the benefit of the ad valorem tax exemption, as well as its sales tax exemption. The development team is targeting December 16, 2022 for closing.

RESIDENT FOCUSED OUTCOMES:

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

ATTACHMENTS

Resolution 6290
Resolution 22FAC-11-17
Presentation

Resolution 6290
Opportunity Home San Antonio

RESOLUTION 6290, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION, INCLUDING ENTERING INTO A DEVELOPMENT AGREEMENT; (II) AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR LOW INCOME HOUSING TAX CREDITS; (III) THE LEASE OF THE LAND FOR THE TRANSACTION BY THE SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) TO FIESTA TRAILS LTD; (IV) THE ACQUISITION OF THE MEMBERSHIP INTEREST BY SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) IN FIESTA TRAILS GP, LLC; (V) AUTHORIZING SAHFC TO SERVE AS GENERAL CONTRACTOR; AND (VI) AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION HERewith

WHEREAS, Fiesta Trails Ltd., has proposed a development for affordable, multifamily rental housing at 12485 W. Interstate 10 in the City of San Antonio; and

WHEREAS, at the request of Fiesta Trails Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Fiesta Trails Ltd. and the San Antonio Housing Facility Corporation, an affiliate of Opportunity Home San Antonio, have submitted an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9 percent Housing Tax Credits for Fiesta Trails and received an allocation; and

WHEREAS, the Partnership shall agree to sell approximately \$1,500,000 annually in 9 percent Housing Tax Credits to the investor limited partner in exchange for approximately \$13,423,658 of equity; and

WHEREAS, the Partnership will require a construction loan in the approximate amount of \$10,475,000 and a permanent loan in the approximate amount of \$4,500,000, both expected to be provided to the Partnership by JPMorgan Chase Bank, N.A. (collectively, the Construction/Perm Financing) for the purpose of developing and constructing the improvements and further funding the Project; and

WHEREAS, in connection with the Construction/Perm Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Credit Support and Funding Agreement, a Promissory Note, a Multifamily Construction and Permanent Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, a Guaranty with Guaranty of Completion, an Operating Reserve and Security Agreement, a Replacement Reserve and Security Agreement, various Intercreditor

and Subordination Agreements, a Lease Estoppel Certificate, an Assignment of Management Agreement, and a Publicity Agreement (collectively, the Construction/Perm Documents); and

WHEREAS, the Developer, on behalf of the Partnership, has applied for approximately \$15,000,000 in low income housing tax credits (LIHTCs) from the Texas Department of Housing and Community Affairs (THDCA); and

WHEREAS, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Agreement of Limited Partnership, a Development Services Agreement, Property Management Fee Agreement, a Right of First Refusal Agreement, and closing certificates (Equity Documents); and

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

WHEREAS, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Fiesta Trails located at 12485 W. Interstate 10 in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by Opportunity Home San Antonio.
- 2) Approves Resolution 6290, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (i) the execution of all documentation necessary to carry out the transaction, including entering into a development agreement; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for low income housing tax credits; (iii) the lease of the land for the transaction by San Antonio Housing Facility Corporation (SAHFC) to Fiesta Trails Ltd.; (iv) the acquisition of the membership interest by San Antonio Housing Facility Corporation (SAHFC) in Fiesta Trails GP LLC; (v) authorizing SAHFC to serve as the general contractor; and (vi) authorizing the financing for such transaction; and other matters in connection herewith.

- 3) Authorizes and approves the Project, the various forms of financing contemplated for the Project, including but not limited to the Construction/Perm Financing and the Equity Financing, and the terms of the Ground Lease, the Construction/Perm Documents, the TDHCA Documents, the Equity Documents, and the Construction Documents.
- 4) Authorizes and approves the President, any Vice President, the Treasurer, and the Executive Director, any Assistant Secretary, or any of them, and if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 5) Authorizes and approves the selection of Cantu Harden LLP as counsel to the General Partner, Opportunity Home San Antonio, and SAHFC for this transaction.
- 6) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of Opportunity Home San Antonio and/or San Antonio Housing Facility Corporation.

<u>Name of Commissioner/Officer</u>	<u>Title</u>
Dr. Ana M. "Cha" Guzman	Chair, Board of Commissioners
Gabriel Lopez	Vice Chair, Board of Commissioners
Gilbert Casillas	Commissioner
Dalia Contreras	Commissioner
Loren Dantzler	Commissioner
Olga Kauffman	Commissioner
Ignacio Perez	Commissioner
Ed Hinojosa, Jr.	President and CEO
Diana Fiedler	Chief Financial Officer
Timothy E. Alcott	Chief Legal and Real Estate Officer
Muriel Rhoder	Chief Administrative Officer
Brandee Perez	Chief Operating Officer
Michael Reyes	Public Affairs Officer
Richard Milk	Planning Officer

Passed and approved the 7th day of December 2022.

Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

Resolution 22FAC-11-17
Opportunity Home San Antonio

RESOLUTION 22FAC-11-17, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION, INCLUDING ENTERING INTO A DEVELOPMENT AGREEMENT; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR FIESTA TRAILS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith

WHEREAS, Fiesta Trails Ltd., has proposed a development for affordable, multifamily rental housing at 12485 W. Interstate 10 in the City of San Antonio; and

WHEREAS, at the request of Fiesta Trails Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Fiesta Trails Ltd. and the San Antonio Housing Authority, now known as Opportunity Home San Antonio, submitted an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9 percent Housing Tax Credits for Fiesta Trails and were granted an allocation; and

WHEREAS, the Partnership shall agree to sell approximately \$1,500,000 annually in 9 percent Housing Tax Credits to the investor limited partner in exchange for approximately \$13,423,658 of equity; and

WHEREAS, the Partnership will require a construction loan in the approximate amount of \$10,475,000 and a permanent loan in the approximate amount of \$4,500,000, both expected to be provided to the Partnership by JPMorgan Chase Bank, N.A. (collectively, the Construction/Perm Financing) for the purpose of developing and constructing the improvements and further funding the Project; and

WHEREAS, in connection with the Construction/Perm Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Credit Support and Funding Agreement, a Promissory Note, a Multifamily Construction and Permanent Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, a Guaranty with Guaranty of Completion, an Operating Reserve and Security Agreement, a Replacement Reserve and Security Agreement, various Intercreditor and Subordination Agreements, a Lease Estoppel Certificate, an Assignment of Management Agreement, and a Publicity Agreement (collectively, the Construction/Perm Documents); and

WHEREAS, the Developer, on behalf of the Partnership, has applied for approximately \$15,000,000 in low income housing tax credits (LIHTCs) from the Texas Department of Housing and Community Affairs (THDCA); and

WHEREAS, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Agreement of Limited Partnership, a Development Services Agreement, Property Management Fee Agreement, a Right of First Refusal Agreement, and closing certificates (Equity Documents); and

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

WHEREAS, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Fiesta Trails located at 12485 W. Interstate 10 in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Facility Corporation.
- 2) Approves Resolution 22FAC-11-17, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction, including entering into a development agreement; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.
- 3) Authorizes and approves the Project, the various forms of financing contemplated for the Project, including, but not limited to, the Construction/Perm Financing and the Equity Financing, and the terms of the Ground Lease, the Construction/Perm Documents, the TDHCA Documents, the Equity Documents, and the Construction Documents.
- 4) Authorizes and approves the President, any Vice President, the Treasurer, and the Executive Director, any Assistant Secretary, or any of them, and if required by the form

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

- 5) Authorizes and approves the selection of Cantu Harden LLP as counsel to the General Partner, Opportunity Home San Antonio, and SAHFC for this transaction.
- 6) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of Opportunity Home San Antonio and/or San Antonio Housing Facility Corporation.

<u>Name of Director/Officer</u>	<u>Position</u>
Dr. Ana "Cha" Guzmán	Chair and Director
Gabriel Lopez	Vice Chair and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Olga Kauffman	Director
Loren Dantzler	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Asst. Secretary/Treasurer
Timothy E. Alcott	Asst. Secretary/Treasurer
Muriel Rhoder	Asst. Secretary/Treasurer
Brandee Perez	Asst. Secretary/Treasurer
Michael Reyes	Asst. Secretary/Treasurer
Richard Milk	Asst. Secretary/Treasurer

Passed and approved the 7th day of December 2022.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
 Secretary/Treasurer

Fiesta Trails

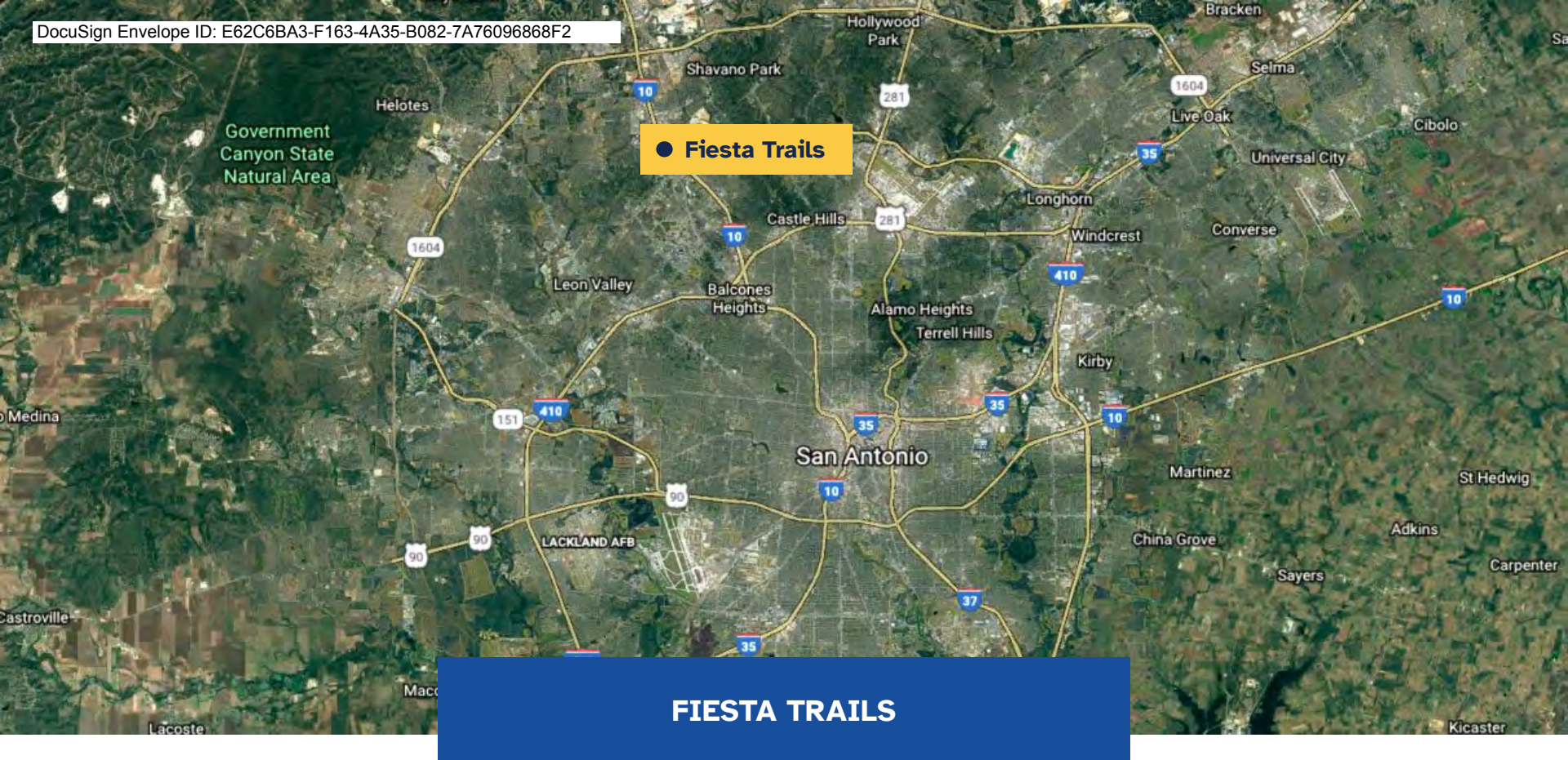
Timothy E. Alcott

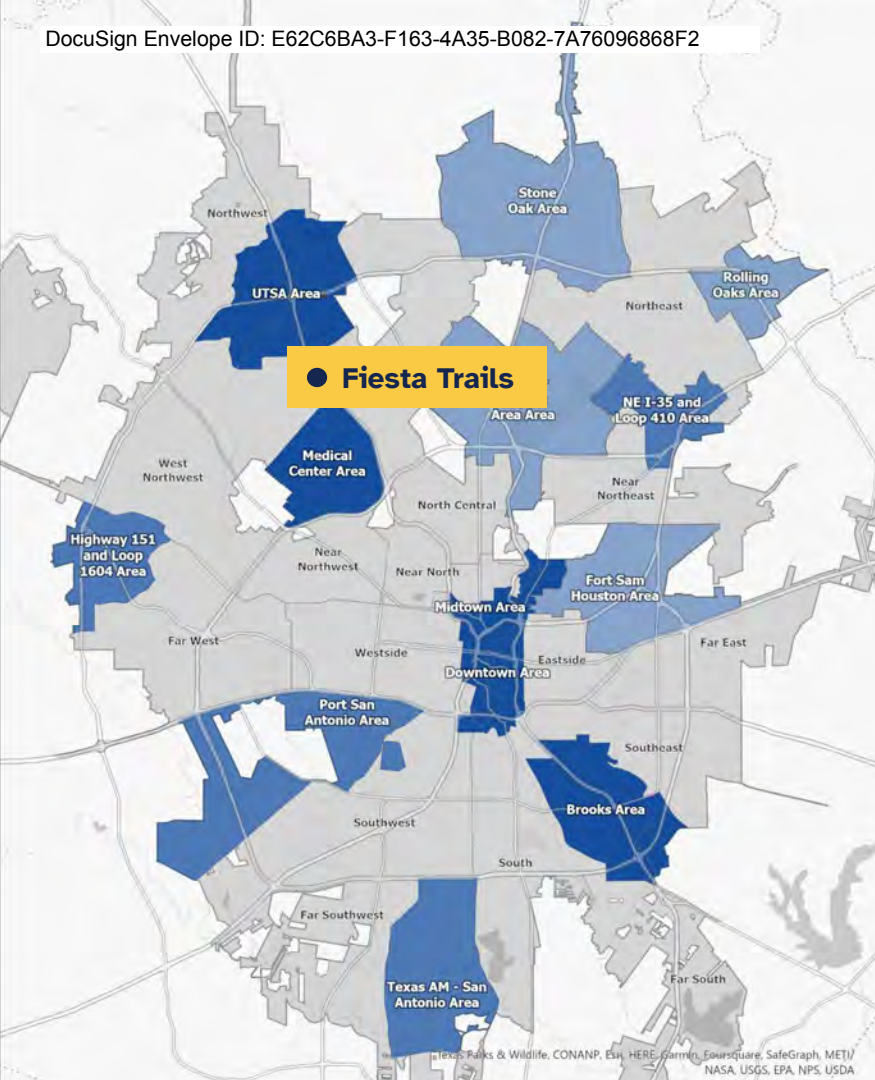
Chief Legal and Real Estate Officer



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

OVERALL PLAN



City Council District 8

Northside ISD

60 Units

18 units at 30% AMI

12 units at 50% AMI

30 units at 60% AMI

9% Tax Credits

Total Development Cost

\$21,112,430


PROFORMA BREAKDOWN


Construction Costs	\$10,934,024
A&E	\$963,143
Other soft costs, etc.	\$5,035,700
Per Unit cost	\$351,873.83
Rentable per Square Foot cost	\$381.35
Acquisition Costs	\$3,700,000
Construction Contingency	\$479,563
Total Development Cost	\$21,112,430

QUESTIONS?

BOARD OF COMMISSIONERS
Operations and Real Estate Committee

RESOLUTION 6291, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (VIENTO APARTMENTS), SERIES 2022 (THE “BONDS”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 22LVPFC-11-17 AUTHORIZING THE BONDS; AND (III) 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 appropriate action regarding Resolution 6291, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022 (the “Bonds”); (ii) the Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 22LVPFC-11-17 authorizing the Bonds; and (iii) other matters in connection therewith.

SUMMARY:

Final approval of the issuance of the Bonds for the Viento Apartments (the “Project”), a new construction project proposed by The NRP Group LLC (“NRP”), located at approximately 10210 South Zarzamora, San Antonio, Texas. The Project will consist of 324 units, all of which will be low-income housing tax credit units serving families whose incomes average 60% or less of AMI, with 15% of the units set at 30% AMI or below, 50% of the units set at 60% AMI or below, and 35% of the units set at 70% AMI or below. All units will have restricted rent.

Up to \$38,000,000 of tax-exempt bonds will be issued by LVPFC and initially purchased by KeyBank National Association (“KeyBank”), to finance the construction and long-term operations. Huntington Community Development Corporation, as an investor limited partner, has issued a commitment to purchase the project tax credits. The land (the “Premises”) will be owned by San Antonio Housing Trust Public Facility Corporation, which will lease the Premises to the Project partnership; the San Antonio Housing Facility Corporation will not participate in the project as either ground lessor or as a general partner of the partnership.

FINANCIAL IMPACT:

The total project cost is expected to be approximately \$82,250,500 or approximately \$253,860 per unit. NRP will give all required guarantees. The Issuer is expected to receive a fee of approximately \$760,000 in connection with the issuance of the Bonds.

STRATEGIC OUTCOMES:

Opportunity Home San Antonio

November 17, 2022

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

ATTACHMENTS:

Resolution 6291

Resolution 22LVPFC-11-17

Presentation

CERTIFICATE FOR RESOLUTION 6291

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

1. In accordance with the bylaws of Opportunity Home San Antonio, the Board of Commissioners of Opportunity Home San Antonio (the "Board") held a meeting on December 7, 2022 (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 6291, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (VIENTO APARTMENTS), SERIES 2022 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 22LVPFC-11-17 AUTHORIZING THE BONDS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED AND SEALED this 7th of December 2022.



Ed Hinojosa, Jr.
President and CEO

Resolution 6291
San Antonio Housing Authority

RESOLUTION 6291, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (VIENTO APARTMENTS), SERIES 2022 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 22LVPFC-11-17 AUTHORIZING THE BONDS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

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

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

WHEREAS, the Issuer has been requested to issue its "Multifamily Housing Revenue Bonds (Viento Apartments) Series 2022" in the aggregate principal amount not to exceed \$38,000,000 (the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a 324-unit apartment facility to be known as the Viento Apartments, located at approximately 10210 South Zarzamora, San Antonio, Bexar County, Texas (the "Project") for Viento Apartments Ltd., a Texas limited partnership (the "Borrower"); and

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

WHEREAS, the loan will be evidenced by a Note issued under the Loan Agreement (the "Note"), and assignments of the Note and the Loan Agreement (the "Assignments") from the Issuer in favor of the Trustee; and

WHEREAS, the Issuer will be presented with a Bond Purchase Agreement(s) (singularly or collectively, the "Purchase Agreement"), setting forth certain terms and conditions upon which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

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

WHEREAS, the members of the Board of Commissioners of Opportunity Home San Antonio (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Commissioner/Officer</u>	<u>Title</u>
Dr. Ana M. “Cha” Guzman	Chair, Board of Commissioners
Gabriel Lopez	Vice Chair, Board of Commissioners
Gilbert Casillas	Commissioner
Dalia Flores Contreras	Commissioner
Loren D. Dantzler	Commissioner
Olga Kauffman	Commissioner
Ignacio Perez	Commissioner
Ed Hinojosa, Jr.	President and CEO
Diana Fiedler	Chief Financial Officer
Timothy E. Alcott	Chief Legal and Real Estate Officer
Muriel Rhoder	Chief Administrative Officer
Brandee Perez	Chief Operating Officer
Michael Reyes	Public Affairs Officer
Richard Milk	Planning Officer

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

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

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

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

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

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

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

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

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

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

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

Section 7. The Board hereby approves Resolution 6291 and authorizes the Bonds to be issued in connection with the Project.

Section 8. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 9. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Section 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

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

- 1) Approves Resolution 6291, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 22LVPFC-11-17 authorizing the Bonds; and (iii) other matters in connection therewith.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 7th day of December 2022.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

CERTIFICATE FOR RESOLUTION

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 December 7, 2022 (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 22LVPFC-11-17, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (VIENTO APARTMENTS), SERIES 2022; 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 7th day of December 2022.

Ed Hinojosa, Jr.
Secretary/Treasurer

Resolution 22LVPFC-11-17
Las Varas Public Facility Corporation

RESOLUTION 22LVPFC-11-17, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (VIENTO APARTMENTS), SERIES 2022; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, the Issuer has been requested to issue its "Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022" in the aggregate principal amount not to exceed \$38,000,000 (the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a 324-unit apartment facility to be known as the Viento Apartments, located at approximately 10210 South Zarzamora, San Antonio, Bexar County, Texas (the "Project") for Viento Apartments Ltd., a Texas limited partnership (the "Borrower"); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Trust Indenture (the "Indenture") between the Issuer and BOKF, NA, as trustee (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the "Loan Agreement") among the Issuer, the Trustee, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower, or any such similarly named or purposed documents (collectively, the "Documents"); and

WHEREAS, the loan will be evidenced by a Note issued under the Loan Agreement (the "Note"), and assignments of the Note and the Loan Agreement (the "Assignments") from the Issuer in favor of the Trustee; and

WHEREAS, the Issuer will be presented with a Bond Purchase Agreement(s) (singularly or collectively, the "Purchase Agreement"), setting forth certain terms and conditions upon which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

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

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

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

<u>Name of Director/Officer</u>	<u>Position</u>
Dr. Ana "Cha" Guzmán	Chair and Director
Gabriel Lopez	Vice Chair and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Olga Kauffman	Director
Loren D. Dantzler	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Asst. Secretary/Treasurer
Timothy E. Alcott	Asst. Secretary/Treasurer
Muriel Rhoder	Asst. Secretary/Treasurer
Brandee Perez	Asst. Secretary/Treasurer
Michael Reyes	Asst. Secretary/Treasurer
Richard Milk	Asst. Secretary/Treasurer

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

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

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

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, the Documents, the Note, the Assignments, the Purchase Agreement and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the aggregate principal amount of not to exceed \$38,000,000, with an interest rate (not including applicable premium) not to exceed the maximum lawful amount of interest that may be charged, as set forth in the Indenture, and with

a maturity date not to exceed December 1, 2062, in substantially the form and substance set forth in the Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Bonds, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Bonds, if required. Authentication of the Bonds upon the terms and conditions and in the manner described in the Indenture as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Bonds shall be set forth in the final form of the Indenture, and the execution and delivery of the Indenture and any agreements relating to the purchase of the Bonds by the Bond Purchaser by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Bonds, maturity dates of the Bonds, and the final redemption dates and prices for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized as set forth herein and in the Loan Agreement and the Indenture.

Section 4. The Trustee shall be BOKF, NA.

Section 5. Bracewell LLP, as Bond Counsel, is hereby appointed and ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Trustee the written request of the Issuer for the authentication and delivery of the Bonds by the Trustee in accordance with the Loan Agreement and the Indenture.

Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

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

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

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

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

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

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

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

- 1) Approves Resolution 22LVPFC-11-17, authorizing the Las Varas Public Facility Corporation multifamily housing revenue bonds (Viento Apartments), Series 2022; and other matters in connection therewith.
- 2) Authorizes the Chair, Board of Commissioners or designee to execute all necessary documents and extensions.

Passed and approved the 7th day of December 2022.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Viento Apartments

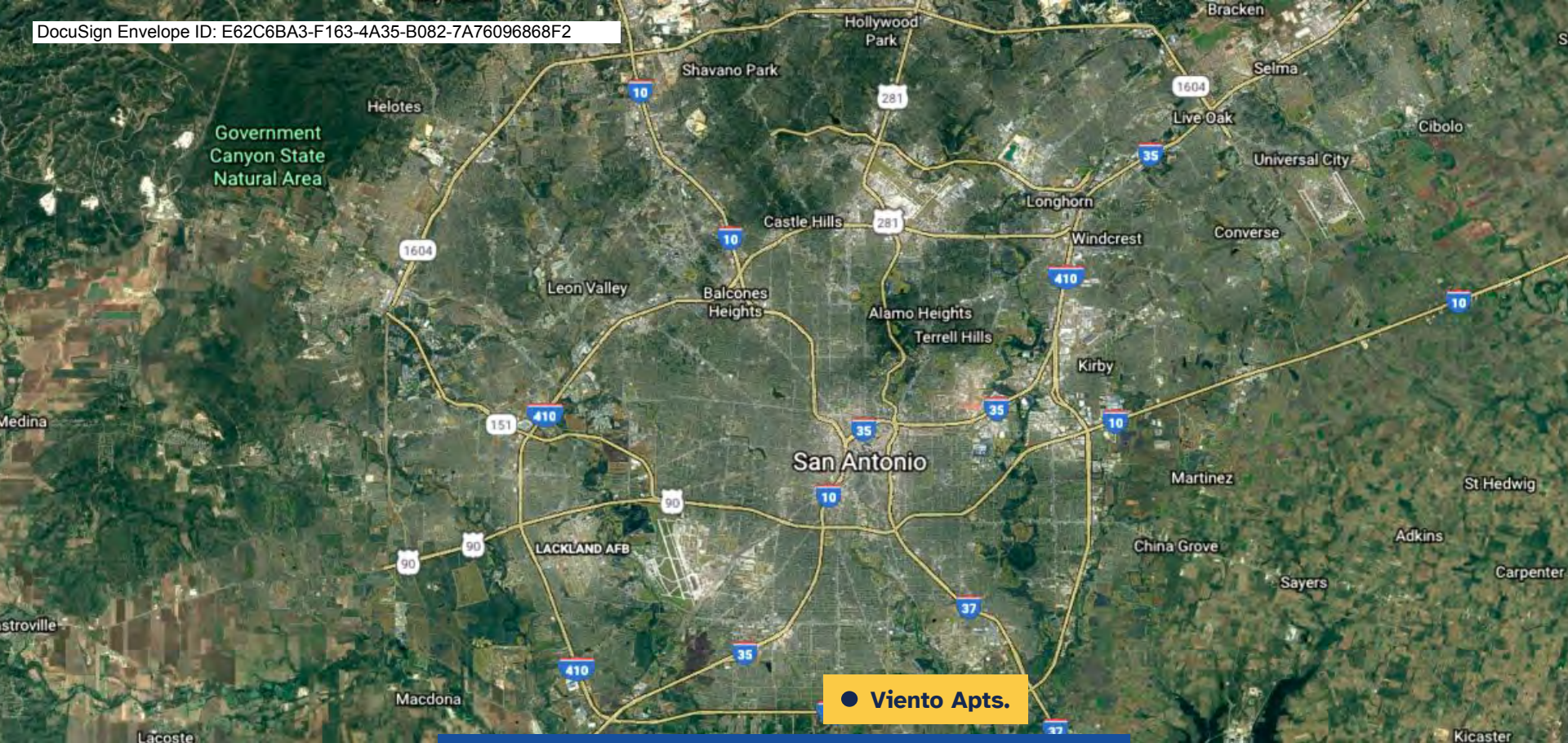
Timothy E. Alcott

Chief Legal and Real Estate Officer



Lorraine Robles

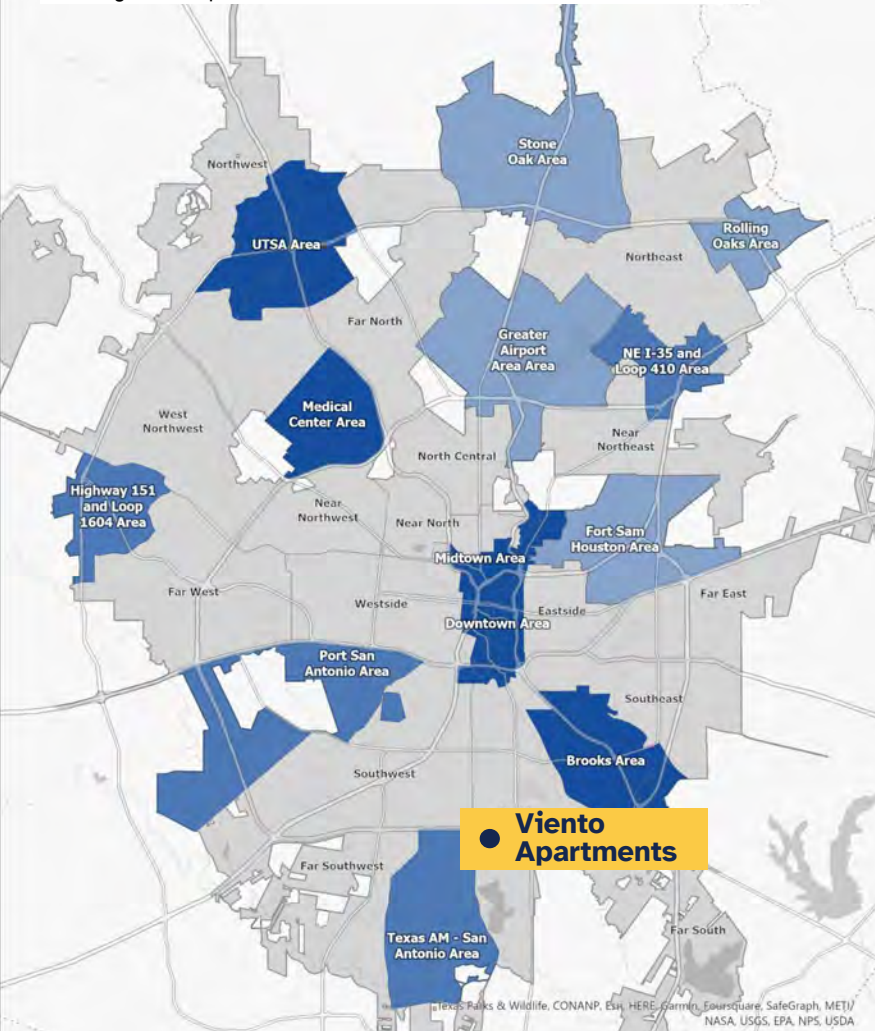
Director of Development Services
and Neighborhood Revitalization



● Viento Apts.

Viento Apartments

Page 83 of 226



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

OVERALL PLAN



City Council District 4

Southwest ISD

324 Units

49 units at 30% AMI

161 units at 60% AMI

114 units at 70% AMI

Bond Inducement

\$38,000,000

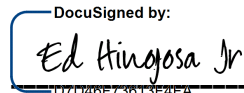
Total Development Cost

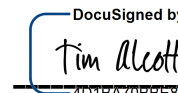
\$82,000,000

QUESTIONS?

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6292, AUTHORIZING THE AWARD OF A CONTRACT FOR ARCHITECTURAL AND RELATED SERVICES FOR THE ALAZAN EXPANSION DEVELOPMENT TO ALAMO ARCHITECTS FOR AN AMOUNT NOT TO EXCEED \$865,500

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 appropriate action regarding Resolution 6292, authorizing the award of a contract for architectural and related services for the Alazan Expansion Development to Alamo Architects for an amount not to exceed \$865,500.

FINANCIAL IMPACT:

The recommended award amount for architectural and related services for the Alazan Expansion Development project is not expected to exceed an amount of \$865,500 and will be funded by available reserves.

SUMMARY:

The Alazan Expansion is the next phase of the redevelopment of Alazan Courts. It is an 88 unit family development that will be 100% public housing with a cost of approximately \$24,500,000. As a part of the City of San Antonio's (COSA) housing bond, Opportunity Home has applied for housing bond funds to assist in paying for this development. The recipients of the bond funds will be announced at the COSA's December City Council meeting.

The housing bond had a short timeline to have the project completed. To ensure that we meet the completion date of December of 2024, we have begun the work now.

Alamo Architects is the firm that has been working with Able City for the master plan redevelopment of Alazan. Alamo Architects is also an architectural firm that is Board approved and has worked on multiple tax credit development projects with Opportunity Home and its partners. For the Alazan Expansion development, Able City will be working as a subcontractor to Alamo Architects and the opposite was true for the master planning.

Alamo Architects/Able City proposal includes:

Basic architectural design	\$250,000
Schematic design iterations, civic and public design, and net zero design	\$180,000
Community Engagement	\$50,000
Construction Observation	\$96,000

Subconsultants:

Opportunity Home San Antonio**November 17, 2022**

Sustainability Consulting - DBR Engineering	\$15,000
MEP Engineering - Raymond Engineering	\$46,000
Structural Engineering- Dunaway	\$50,000
Landscape Architecture - MP Studio	\$90,500
Civil Engineering - WGI	\$123,150
Reimbursables	<u>\$15,000</u>
Total	\$865,650.00

Resolution 5284, approved on June 4, 2018, authorized the award of contracts for architectural and engineering services. This award was a result of (RFQ) #1803-906-07-4768. The project term for the Alazan Expansion Development project will extend beyond the current Board approved term of the master agreements that are scheduled to expire on June 4, 2023, and the cost for this project may exceed the current Board approved amount for all combined services authorized under this award. Therefore, we are requesting your approval to enter into a project specific engagement under the terms of the Master agreement with Alamo Architects for Alazan Expansion Development project.

STRATEGIC OUTCOMES:

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

Opportunity Home residents live in quality affordable housing.

ATTACHMENTS

Resolution 6292

Proposal

Resolution 6292
Opportunity Home San Antonio

RESOLUTION 6292, AUTHORIZING THE AWARD OF A CONTRACT FOR ARCHITECTURAL AND RELATED SERVICES FOR THE ALAZAN EXPANSION DEVELOPMENT TO ALAMO ARCHITECTS FOR AN AMOUNT NOT TO EXCEED \$865,500

WHEREAS, as a part of the City of San Antonio's (COSA) housing bond, Opportunity Home has applied for housing bond funds to assist in paying for the Alazan Expansion, the next phase of the redevelopment of Alazan Courts; and

WHEREAS, the housing bond had a short timeline to have the project completed, December 2024; and

WHEREAS, Alamo Architects, a Board approved architectural firm has been working with the firm awarded as the master planner for the redevelopment of the Alazan Courts; and

WHEREAS, the project term for the Alazan Expansion Development project will extend beyond the current Board approved term of the master agreements that are scheduled to expire on June 4, 2023, and the cost for this project may exceed the current Board approved amount for all combined services authorized under this award; and

WHEREAS, staff are requesting your approval to enter into a project specific engagement under the terms of the Master agreement with Alamo Architects for Alazan Expansion Development project; and

WHEREAS, the recommended award amount for architectural and related services for the Alazan Expansion Development project is not expected to exceed an amount of \$865,500 and will be funded by available reserves.

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

- 1) Approves Resolution **6292**, authorizing the award of a contract for architectural and related services for the Alazan Expansion Development to Alamo Architects for an amount not to exceed \$865,500.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 7th day of December 2022.

Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO



4 October 2022

Mr. Tim Alcott
Chief Legal and Real Estate Officer
Opportunity Home San Antonio
818 S Flores St.
San Antonio, TX 78204

Via email: timothy_alcott@homesa.org
RE: Alazan Expansion
Proposal for Professional Services

Dear Tim,

Alamo Architects is pleased to offer the following proposal for professional services for Opportunity Home San Antonio's new-construction infill expansion project at Alazan Apache Courts in San Antonio, Texas.

SCOPE of WORK

We understand that the project will be new multifamily construction within the boundaries of the existing Apache Courts. It will consist of 88 units: 4 unique unit types and seven building types and associated landscaping and parking. We understand that you wish to develop this project to be as close to net zero as is practical, that it will include a community engagement process that is an extension of the Alazan master planning process, and that the design will respond to community concerns.

We are providing architectural, structural, landscape architecture, mechanical, electrical, plumbing, civil engineering, sustainability, interior design, and community engagement consulting services.

A. Services Not Included in our Scope:

1. Acoustical engineering, geotechnical engineering and special inspections testing services. Owner will contract directly for these services and will provide all required information to Alamo Architects.
2. Any green initiative certifications, testing, or evaluation. We are providing design-only to achieve as close to net zero as practical.
3. Automatic fire sprinkler and fire alarm design/engineering/layout. This information is to be provided directly by Owner and/or the General Contractor and Sub

- Contractor(s) as a Design-Build.
4. Models and/or Renderings other than those specified below.
 5. Graphic Design and Signage.
 6. Furniture selection.
 7. Specification of commercial laundry equipment.
 8. Cost estimating.
 9. Bidding and Negotiation
 10. HUD funding and/or financing applications or related services.

B. Services Included:

Basic Architectural Design

Schematic Design

We will further explore site design options beyond that which was developed for the COSA bond application package based on community feedback. We will develop preliminary unit plans and building plans.

We will also provide a programming document which preliminarily identifies most project systems and finishes and articulates a systems strategy for achieving net zero.

We will further develop the final site plan and establish rough grading. We will identify, in sketch form, buildings, fences, gates, walks, dumpsters, mail and maintenance facilities. We will refine unit layouts, building layouts, and develop representative elevations and wall sections. We will provide one Sketchup or hand rendered perspective at this time.

Design Development and Construction Documents- Based on the approved Schematic Design, we will prepare Design and Construction Documents in a mutually agreed format for permitting. We will provide a full specification set. We will submit in-progress review sets at two different points during this phase. The timing of these submissions will be determined through consultation with you.

We will meet with your development team weekly throughout the design process to review progress.

MEP, Structural, Landscape, Civil, and Sustainability consulting scopes of work are respectively outlined in attached proposals.

Schematic Design Iterations

Based on comments previously received from the public regarding building massing and open space, we expect that there will be an additional iteration of schematic design on the buildings themselves resulting from the community engagement process that will accompany the design process for this project. We have included fees for this exercise below.

Civic/Public Realm Design

We anticipate a robust and iterative design process to develop the public realm associated with the new construction at Apache Courts as well as its impacts on existing units. Throughout the Alazan master planning process, stakeholders have consistently expressed a high degree of concern for the quality and character of the green spaces and public spaces within the project. We expect a greater than usual level of detail and additional design requirements to arise from the community engagement process for this project.

Net Zero Design

We will design the project to achieve as close to Net-Zero efficiency as is practical, incorporating passive design energy saving measures such as the use of roofing material with a high solar reflectance, high performance doors and windows, optimal building envelope insulation/weatherization practices, as well as energy efficient appliances and lighting. The project will also be designed to generate renewable energy through photovoltaic panels installed on building roofs and over covered parking areas. We will explore these and other strategies through building energy modeling and coordination with a photovoltaic energy provider at multiple stages during the design process

Community Engagement

See attached community engagement plan.

Construction Observation

We will make ourselves available to answer questions concerning the design intent of the construction documents, meet periodically with you and your contractor, review product submittals, respond to RFIs, and make one site visit per month to review the progress of the work and review the General Contractor’s monthly application for payment.

MEP, Structural, Landscape, Civil, and Sustainability consulting scopes are outlined in attached proposals respectively.

COMPENSATION

The fee for Professional Services is broken down by phase as follows and represents **4.7%** of the estimated construction cost of approximately \$18.4 million.

Architectural Fees- Alamo Architects and Able City	
Basic Architectural Design	\$ 250,000.00
Schematic Design Iterations	\$ 30,000.00
Civic/Public Realm Design	\$ 50,000.00
Net Zero Design	\$ 50,000.00

Community Engagement	\$ 50,000.00
Construction Observation	\$96,000.00
Sustainability Consulting- DBR	\$ 15,000.00
MEP Engineering- Raymond Engineering	\$ 46,000.00
Structural Engineering- Dunaway	\$ 50,000.00
Landscape Architecture- MP Studio	\$ 90,500.00
Civil Engineering- WGI	\$ 123,150.00
Reimbursables (budget number)	\$ 15,000.00
Total	\$865,650.00

REIMBURSABLE EXPENSES and ADDITIONAL SERVICES

In addition to our fee, reimbursable expenses will be billed to you at cost plus 10%. These include travel expenses, mileage, courier, express delivery, reproductions graphics, fees/permits/municipal charges, and consultant reimbursable expenses. We have included a budget number above for expenses primarily related to community engagement including resident focus group stipends, space rental, printing, food, childcare.

Any services requested or provided beyond those described above will be considered additional services. The Construction Observation fees noted above are based on an estimated 18-month construction period. Should the construction period extend beyond 18 months, services rendered for Construction Observation will be considered Additional Services. Should Additional Services be required, we propose to bill you in lump sum form based on a specifically proposed set of tasks. After obtaining your permission, we will submit an individual not-to-exceed proposal specific to the scope change for your written approval prior to beginning any work. These proposals will be based on the following hourly rates:

Senior Principal	\$ 275.00
Principal	\$ 250.00
Associate	\$ 225.00
Senior Project Manager (Arch / Int Design)	\$ 200.00
Senior Architectural / Interior Design Staff	\$ 175.00
Project Manager	\$ 150.00
Architectural / Interior Design Staff I	\$ 125.00
Architectural / Interior Design Staff II	\$ 90.00
Architectural / Interior Design Staff III	\$ 75.00
Professional Intern / Residency	\$ 55.00
IT Management / Project Support	\$ 125.00
Administration / Clerical	\$ 60.00

If this proposal is acceptable, please indicate so by signing and returning to our office. We will then prepare a standard AIA Owner/Architect agreement for this project.

Thank you again for your interest in Alamo Architects. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Bailey', followed by a long horizontal line.

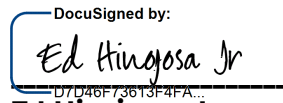
Jim Bailey, AIA
Alamo Architects

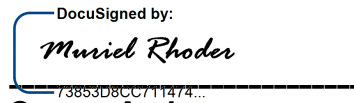
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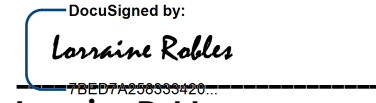
Tim Alcott
Opportunity Home San Antonio

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6293, AUTHORIZING THE AWARD OF A CONTRACT FOR INTERIOR/EXTERIOR DESIGN AND PURCHASING MANAGEMENT SERVICES FOR SNOWDEN SENIOR APARTMENTS TO STUDIOSIX5, INC. FOR AN AMOUNT NOT TO EXCEED \$464,100

DocuSigned by:

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 73853D8CC711474...
George Ayala
 Director of Procurement

DocuSigned by:

 7B5D7A256555420...
Lorraine Robles
 Director of Development
 Services and Neighborhood
 Revitalization

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6293, authorizing the award of a contract for Interior/Exterior Design and Purchasing Management Services for Snowden Apartments to StudioSIX5, Inc. for an amount not to exceed \$464,100.

FINANCIAL IMPACT:

The current award recommendation for interior/exterior design and purchasing management services for Snowden Senior Apartments is not expected to exceed an amount of \$464,100 to include a base bid in the amount of \$417,000 and a 10% contingency in the amount of \$47,100 that will only be used if additional work is required to complete this project. This project will be funded by construction loan, MTW funds, and/or tax credit equity.

SUMMARY:

Opportunity Home San Antonio and its affiliated entities requires the services of a vendor to provide interior/exterior design and purchasing management services for Snowden Senior Apartments to include bidding/negotiation and pre-construction services; interior/exterior space furnishings; selection and specification of the furniture to include purchase and storage of the furniture until installation; interior marketing renderings; model apartments (design for one 2-bedroom model apartment); and, service and maintenance.

On September 14, 2022, Opportunity Home issued a "Request For Proposals" (RFP) #2007-5312 for Interior/Exterior Design and Purchasing Management Services for Snowden Apartments, which closed on October 5, 2022. The RFP was published on the Opportunity Home E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 2,931 vendors. One response was received to this solicitation from StudioSIX5, Inc. The proposal was evaluated on the following criteria: qualifications and experience, proposed staff qualifications, quality assurance plan, price proposal and the strength of the Section 3 and SWMBE Plans. Based on the above, staff are recommending a contract award to Studio SIX5, Inc.

StudioSIX5 was founded in 2003 and is headquartered in Austin, Texas. They specialize in interior design for senior living to include senior living, multifamily, student housing, and

Opportunity Home San Antonio

November 17, 2022

hospitality environments. Their services include interior design, branding, interior architectural detailing, purchasing, warehousing, installation, 3D modeling/Video, product design, construction documentation, bidding/negotiation, construction administration, marketing boards, model apartments, and interior signage. Their client list includes: Greystar, LCS Net, and Thrive Senior Living. They have worked with El Paso Housing Authority and various developers on Opportunity Home projects to include Artisan at Ruiz, Culebra Commons, Snowden Apartments, and East Meadows.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization.

STRATEGIC OUTCOME:

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

ATTACHMENTS

Resolution 6293

Scoring Matrix

Advertisement List

Resolution 6293
Opportunity Home San Antonio

RESOLUTION 6293, AUTHORIZING THE AWARD OF A CONTRACT FOR INTERIOR/EXTERIOR DESIGN AND PURCHASING MANAGEMENT SERVICES FOR SNOWDEN SENIOR APARTMENTS TO STUDIOSIX5, INC. FOR AN AMOUNT NOT TO EXCEED \$464,100

WHEREAS, on September 14, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2007-5312 for Interior/Exterior Design and Purchasing Management Services for Snowden Apartments, which closed on October 5, 2022; and

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

WHEREAS, staff are recommending a contract award to Studio SIX5, Inc; and

WHEREAS, the current award recommendation for interior/exterior design and purchasing management services for Snowden Senior Apartments is not expected to exceed an amount of \$464,100 to include a base bid in the amount of \$417,000 and a 10% contingency in the amount of \$47,100 that will only be used if additional work is required to complete this project. This project will be funded by construction loan, MTW funds, or tax credit equity.

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

- 1) Approves Resolution **6293**, authorizing the award of a contract for Interior/Exterior Design and Purchasing Management Services for Snowden Apartments to StudioSIX5, Inc. for an amount not to exceed \$464,100.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 7th day of December 2022.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



**RFP# 2207-5312 Interior/Exterior Design and Purchasing Management Services for Snowden Apartments
Scoring Summary**

	Total	Qualifications and Experience	Proposed Staff Qualifications	Quality Assurance Plan	Price Proposal	Section 3 Utilization Plan	SWMBE Utilization Plan
Supplier	/ 100 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 35 pts	/ 5 pts	/ 5 pts
StudioSIX5	89.33	18.67	18.67	14	35 (\$442,000.00)	1.333	1.667



RFP #2207-5312 Interior/Exterior Design and Purchasing Management Services for Snowden Apartments
Advertisement List

#	Email Address or Domain Name	Date Invited
1	20andoddlc@gmail.com	Sep 14th 2022, 4:32 PM CDT
2	4ssolis45@gmail.com	Sep 14th 2022, 4:32 PM CDT
3	\@126.com	Sep 14th 2022, 4:32 PM CDT
4	\@14goals.com	Sep 14th 2022, 4:32 PM CDT
5	\@2mbp.com	Sep 14th 2022, 4:32 PM CDT
6	\@2ndChancePlanet.org	Sep 14th 2022, 4:32 PM CDT
7	\@2roosters.com	Sep 14th 2022, 4:32 PM CDT
8	\@3disystems.com	Sep 14th 2022, 4:32 PM CDT
9	\@3oaksgroup.com	Sep 14th 2022, 4:32 PM CDT
10	\@4LeafGC.com	Sep 14th 2022, 4:32 PM CDT
11	\@4mek.com	Sep 14th 2022, 4:32 PM CDT
12	\@5-th-dim.com	Sep 14th 2022, 4:32 PM CDT
13	\@713architects.com	Sep 14th 2022, 4:32 PM CDT
14	\@a2s.com	Sep 14th 2022, 4:32 PM CDT
15	\@a2studioad.com	Sep 14th 2022, 4:32 PM CDT
16	\@aarete.com	Sep 14th 2022, 4:32 PM CDT
17	\@abargasco.com	Sep 14th 2022, 4:32 PM CDT
18	\@abcsouthtexas.org	Sep 14th 2022, 4:32 PM CDT
19	\@abecocontracting.com	Sep 14th 2022, 4:32 PM CDT
20	\@abreasy.com	Sep 14th 2022, 4:32 PM CDT
21	\@abventuredesigns.com	Sep 14th 2022, 4:32 PM CDT
22	\@accenture.com	Sep 14th 2022, 4:32 PM CDT
23	\@accessproductsinc.com	Sep 14th 2022, 4:32 PM CDT
24	\@accesssciences.com	Sep 14th 2022, 4:32 PM CDT
25	\@acectx.org	Sep 14th 2022, 4:32 PM CDT
26	\@acedetroit.com	Sep 14th 2022, 4:32 PM CDT
27	\@aceofficesupply.com	Sep 14th 2022, 4:32 PM CDT
28	\@acr ltd.construction	Sep 14th 2022, 4:32 PM CDT
29	\@adaptaspace.com	Sep 14th 2022, 4:32 PM CDT
30	\@adesgrp.com	Sep 14th 2022, 4:32 PM CDT
31	\@adkstudios.com	Sep 14th 2022, 4:32 PM CDT
32	\@admgroupinc.com	Sep 14th 2022, 4:32 PM CDT
33	\@advancedbusinessdesign.com	Sep 14th 2022, 4:32 PM CDT
34	\@advanceservicesgroups.com	Sep 14th 2022, 4:32 PM CDT
35	\@adynastyllc.com	Sep 14th 2022, 4:32 PM CDT
36	\@aecom.com	Sep 14th 2022, 4:32 PM CDT
37	\@aewinc.com	Sep 14th 2022, 4:32 PM CDT
38	\@agam.com	Sep 14th 2022, 4:32 PM CDT

39	\@agati.com	Sep 14th 2022, 4:32 PM CDT
40	\@agileinteriors.net	Sep 14th 2022, 4:32 PM CDT
41	\@agileresourcesllc.com	Sep 14th 2022, 4:32 PM CDT
42	\@ahead.com	Sep 14th 2022, 4:32 PM CDT
43	\@ahitexas.com	Sep 14th 2022, 4:32 PM CDT
44	\@aiasa.org	Sep 14th 2022, 4:32 PM CDT
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1974	jeff.hirsch@staples.com	Sep 14th 2022, 4:32 PM CDT
1975	jeff.mowery@indecosales.com	Sep 14th 2022, 4:32 PM CDT
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1979	jellis@officewiseco.com	Sep 14th 2022, 4:32 PM CDT
1980	jen@buildingfour.com	Sep 14th 2022, 4:32 PM CDT
1981	jennifer.black@johnstonllc.com	Sep 14th 2022, 4:32 PM CDT
1982	jennifer.duncan@greshamsmith.com	Sep 14th 2022, 4:32 PM CDT
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1985	jennifer.mort@utsa.edu	Sep 14th 2022, 4:32 PM CDT
1986	jennifer@asasanantonio.org	Sep 14th 2022, 4:32 PM CDT
1987	jennifer@hicksconventions.com	Sep 14th 2022, 4:32 PM CDT
1988	jennifer@skutchi.com	Sep 14th 2022, 4:32 PM CDT
1989	jennifer@tspe.org	Sep 14th 2022, 4:32 PM CDT
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1991	jeremys@orrcorp.com	Sep 14th 2022, 4:32 PM CDT
1992	jesse@gonzalezop.com	Sep 14th 2022, 4:32 PM CDT
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2008	jhunt@safeandvaultstore.com	Sep 14th 2022, 4:32 PM CDT
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2010	jill.davis@hok.com	Sep 14th 2022, 4:32 PM CDT
2011	jim.ford@officemart.com	Sep 14th 2022, 4:32 PM CDT
2012	jim.jennings@ahead.com	Sep 14th 2022, 4:32 PM CDT

2013	jim.loring@tlc-eng.com	Sep 14th 2022, 4:32 PM CDT
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2015	jim@creativeandfast.biz	Sep 14th 2022, 4:32 PM CDT
2016	jim@mbifurniture.com	Sep 14th 2022, 4:32 PM CDT
2017	jimmy@woo10solutions.com	Sep 14th 2022, 4:32 PM CDT
2018	jitterzzcoffeeco@gmail.com	Sep 14th 2022, 4:32 PM CDT
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2042	john.duncan@officedepot.com	Sep 14th 2022, 4:32 PM CDT
2043	John@4LeafGC.com	Sep 14th 2022, 4:32 PM CDT
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2057	JPOWELL@S3DG.COM	Sep 14th 2022, 4:32 PM CDT
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2059	jrickert@lee-associates.com	Sep 14th 2022, 4:32 PM CDT

2060	jrodriguez@icarasindustries.com	Sep 14th 2022, 4:32 PM CDT
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2062	jschmidt@elevar.com	Sep 14th 2022, 4:32 PM CDT
2063	jsharma@serigor.com	Sep 14th 2022, 4:32 PM CDT
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2065	jstnbartlett24@gmail.com	Sep 14th 2022, 4:32 PM CDT
2066	jtrump@coreoi.com	Sep 14th 2022, 4:32 PM CDT
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2068	juan@dcioffice.com	Sep 14th 2022, 4:32 PM CDT
2069	juan@theknowledgestack.co	Sep 14th 2022, 4:32 PM CDT
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2072	julie.martini@staples.com	Sep 14th 2022, 4:32 PM CDT
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2075	justin@mdcmfg.com	Sep 14th 2022, 4:32 PM CDT
2076	jvaccaro@creativeof.com	Sep 14th 2022, 4:32 PM CDT
2077	jvaldez@posolutions.com	Sep 14th 2022, 4:32 PM CDT
2078	jvira@viraline.com	Sep 14th 2022, 4:32 PM CDT
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2080	jwhite@tacticalnetworksupport.com	Sep 14th 2022, 4:32 PM CDT
2081	jwilson@aarete.com	Sep 14th 2022, 4:32 PM CDT
2082	K.HuntAssociatesInc@gmail.com	Sep 14th 2022, 4:32 PM CDT
2083	KAdams@BusinessTeamHouston.com	Sep 14th 2022, 4:32 PM CDT
2084	kalyn@apple-designs.com	Sep 14th 2022, 4:32 PM CDT
2085	KAPSA@BBSARCH.COM	Sep 14th 2022, 4:32 PM CDT
2086	karam@techorbits.com	Sep 14th 2022, 4:32 PM CDT
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2088	karl@globalsupplypartners.us	Sep 14th 2022, 4:32 PM CDT
2089	KASSEY.WUNDERLICH@E-ARC.COM	Sep 14th 2022, 4:32 PM CDT
2090	katherinemcguyre@facilityprogramming.com	Sep 14th 2022, 4:32 PM CDT
2091	kathleen.sinn@officedepot.com	Sep 14th 2022, 4:32 PM CDT
2092	kathryn_butler@gensler.com	Sep 14th 2022, 4:32 PM CDT
2093	kathy@ksindustrial.com	Sep 14th 2022, 4:32 PM CDT
2094	kathyondrus@mtsseating.com	Sep 14th 2022, 4:32 PM CDT
2095	katie@letssipp.com	Sep 14th 2022, 4:32 PM CDT
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2098	kayla@gsequip.com	Sep 14th 2022, 4:32 PM CDT
2099	kb@prosystemsus.com	Sep 14th 2022, 4:32 PM CDT
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2102	kccollaborateenterprise@gmail.com	Sep 14th 2022, 4:32 PM CDT
2103	keelanjackson@virco.com	Sep 14th 2022, 4:32 PM CDT
2104	keir@ctscts.com	Sep 14th 2022, 4:32 PM CDT
2105	keith@kaharchitects.com	Sep 14th 2022, 4:32 PM CDT
2106	kelley_benjamin@gensler.com	Sep 14th 2022, 4:32 PM CDT

2107	kelly.mcbride@aecom.com	Sep 14th 2022, 4:32 PM CDT
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2109	KelvinKnight170@gmail.com	Sep 14th 2022, 4:32 PM CDT
2110	kenc@ocopexpress.com	Sep 14th 2022, 4:32 PM CDT
2111	kenleykappes@gmail.com	Sep 14th 2022, 4:32 PM CDT
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2114	kerry.doucette@hccs.edu	Sep 14th 2022, 4:32 PM CDT
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2132	kim.ott@summit-sys.com	Sep 14th 2022, 4:32 PM CDT
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2157	kmonjaras@mrcog-nm.gov	Sep 14th 2022, 4:32 PM CDT
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2160	kmt@kmtarchitects.com	Sep 14th 2022, 4:32 PM CDT
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2162	knee@interiorlandscapes.com	Sep 14th 2022, 4:32 PM CDT
2163	kneeland.wright@awos.com	Sep 14th 2022, 4:32 PM CDT
2164	kraigd@contractdenver.com	Sep 14th 2022, 4:32 PM CDT
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2166	kristen.harrison@smithgroup.com	Sep 14th 2022, 4:32 PM CDT
2167	kristina@zacariaslandscaping.com	Sep 14th 2022, 4:32 PM CDT
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2184	ladyt@kkgconstruction.com	Sep 14th 2022, 4:32 PM CDT
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2186	landin.longtin@pollock.com	Sep 14th 2022, 4:32 PM CDT
2187	larry.bob@easifile.com	Sep 14th 2022, 4:32 PM CDT
2188	larry.vrana@cunasupply.com	Sep 14th 2022, 4:32 PM CDT
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2190	lashandraspan@gmail.com	Sep 14th 2022, 4:32 PM CDT
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2192	Laura@osborne-and-associates.com	Sep 14th 2022, 4:32 PM CDT
2193	lauraj@texaslibrary.com	Sep 14th 2022, 4:32 PM CDT
2194	lauren.etherton@officedepot.com	Sep 14th 2022, 4:32 PM CDT
2195	lauren@marcatects.com	Sep 14th 2022, 4:32 PM CDT
2196	Layal@ramtelecomandconstruction.com	Sep 14th 2022, 4:32 PM CDT
2197	lberry@rpsohio.com	Sep 14th 2022, 4:32 PM CDT
2198	lbrennan@devenneygroup.com	Sep 14th 2022, 4:32 PM CDT
2199	LCarroll@qulityop.com	Sep 14th 2022, 4:32 PM CDT
2200	lcaswell@3oaksgroup.com	Sep 14th 2022, 4:32 PM CDT

2201	lcathey2001@gmail.com	Sep 14th 2022, 4:32 PM CDT
2202	LCreech@burgooncompany.com	Sep 14th 2022, 4:32 PM CDT
2203	lcurrent@nbbj.com	Sep 14th 2022, 4:32 PM CDT
2204	ldukes@nstonecorp.com	Sep 14th 2022, 4:32 PM CDT
2205	leads.for.adaptaspace@gmail.com	Sep 14th 2022, 4:32 PM CDT
2206	leah@outsidevoicescc.com	Sep 14th 2022, 4:32 PM CDT
2207	leann.pashina@indoff.com	Sep 14th 2022, 4:32 PM CDT
2208	LeAnn@reidbiz.com	Sep 14th 2022, 4:32 PM CDT
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2212	lenz@lopezsalas.com	Sep 14th 2022, 4:32 PM CDT
2213	lephenixtrading@gmail.com	Sep 14th 2022, 4:32 PM CDT
2214	leroy@smarketingtx.com	Sep 14th 2022, 4:32 PM CDT
2215	leslie.garza@officedepot.com	Sep 14th 2022, 4:32 PM CDT
2216	Leslie.Marshall@MEIMailServices.com	Sep 14th 2022, 4:32 PM CDT
2217	letty.columbia@gmail.com	Sep 14th 2022, 4:32 PM CDT
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2224	liesha@sitabs.com	Sep 14th 2022, 4:32 PM CDT
2225	lina@autoarch.net	Sep 14th 2022, 4:32 PM CDT
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2227	linda@americanwestofficeinteriors.com	Sep 14th 2022, 4:32 PM CDT
2228	linele@drcstaffinggroup.com	Sep 14th 2022, 4:32 PM CDT
2229	Linus@trazogroup.com	Sep 14th 2022, 4:32 PM CDT
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2234	lisale@move-works.com	Sep 14th 2022, 4:32 PM CDT
2235	liwatson@us.ibm.com	Sep 14th 2022, 4:32 PM CDT
2236	liz@brannandesigns.com	Sep 14th 2022, 4:32 PM CDT
2237	llohsen@crsolutionsinc.com	Sep 14th 2022, 4:32 PM CDT
2238	lmacey@perryop.com	Sep 14th 2022, 4:32 PM CDT
2239	lmendoza@tangraminteriors.com	Sep 14th 2022, 4:32 PM CDT
2240	logan@kellypointofsale.com	Sep 14th 2022, 4:32 PM CDT
2241	longbothamj@jtyler.com	Sep 14th 2022, 4:32 PM CDT
2242	lorddgz@gmail.com	Sep 14th 2022, 4:32 PM CDT
2243	lorena.toffer@aecom.com	Sep 14th 2022, 4:32 PM CDT
2244	loretta@techcenterdesign.com	Sep 14th 2022, 4:32 PM CDT
2245	lori@a2studioad.com	Sep 14th 2022, 4:32 PM CDT
2246	Lori@XL4U.org	Sep 14th 2022, 4:32 PM CDT
2247	lori_clifton@gensler.com	Sep 14th 2022, 4:32 PM CDT

2248	lorissa@copyplusonline.net	Sep 14th 2022, 4:32 PM CDT
2249	lortega@nrsca.com	Sep 14th 2022, 4:32 PM CDT
2250	louis.johnson@greshamsmith.com	Sep 14th 2022, 4:32 PM CDT
2251	louis_johnson@gspnet.com	Sep 14th 2022, 4:32 PM CDT
2252	LSanusi@ireliants.com	Sep 14th 2022, 4:32 PM CDT
2253	lstapp@officescapes.com	Sep 14th 2022, 4:32 PM CDT
2254	ltruster@businessenvironments.com	Sep 14th 2022, 4:32 PM CDT
2255	luc@elitecampusmovers.com	Sep 14th 2022, 4:32 PM CDT
2256	luisg@premierescientific.com	Sep 14th 2022, 4:32 PM CDT
2257	Luke.Fletcher@officedepot.com	Sep 14th 2022, 4:32 PM CDT
2258	lutzconstructionllc@yahoo.com	Sep 14th 2022, 4:32 PM CDT
2259	Lwilliams@climaxinvestors.com	Sep 14th 2022, 4:32 PM CDT
2260	lyates@x-celbusinessproducts.com	Sep 14th 2022, 4:32 PM CDT
2261	lynneburnett@hawkinc.com	Sep 14th 2022, 4:32 PM CDT
2262	m.freed@proplas.com	Sep 14th 2022, 4:32 PM CDT
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2544	rainer@gofreeheart.com	Sep 14th 2022, 4:32 PM CDT
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2855	trennie@humanscale.com	Sep 14th 2022, 4:32 PM CDT
2856	Trenton.brackley@trox.com	Sep 14th 2022, 4:32 PM CDT
2857	trevor@li-tx.com	Sep 14th 2022, 4:32 PM CDT
2858	troi@tcm-llc.com	Sep 14th 2022, 4:32 PM CDT


2859	troy@posgtech.com	Sep 14th 2022, 4:32 PM CDT
2860	tsims@tsg-industries.com	Sep 14th 2022, 4:32 PM CDT
2861	ttellez@wwretailsolutions.com	Sep 14th 2022, 4:32 PM CDT
2862	ttoliver@hamilton-anderson.com	Sep 14th 2022, 4:32 PM CDT
2863	ttorre@bfr.com	Sep 14th 2022, 4:32 PM CDT
2864	twalsh@coreoi.com	Sep 14th 2022, 4:32 PM CDT
2865	twebber@visionbp.com	Sep 14th 2022, 4:32 PM CDT
2866	twiederstein@texaswilson.com	Sep 14th 2022, 4:32 PM CDT
2867	ty@ztwtransportservices.com	Sep 14th 2022, 4:32 PM CDT
2868	tyler.miller@saxtonbradley.com	Sep 14th 2022, 4:32 PM CDT
2869	Tyrus.r.brailey@jpmorgan.com	Sep 14th 2022, 4:32 PM CDT
2870	ubaldo.parra@LEDelectric.us.com	Sep 14th 2022, 4:32 PM CDT
2871	uimran@rite-site.com	Sep 14th 2022, 4:32 PM CDT
2872	ureнна.p.o@ieee.org	Sep 14th 2022, 4:32 PM CDT
2873	ursulamclendon@gmail.com	Sep 14th 2022, 4:32 PM CDT
2874	usmith@claylegacycare.com	Sep 14th 2022, 4:32 PM CDT
2875	vakpovwa@omexcorp.com	Sep 14th 2022, 4:32 PM CDT
2876	val@bawseenterprises.biz	Sep 14th 2022, 4:32 PM CDT
2877	valerielunsford@fergusonlearning.com	Sep 14th 2022, 4:32 PM CDT
2878	value-engineering@outlook.com	Sep 14th 2022, 4:32 PM CDT
2879	vasupatel3099@gmail.com	Sep 14th 2022, 4:32 PM CDT
2880	vendorportalregistration@varidesk.com	Sep 14th 2022, 4:32 PM CDT
2881	vendors@ci.southlake.tx.us	Sep 14th 2022, 4:32 PM CDT
2882	vertexmarketingtx@gmail.com	Sep 14th 2022, 4:32 PM CDT
2883	vetmeds@gmx.com	Sep 14th 2022, 4:32 PM CDT
2884	vgsgovcon@gmail.com	Sep 14th 2022, 4:32 PM CDT
2885	vherera@yahoo.com	Sep 14th 2022, 4:32 PM CDT
2886	vickiew@chapmanharvey.com	Sep 14th 2022, 4:32 PM CDT
2887	vicky.kucherenko@hmcarchitects.com	Sep 14th 2022, 4:32 PM CDT
2888	victoria.ferrari@cti.com	Sep 14th 2022, 4:32 PM CDT
2889	vince@computercomforts.com	Sep 14th 2022, 4:32 PM CDT
2890	vincenth@scottrice.com	Sep 14th 2022, 4:32 PM CDT
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2896	vterry@moodynolan.com	Sep 14th 2022, 4:32 PM CDT
2897	vwittliff@bsa-designgroup.com	Sep 14th 2022, 4:32 PM CDT
2898	wade.dearman@officedepot.com	Sep 14th 2022, 4:32 PM CDT
2899	waleowoeye@gmail.com	Sep 14th 2022, 4:32 PM CDT
2900	walt.mischley@av-resource.com	Sep 14th 2022, 4:32 PM CDT
2901	wats2@hvc.rr.com	Sep 14th 2022, 4:32 PM CDT
2902	wavetron@protonmail.com	Sep 14th 2022, 4:32 PM CDT
2903	wayne.goldston@indecosales.com	Sep 14th 2022, 4:32 PM CDT
2904	wcat@wildcatmfg.net	Sep 14th 2022, 4:32 PM CDT
2905	webmaster@hillcountrycomputer.com	Sep 14th 2022, 4:32 PM CDT


2906	wendy.mccune@officedepot.com	Sep 14th 2022, 4:32 PM CDT
2907	wendy.pedersen@ibigroup.com	Sep 14th 2022, 4:32 PM CDT
2908	wesley.washington@gexpro.com	Sep 14th 2022, 4:32 PM CDT
2909	weston@mds-ky.com	Sep 14th 2022, 4:32 PM CDT
2910	whipple.associates@gmail.com	Sep 14th 2022, 4:32 PM CDT
2911	wholesalecopiersjd@yahoo.com	Sep 14th 2022, 4:32 PM CDT
2912	william@royalimagingolutions.com	Sep 14th 2022, 4:32 PM CDT
2913	willw@planoofficesupply.com	Sep 14th 2022, 4:32 PM CDT
2914	win.anderson@trox.com	Sep 14th 2022, 4:32 PM CDT
2915	wkoch@mustarddesign.net	Sep 14th 2022, 4:32 PM CDT
2916	wmanning@manningarchitects.com	Sep 14th 2022, 4:32 PM CDT
2917	wooddesigns@ironfurnace.com	Sep 14th 2022, 4:32 PM CDT
2918	wrose@globalindustrial.com	Sep 14th 2022, 4:32 PM CDT
2919	wsims@sdg-assoc.com	Sep 14th 2022, 4:32 PM CDT
2920	wstillwagon@millersoffice.com	Sep 14th 2022, 4:32 PM CDT
2921	wwarlick@shepleybulfinch.com	Sep 14th 2022, 4:32 PM CDT
2922	www.rotexpress@gmail.com	Sep 14th 2022, 4:32 PM CDT
2923	xeniaonemarketplace@gmail.com	Sep 14th 2022, 4:32 PM CDT
2924	ycontreras@stgdesign.com	Sep 14th 2022, 4:32 PM CDT
2925	Youngsonenterprise@gmail.com	Sep 14th 2022, 4:32 PM CDT
2926	YTREVINO@MCCOYROCKFORD.COM	Sep 14th 2022, 4:32 PM CDT
2927	yvette.shields@mckinc.com	Sep 14th 2022, 4:32 PM CDT
2928	zach@rbp.com	Sep 14th 2022, 4:32 PM CDT
2929	zach@woodtechlp.com	Sep 14th 2022, 4:32 PM CDT
2930	zhastings@cjassociatesinc.com	Sep 14th 2022, 4:32 PM CDT
2931	ztepe@fastenal.com	Sep 14th 2022, 4:32 PM CDT

BOARD OF COMMISSIONERS
Operations and Real Estate Committee

RESOLUTION 6294, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MODERNIZATION AT VILLA TRANCHESE TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$820,087

DocuSigned by:

 D7D46F73613F4FA...
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 73853D8CC711474...
George Ayala
 Director of Procurement

DocuSigned by:

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Hector Martinez
 Director of Construction
 Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6294, authorizing the award of a contract for elevator modernization at Villa Tranchese to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$820,087

FINANCIAL IMPACT:

The current award recommendation for elevator modernization at Villa Tranchese is not expected to exceed an amount of \$820,087 to include a base bid in the amount of 611,885, alternates in the amount of \$133,649, and an approximate 10% contingency in the amount of \$74,553 that will only be used if additional work is required to complete this project. The funding source for this project will be the Capital Fund Program and/or available reserves.

SUMMARY:

Villa Tranchese Apartments, built-in 1967, is a Senior/Disabled, eleven-story high-rise community located near downtown San Antonio. This community is comprised of 201 units including 40 efficiencies, 142 one-bedroom units, and 19 two-bedroom units.

The elevators at Villa Tranchese Apartments are over 40 years in service and have reached the end of their cost effective lives. The average lifespan of an elevator is about 20 to 25 years at which time modernizing the elevators are recommended as obsolescence of elevator equipment may pose a safety hazard to include malfunctioning components.

Staff are requesting your approval for Otis Elevator Company to perform full elevator modernizations for both elevators at this development. The modernization of the elevator systems, doors, and cabs will provide several benefits, including safety and fire protection improvements, the upgrade and improved reliability of the systems for moving clients up and down the building. The estimated time for completion of this project is 252 days. One elevator will remain in service at all times.

Opportunity Home San Antonio**November 17, 2022**

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Purchasing Cooperatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

Once the lead public agency has awarded a contract with the vendor, participating Public Agencies in need of similar products and services are able to make purchases through the Omnia Partners contracts. This ensures that the same terms and conditions of the lead agency's awarded contract apply to the participants. Opportunity Home is currently a member of Omnia Partners, a nationwide purchasing cooperative.

On April 24, 2019, the University of California, as the Principal Procurement Agency, issued RFP #000289-APR2018, to establish national cooperative contracts for Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization that closed on June 3, 2019. The University of California, through OMNIA Partners, Public Sector awarded several contracts, one of which was to Otis Elevator Company (Contract #2019001563) that was effective October 1, 2019. The contract has an Initial five (5) year term from October 1, 2019 through September 30, 2024 with the option to renew for five (5) additional one (1) year periods through September 30, 2029.

OTIS Elevator Company was established in 1953 and is headquartered in Farmington, Connecticut. They have Texas office locations in Amarillo, Austin, Beaumont, Dallas, El Paso, Ft. Worth, Houston, Lubbock, Midland, and San Antonio. They are a global manufacturer of vertical transportation systems, primarily focusing on elevators, moving walkways, and escalators. Services provided by this company under their cooperative award include, but are not limited to: full and partial maintenance services modernization, repair and new equipment installations, complimentary onsite surveys of equipment, 1-year warranty after the completion of installation for all modernizations and new equipment, free web based training, specialized account assessments, enhanced communication and coordination with local OTIS offices, and specialized reporting.

Otis Elevator Company is currently under contract with Opportunity Home for monthly elevator maintenance and repair service and elevator emergency response and repair services. They were previously awarded a contract for pre-maintenance services.

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

Opportunity Home San Antonio

November 17, 2022

performance.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.

Opportunity Home residents feel safe.

ATTACHMENTS:

Resolution 6294

Location Photo

Location Map

Resolution 6294
Opportunity Home San Antonio

RESOLUTION 6294, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MODERNIZATION AT VILLA TRANCHESE TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$820,087

WHEREAS, the elevators at Villa Tranchese Apartments are over 40 years in service and have reached the end of their cost effective lives; and

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies; and

WHEREAS, the University of California, through OMNIA Partners, Public Sector awarded a contract to Otis Elevator Company (Contract #2019001563) for Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization that was effective October 1, 2019, through September 30, 2024; and

WHEREAS, staff are requesting your approval to award a contract to Otis Elevator Company through their OMNIA Partners, Public Sector contract to perform full elevator modernizations for both elevators at Villa Tranchese; and

WHEREAS, the current award recommendation for elevator modernization at Villa Tranchese is not expected to exceed an amount of \$820,087 to include a base bid in the amount of 611,885, alternates in the amount of \$133,649, and an approximate 10% contingency in the amount of \$74,553 that will only be used if additional work is required to complete this project. The funding source for this project will be the Capital Fund Program and/or available reserves.

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

- 1) Approves Resolution **6294**, authorizing the award of a contract for elevator modernization at Villa Tranchese to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$820,087.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and

extensions.

Passed and approved the 7th day of December 2022.

Ana M. "Cha" Guzman

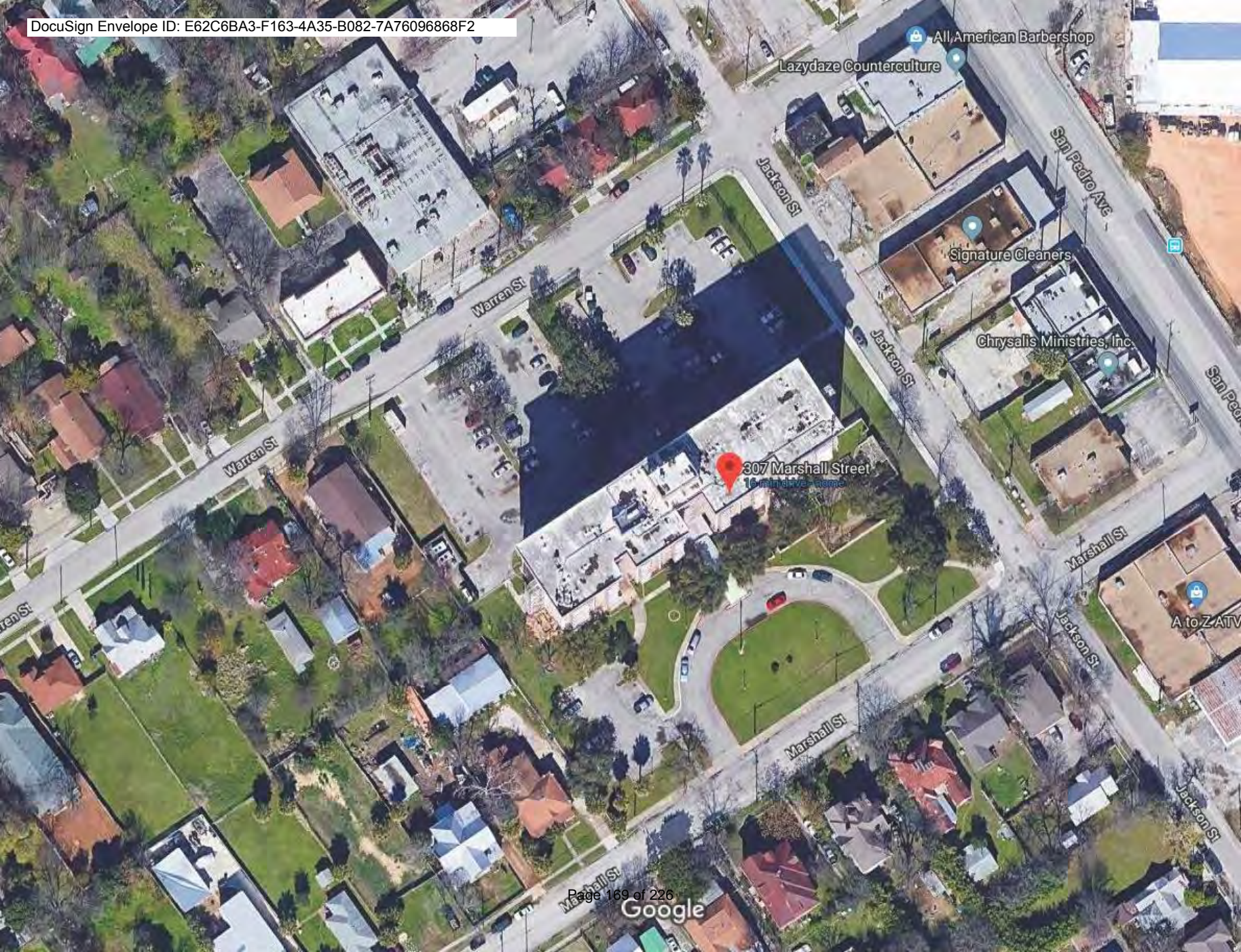
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO





Opportunity Home San Antonio

November 17, 2022

MEMORANDUM

To: Operations and Real Estate Committee

From: Ed Hinojosa, Jr., President and CEO

Presented by: Richard Milk, Planning Officer

RE: Update and discussion regarding the FY2022 MTW Report and FY2021 MTW Compliance Determination

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) requires Moving to Work (MTW) Public Housing Authorities (PHAs) to annually submit an MTW Report detailing progress on MTW Activities and other items. Opportunity Home submitted the latest MTW Report on September 30, 2022, to cover fiscal year 2022. In addition, Opportunity Home received the final MTW Compliance Determination for FY2021. This memo summarizes the key points.

FY 2020-2021 Final HUD Compliance Determination

Per PIH-2013-02 Baseline Methodology for Moving to Work Public Housing Agencies, HUD coordinates with Opportunity Home to complete final compliance determinations for statutory requirements. On September 29, 2022, HUD notified Opportunity Home that the Agency was fully compliant for FY2021. This final compliance determination was expected and is consistent with internal compliance analysis and tracking.

FY 2021-2022 MTW Report

HUD collects MTW Report information using Form HUD 50900 (OMB Approval No. 2577-0216).

Outcomes by Statutory Objective

Opportunity Home has implemented many activities under the three MTW Statutory Objectives. The following summary lists how many MTW activities are underway under each Objective and also highlights cumulative outcomes across all MTW households and portfolios.

- Cost Efficiency: Five ongoing activities
 - From 2013-2022, Opportunity Home estimates \$5.1 million in cost efficiencies, due to MTW Activities.
- Housing Choice: Nine ongoing activities
 - From 2014-2022, 1,510 new units have been made possible, due to MTW Activities. Of those units, 86% are affordable to Low Income Households.
 - In 2022, 50% of new admissions and existing voucher holders moved to targeted SAFMR groups 4-10.
- Education, Employment and Self-Sufficiency: One ongoing activities and several MTW-funded initiatives
 - MTW Self-Sufficiency Activities are new pilots working with small populations.

MTW Activities

MTW Activities are efforts that require a regulatory waiver from HUD, secured through the MTW

Opportunity Home San Antonio**November 17, 2022**

Plan process. At the end of FY2022, Opportunity Home closed two activities and managed fifteen MTW Activities. The following breaks down each activity by status:

Seven activities are “On Track” and meeting or exceeding most benchmarks

- 11-1e- Preservation and Expansion of Affordable Housing
- 13-4- HQS Inspection of Opportunity Home-owned non-profits by Opportunity Home inspectors
- 14-3- Faster Implementation of Payment Standard Decreases (HCV)
- 15-2- Elderly Admissions Preference at Select Public Housing Sites
- 15-3- Modified Project Based Vouchers
- 21-2- Limiting increase in rents
- 22-1- Partnerships Providing Basic Needs for Residents Through Income Exclusions

Eight activities are “Behind Plan” and not meeting some benchmarks, but are of low concern

- 11-9- Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services
- 13-2- Simplified Earned Income Disregard (S-EID) (Public Housing)
- 14-6- HCV Rent Reform
- 19-1- Local Implementation of Small Area FMRs
- 19-2- Alternative Recertification Process
- 20-1- College & University Homeless Assistance Program
- 20-3- Family Self Sufficiency (FSS) Program Streamlining
- 21-1- Next Step Housing Program (THRU Project)

Two activities were closed out

- 15-1- MDRC / HUD Rent Study
- 20-4- Time-Limited Workforce Housing Pilot Program (PBV)

MTW Initiatives

MTW Initiatives are efforts that use only the MTW single fund flexibility (no waiver required). The following table lists Opportunity Home’s use of MTW fund flexibility in FY2022:

Projects	Cumulative Expenditure Balance as of 6/30/2022	
Program Administration and Implementation of MTW Initiatives	\$	1,835,785
Public Housing Operating Shortfall		2,499,249
Capital Planning		476,840
Expansion of Public Housing WIFI		1,448,648
Highland Park Property Support		1,000,000
Preservation and Expansion of Affordable and Public Housing:		
East Meadows Development		4
Development of Labor Street Multifamily Property		591,183
Alazan Courts Predevelopment Costs		60,112
Total	\$	7,911,821

Uses identified in this schedule are outside of the operating cost of the section 8, public

Opportunity Home San Antonio

November 17, 2022

housing, and CFP programs which comprise our MTW block grant.

Program Administration and Implementation of MTW Initiatives:

- Education Partnerships:
 - REACH Awards
 - College Scholarship Program
 - ConnectHomeSA
- Resident Work Apprenticeship Program
- Health and Wellness: Opportunity Home sponsors a variety of events to promote health and wellness, including Food Distributions.
- Community Building:
 - Annual Father's Day Initiative
 - Mother's Day Celebration
 - Holiday Gift Drive and Distribution

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None at this time.

STRATEGIC OUTCOME:

Supports all strategic outcomes.

ATTACHMENTS:

Presentation

MTW Report FY 2021-2022

November 17, 2022



Move to Work Designation

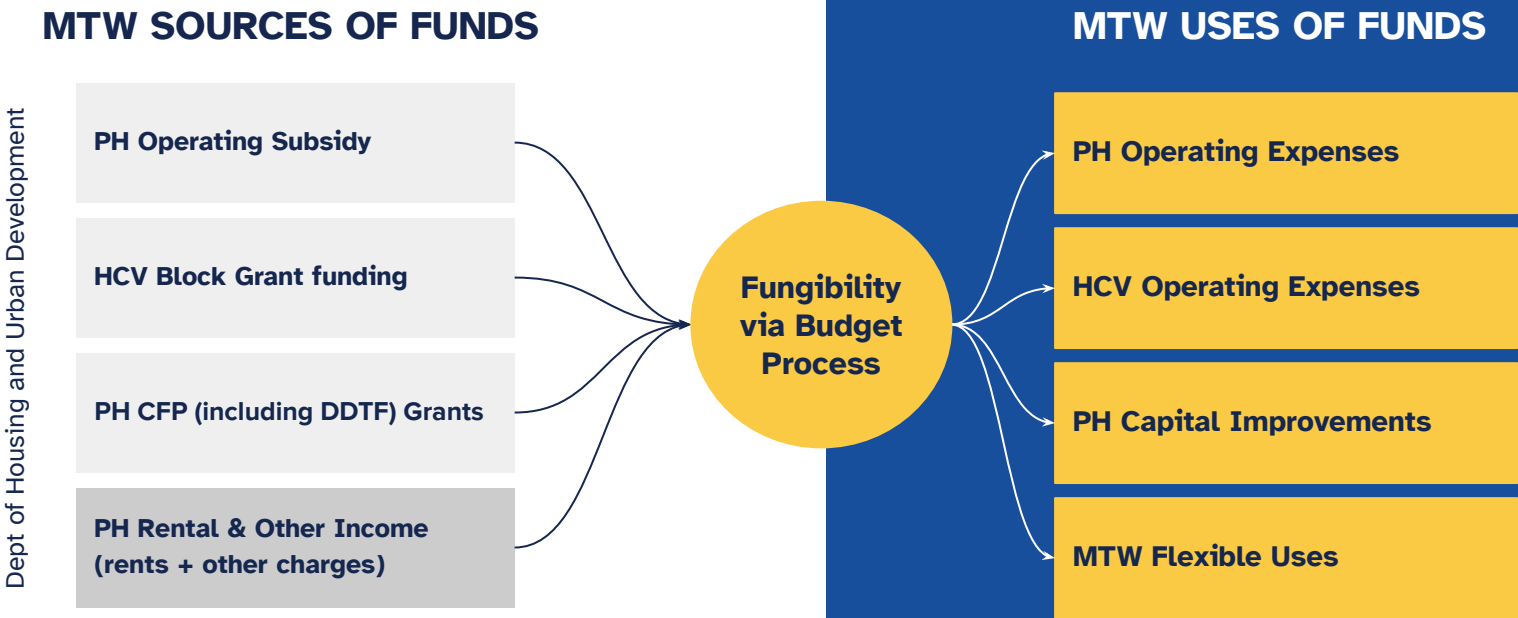
Overview

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

MTW Toolbox

- 1 Regulatory Waivers
- 2 Funding Fungibility

FUNDING FUNGIBILITY



STATUTORY OBJECTIVES



Cost Efficiency/ Effectiveness

Reduce cost and achieve greater cost effectiveness in Federal expenditures.



Housing Choice

Increase housing choices for low income families.



Self-Sufficiency

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

Annual Compliance Determination

FY 2020-2021

FY 2020-2021

HUD Compliance Determination

Statutory Requirement	FY 2020-2021
75% Very low income (50% AMI)	Compliant: 97% of assisted families were VLI
Reasonable Rent Policy	Compliant
Substantially the Same	Compliant: 100% of adjusted baseline served
Comparable Mix (by family size)	Compliant
Housing Quality Standards	Not Rated*

MTW Report

FY 2021-2022

OMB Approval No. 2577-0216 (exp. March 31, 2024)

FORM 50900

- I.** Introduction
- II.** General Operating Information
- III.** Proposed MTW Activities (plan only)
- IV.** Approved MTW Activities
- V.** Planned Application of MTW Funds
- VI.** Administrative

Fiscal Year Process

July - Sept.

Gather form requirements

Sept. 30

Report due to HUD

Oct. - June

HUD Review/Approval

FY 2021-2022 | Section 2

General Operating Information

- A. Housing Stock
- B. Leasing
- C. Waitlist
- D. Statutory Objectives/
Requirements

Key Stats

16,505 MTW households served

97% of MTW households served were very low income (at or below 50% AMI)

\$9.9M in Capital Expenditures

86k households on a wait list

FY 2021-2022 | Section 4

MTW ACTIVITY TRACKING

MTW Activity

MTW efforts that require a regulatory waiver and standard metrics

Example: Conducting annual recertification of household income every 2-3 years

MTW Initiative

MTW efforts that use MTW single fund flexibility only and do not require standard metrics and are tracked through funding sources and uses reporting *Example: Self-sufficiency program administration*

Status Update

- **7 On Track**
Activities meeting benchmarks
- **8 Behind Plan**
Activities not meeting benchmarks
Behind on implementation
Being re-evaluated
- **2 Closed Out**
Activities closed out and waivers removed

Combined estimated efficiencies are valued at
\$5.1M since 2013

FY 2021-2022 | Section 4

COST EFFICIENCY/ EFFECTIVENESS

- 13-4- HQS Inspection of Opportunity Home-owned non-profits by Opportunity Home inspectors (HCV)
- 14-3- Faster Implementation of Payment Standard Decreases (HCV)*
- 14-6- Rent Simplification / 15-4- Simplified Utility Allowance Schedule (HCV)
- 15-1- MDRC / HUD Rent Study (HCV)
- 19-2- Alternative Recertification Process (HCV and PH)
- 20-3- Family Self-Sufficiency Program Streamlining**

Status Update

- **2 On Track**
Activities meeting benchmarks
- **3 Behind Plan**
Activities not meeting benchmarks
Behind on implementation
Being re-evaluated
- **1 Closed Out**
Activities closed out and waivers removed

**Did not use waiver this year*

***Being re-evaluated and may be consolidated with other administrative waivers in future plan*

FY 2019-2: Alternate Recertification Process

Opportunity Home is using MTW flexibilities to make changes to existing processes that result in efficiencies for the organization and alleviate burden to the families.

Alternate schedule (established at Opportunity Home / HCV 2011)

Triennial (every 3 years): targeting older adults and those with disabilities on 100% fixed income

Biennial (every 2 years): all other households

Alternate review procedures (PH only)

Applies alternate schedule to flat rent notice and family composition update notifications

Alternate income verification methods

Accept self-certification of the value of family assets and anticipated asset income for net assets totalling \$25,000 or less

Accept oral third-party verification and applicant-provided documents dated within 90 days

Schedule

Prior to HOTMA, recertifications scheduled annually

Review Procedures

Annual flat rent notices and family composition updates

Income Verification Methods

Accept self-certification at \$5,000 or less

Third-party written form and documents dated within 30 days

FY 2021-2022 | Section 4

HOUSING CHOICE

- 11-1e Preservation and Expansion of Affordable Housing
- 11-9 Allocate tenant-based voucher set-asides
- 15-2 Elderly Admissions Preference at Select Public Housing Sites (PH)
- 15-3 Modified Project Based Vouchers (HCV)
- 19-1 Local Small Area Fair Market Rent (SAFMR) (HCV)
- 20-1 College & University Homeless Assistance Program (HCV)
- 21-1 Next Step Housing Program (THRU Project)
- 21-2 Limiting increase in rents (HCV)
- 22-1 Partnerships Income Exclusion

**1,510 new units since 2014, 86% affordable (80% AMI)
50% moved to targeted SAFMR groups 4-10**

Status Update

- **5 On Track**
Activities meeting benchmarks
- **4 Behind Plan**
Activities not meeting benchmarks
Behind on implementation
Being re-evaluated
- **0 Closed Out**
Activities closed out and waivers removed

FY 2020-1: College & University Homeless Assistance Program

Opportunity Home is using MTW flexibilities to implement new housing programs designed in collaboration with partners for specific populations. Currently, the Agency has allocated up to 50 tenant-based vouchers for homeless college students.

Set-aside program with expedited housing

Establishes a set-aside voucher program with waitlist local preferences to expedite housing

Additional eligibility requirements by partner

Ties the housing assistance to college program requirements

Portability Limitation

Voucher assistance is tied to Opportunity Home's jurisdiction to ensure students are receiving housing and supportive services through the partner during their academic journey

Three year limit

Voucher assistance is designed to be temporary and last the duration of the students academic journey with the partner

Voucher Program Waitlist

Students would wait on main waitlist

Partner Eligibility Requirements

Not applicable

Portability

Student could move outside Opportunity Home jurisdiction with voucher and not have access to services

Assistance Limitation

Assistance tied to household income

FY 2021-2022 | Section 4

SELF-SUFFICIENCY

- 13-2- Simplified Earned Income Disregard (S-EID) (PH)
- 20-4 Time limited Workforce Housing Program*

Status Update

- **0 On Track**
Activities meeting benchmarks
- **1 Behind Plan**
Activities not meeting benchmarks
Behind on implementation
Being re-evaluated
- **1 Closed Out**
Activities closed out and waivers removed

**Never implemented. Connected to development project that did not move forward.*

FY 2013-2- Simplified Earned Income Disregard (PH)

Opportunity Home is using MTW flexibilities to implement alternative rent policies that benefit residents on their path to self-sufficiency. SEID leverages external grant funds to provide services coupled with the disregard.

Simplified EID

For five years, any increases in income are disregarded (not included) in the rent calculation:

Year 1: 100% of increase in income is not included

Year 2: 80% ... Year 3: 60% ... Year 4: 40% ... Year 5: 20% ...

Supportive Service requirement

Rent relief tied to an approved self-sufficiency program to support recruitment and enrollment and incentivize work;

Financial Literacy class requirement

Target Population

Public Housing only

HUD EID / Rent Calculation

Rent increases when a household's income increases

In 2013, the 5 years was cumulative and the period could be stopped and started

Supportive Services

Not tied to nor funding provided for supportive services

Population

HCV and PH households per Admin and ACOP plans

FY 2021-2022 | Section 5

USES OF MTW FUNDS

Uses identified in this schedule are outside of the operating cost of the section 8, public housing, and CFP programs which comprise our MTW block grant.

Projects	Cumulative Expenditure Balance as of 6/30/2022	
Program Administration and Implementation of MTW Initiatives	\$	1,835,785
Public Housing Operating Shortfall		2,499,249
Capital Planning		476,840
Expansion of Public Housing WIFI		1,448,648
Highland Park Property Support		1,000,000
Preservation and Expansion of Affordable and Public Housing:		
East Meadows Development		4
Development of Labor Street Multifamily Property		591,183
Alazan Courts Predevelopment Costs		60,112
Total	\$	7,911,821

FY 2021-2022 | Section 5

USES OF MTW FUNDS

Projects	Cumulative Expenditure Balance as of 6/30/2022	
Program Administration and Implementation of MTW	\$	1,835,785
Initiatives		

- Education Partnerships:
 - REACH Awards
 - College Scholarship Program
 - ConnectHomeSA
- Resident Work Apprenticeship Program
- Health and Wellness: Opportunity Home sponsors a variety of events to promote health and wellness, including Food Distributions
- Community Building
 - Annual Father's Day Initiative
 - Mother's Day Celebration
 - Holiday Gift Drive and Distribution

NEXT STEPS

HUD REVIEW

FY2022 MTW Report is
under HUD Review

Anticipate approval by
June 2023

FY2024 Planning

Started the planning process using results of FY2022 MTW Report

- Utilizing resident feedback from strategic plan surveys
- Aligning plan around priorities set by strategic plan, values, and evaluation results
- Coordinating with internal departments on
 - program policy updates
 - capital plans
 - housing expansion plans

Questions

COST EFFICIENCY/ EFFECTIVENESS

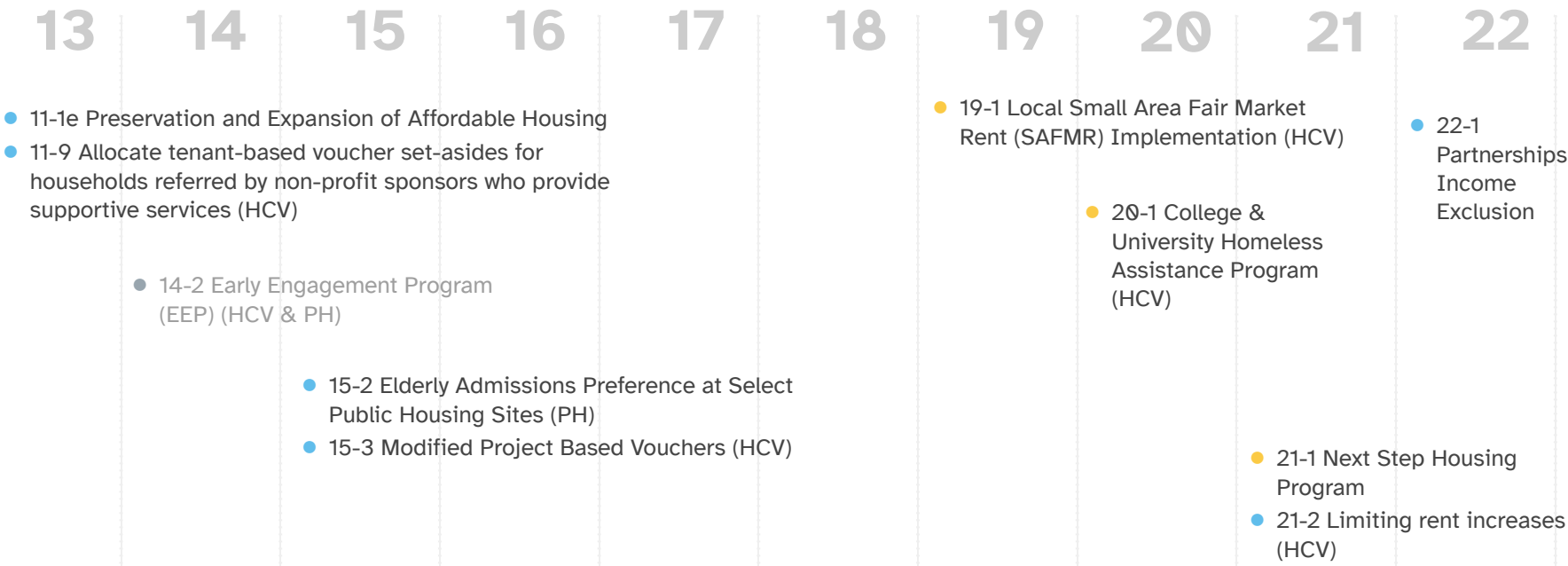
FISCAL YEAR

13 14 15 16 17 18 19 20 21 22

- 13-4- HQS Inspection of Opportunity
Home-owned non-profits by
Opportunity Home inspectors (HCV)
- 14-3- Faster Implementation of
Payment Standard Decreases
(HCV)*
- 14-4- *Biennial Reexaminations
(HCV & PH)*
- 14-5- *Triennial Reexaminations
(HCV)*
- 14-6- Rent Simplification
- 15-1- *MDRC / HUD Rent Study (HCV)*
- 15-4- Simplified Utility Allowance
Schedule (HCV)
- 16-2- *Biennial and Triennial
Notification of Rent Type Option*
- 19-2- Alternative
Recertification Process
(HCV & PH)
*[Consolidates 14-4, 14-5,
and 16-2]*
- 20-3- FSS Program
Streamlining

HOUSING CHOICE

FISCAL YEAR



SELF-SUFFICIENCY

FISCAL YEAR

13 14 15 16 17 18 19 20 21 22

- 13-1 Time-limited Working Preference
- 13-2 Simplified Earned Income Disregard (S-EID) (PH)
- 17-1 Thrive in Five Program (PH)
[Replaced 13-2]
- 17-2 Restorative Housing Pilot Program (PH)
- 20-4 Time-Limited Workforce Housing Pilot Program (PBV)

Community Development Initiatives

November 2022



Department Overview

Our Role

The Community Development Initiatives (CDI) department **empowers and equips Opportunity Home residents** to improve their quality of life and achieve economic stability by providing self-sufficiency service coordination, supportive services and resident engagement activities.



Department Overview

Strategic Goals

All Opportunity Home families have financial empowerment.

Older adult Opportunity Home residents are able to age in place.

Work-able Opportunity Home residents are able to maintain suitable employment.

Opportunity Home resident youths graduate from high school.

Service Coordinators ARE	Service Coordinators ARE NOT
Resources on available community-based services	Direct service providers
Facilitators of wellness and other educational programs	Recreation or activity directors
Motivators who empower residents to be independent	Duplicators of existing community services
Champions who encourage residents to live a healthy lifestyle	Distributors of medical aids, medications, or medical advice
Advisors who can assist residents	Handlers of residents' funds
Referral agents who connect residents to service providers	Property managers or leasing agents
Community partners to assist residents with accessing community-based services	Organizers or leaders of resident councils

7-Step Case Management System



Community Partners

CDI is always seeking, soliciting, and developing **innovative partnerships** with service providers for coordinated service delivery to our residents.

Current partners include the San Antonio Food Bank, Texas Diaper Bank, VIA, Workforce Solutions, Metro Health, and so much more.



Programs + Services

Federal Self Sufficiency Service Coordination Programs

Helps families achieve housing or economic **self-sufficiency**.

This is achieved through the administration of a variety of programs.

Tax Credit Supportive Services

Allows Opportunity Home to leverage CDI-provided supportive services in negotiations with development partners who enter into supportive service agreements.

Services may include **youth programs, financial planning assistance, homebuyer education, vocational training**, and many more.

Self-Sufficiency Coordination Programs

Family Self Sufficiency (FSS) Program

Helps Public Housing (PH) and Housing Choice Voucher (HCV) families **increase their earnings and build financial capability** and assets through two key features:

- Financial incentive for participants to increase their earnings in an escrow savings account
- Case management helps residents access services to overcome barriers to employment and address other challenges

Elderly Disabled Service (EDS) Program

Assists elderly individuals and persons with disabilities living at Opportunity Home's **34 Elderly/Disabled** (E/D) Public Housing communities by coordinating supportive services they need to continue **living independently and comfortably age in place**.

Self-Sufficiency Coordination Programs

Resident Opportunity and Self Sufficiency (ROSS) Program

Assists PH residents through needs assessments, case management and referrals to community- and web-based services.

ROSS Resident Service Coordinators (RSCs) help each participant advance toward self-sufficiency in ways that fit their individual needs, priorities, and interests.

Jobs Plus Program

Addresses poverty among **Lincoln Heights** residents by incentivizing and enabling employment through income disregards for working families and a set of services to support work including employer linkages, job placement and counseling, educational advancement, and financial counseling.

Programs + Services

Choice Endowment Trust

The purpose of the Endowment Trust is to use Choice Neighborhoods funds solely for **planning, providing, and evaluating community and supportive services** for the primary benefit of HUD-assisted housing residents of the revitalized target housing developments.

ConnectHomeSA

ConnectHomeSA is Opportunity Home's digital inclusion program aimed at **narrowing the digital divide** in our communities by:

- Connecting residents to affordable high-speed internet (primarily an IT function);
- Providing low-cost computing devices to residents; and
- Providing digital literacy training.

Resident Engagement

Resident Apprenticeship Program

The Resident Apprentice Program is designed to assist residents of Public Housing make progress toward economic and housing self-sufficiency by removing employment barriers through the launch of a resident apprenticeship with Opportunity Home.

Resident Councils

CDI staff provide guidance and training to resident council members and leadership on requirements and best practices, particularly regarding the election procedures outlined in federal law. CDI also distributes Tenant Participation Funds, or “Dollars Per Unit Year” funds, to resident councils and monitors the use of its funds.

Community Building

Events + Resident Activities

Each year, CDI staff plan and coordinate a number of events to build a sense of community among Opportunity Home residents, celebrate residents, and provide self-sufficiency resources or other types of direct assistance.



Funding Overview

Federal Self-Sufficiency Service Coordination Programs

	FSS	ROSS	EDS	Jobs Plus
Grant Funded	✓	✓	X	✓
Grant Term	1/1/22 - 12/31/22	6/1/22 - 5/31/25	N/A	6/1/21 - 12/1/25
Grant Award	\$1,064,315	\$621,050	N/A	\$2.3M
# Funded Staff	19	3	8	4
Financial Incentive for Participation	✓	X	X	✓
Program Time Limit / Resident Termination	✓	X	X	✓
Self-Sufficiency Type Primary Focus	Economic	Economic	Housing	Economic
Case Management Type	<ul style="list-style-type: none"> Intense, ongoing Contract goals must be completed before contract term to receive escrow 	<ul style="list-style-type: none"> Sporadic, as needed RSCs spread across many properties Focus on large events to expend grant funds 	<ul style="list-style-type: none"> Sporadic, as needed RSCs have strong relationships with residents due to regular contact 	<ul style="list-style-type: none"> Intense, ongoing Must be receiving case management services to receive JPEID financial incentive
Governing Rules	<ul style="list-style-type: none"> 24 CFR § 984 FSS Grant Agreement FSS Action Plan 	<ul style="list-style-type: none"> ROSS-SC Grant Agreement 	None	<ul style="list-style-type: none"> Jobs Plus Grant Agreement HUD-Approved Work Plan
Safe Harbor Guidance and/or Best Practices	<ul style="list-style-type: none"> HUD Exchange FSS Training HUD FSS Guidebook 	<ul style="list-style-type: none"> HUD Exchange Running ROSS Step-by-Step Online Guide 	<ul style="list-style-type: none"> HUD Exchange Service Coordinators in Multifamily Housing (SCMF) Training HUD SCMF Program Resource Guide 	<ul style="list-style-type: none"> MDRC Jobs Plus Report

Self-Sufficiency Service Coordination Program Funding

The following programs are HUD Grant Funded

- Family Self Sufficiency (FSS)
- Resident opportunity and Self Sufficiency (ROSS) Grant Program
- Jobs Plus Program
- Elderly and Disabled Service Coordinator (EDS) Program
 - The EDS program is funded by the operating subsidy of the organization's elderly and disabled properties.

Grant Management

Researching and identifying grant funding resources available through public and private agencies;

Reviewing and interpreting funding requirements;

Expanding and diversifying the organization's funding sources;

Conferring with personnel affected by proposed grant applications to outline program goals and objectives; and

Submitting grant applications to public and private funding agencies.

\$8,925,821 Awarded

Last year, Opportunity Home San Antonio was awarded a total of \$8,925,821 as a result of CDI's grant application submissions on behalf of several departments within the organization.

Tax Credit Supportive Services

The **partner/property owner funds** a part-time Resident Service Coordinator (RSC) to provide supportive services at their property.

Choice Endowment Trust

In 2019, HUD authorized the establishment of a Choice Neighborhoods Endowment Trust for Supportive Services for the FY 2012 Wheatley Courts/Eastside Choice Neighborhoods Implementation Grant.

Opportunity Home deposited **\$572,463.68** of its Choice Neighborhoods grant funds into an Endowment Trust with Frost Bank.

ConnectHomeSA Digital Inclusion Program

Moving to Work (MTW) funding **supports one Digital Inclusion Manager**, who recruits residents for digital literacy training, conducts training, and seeks partnerships and funding opportunities to provide computing devices to residents.

Staffing Updates

Resident Support Team
Manager: Samantha Suarez

EDS Group Supervisor: Vacant	Jobs Plus Supervisor: Desiree Maldonado	Tax Credit Supervisor: Vanessa Cruz
Monica Montalbo	Vacant	Gloria Ramirez
Maria Ramos	Nicholas Delauney	Margaret Belmares
Vanessa Hernandez	Andrea Alaniz	Yolanda Garcia
Kenneth White	Vacant	Imani Harris (Temp)
Valerie Gutierrez	Victoria Sanchez (Community Coach)	Angelina Ekrut
Gabriella Martinez	Vacant	Sarah Lee
Elsie Rodriguez		Inna Gamez (Temp)
Vacant		Stephanie Williams (Temp)
		Kennedy Coker
		Jessica Wright (Temp)

Community Resources Team
Manager: Vacant

Digital Inclusion Group Manager: Jessica Strom	Ops. & Outreach Group	Apprentice Program
[ConnectHomeSA VISTA]	Loretta Garibay	Belinda Parker
	Vacant	Vacant
	[Resident Leadership Coordinator - Serena Stradiota]	Vacant
	Vacant	

Administration Team Director: Joel Tabar	
Central Administration Group	Management Group Assistant Director: Viridiana Rivera
Seth De La Fuente	Samantha Suarez
	Mauria Atzil
	Vacant

[+ Group Supervisors]

Self-Sufficiency Team Manager: Mauria Atzil		
FSS: PH Group Supervisor: Armando Juarez	FSS: HCV Group Supervisor: Martha Badillo	ROSS Group
Betty Salas	Janie Castillo	Vacant (ROSS)
Amir Shipp	Roberta Rangel	Vacant (ROSS)
Maliaka Hall	Martha Martinez	Tanya Ramirez
Hans Arriaga	Lawrence Henderson	Vacant (Endowment)
Samantha Acovio- Martinez	Kathy Powell	Isabella Walk (Education Specialist)
Victor Givens	Jessica Robinson	
Zandra Garcia	Christopher Pugh	
Leticia Gallegos	Vacant	
Alice Felan		

Questions?



2023 BOARD OF COMMISSIONERS CALENDAR

JAN	FEB	MARCH	APRIL
JAN. 18 ■ 1 PM Operations and Real Estate Committee Meeting	FEB. 1 ■ 1 PM Regular Board Meeting FEB. 22 ■ 1 PM Finance Committee Meeting ■ 2 PM Operations and Real Estate Committee Meeting	MARCH 1 ■ 1 PM Regular Board Meeting MARCH 15 ■ 1 PM Operations and Real Estate Committee Meeting	APRIL 3 ■ 1 PM Regular Board Meeting APRIL 19 ■ 1 PM Operations and Real Estate Committee Meeting
MAY	JUNE	JULY	AUG
MAY 10 ■ 1 PM Regular Board Meeting MAY 17 ■ 1 PM Finance Committee Meeting ■ 2 PM Operations and Real Estate Committee Meeting	JUNE 7 ■ 1 PM Regular Board Meeting	JULY 19 ■ 1 PM Operations and Real Estate Committee Meeting	AUG. 2 ■ 1 PM Regular Board Meeting AUG. 16 ■ 1 PM Finance Committee Meeting ■ 2 PM Operations and Real Estate Committee Meeting
SEPT	OCT	NOV	DEC
SEPT. 6 ■ 1 PM Regular Board Meeting SEPT. 27 ■ 1 PM Operations and Real Estate Committee Meeting	OCT. 4 ■ 1 PM Regular Board Meeting OCT. 18 ■ 1 PM Operations and Real Estate Committee Meeting	NOV. 1 ■ 1 PM Regular Board Meeting NOV. 15 ■ 1 PM Finance Committee Meeting ■ 2 PM Operations and Real Estate Committee Meeting	DEC. 6 ■ 1 PM Regular Board Meeting

BOARD OF COMMISSIONERS
Dr. Ana "Cha" Guzmán, Chair • Gabriel Lopez, Vice Chair
Gilbert Casillas • Dalia Contreras • Loren D. Dantzer
Olga Kauffman • Ignacio Perez

FINANCE COMMITTEE
Olga Kauffman, Chair

OPERATIONS AND REAL ESTATE COMMITTEE
Gabriel Lopez, Chair

OPPORTUNITY HOME SAN ANTONIO

November 17, 2022

MEMORANDUM

To: Board of Commissioners

From: Ed Hinojosa, Jr., President and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report

DS
EHJ

Through the third calendar quarter ending September 30, 2022, Opportunity Home's Procurement Department awarded 25 formal and 27 informal solicitations, receiving a total of 208 responses. This resulted in an average number of responses per formal solicitation of 3.44 and 4.44 responses per informal solicitations, for an overall average response rate of 4.0 per solicitation. New contracts awarded through the 3rd calendar quarter ending September 30, 2022, were \$17,428,047; contract renewals in the amount of \$4,557,431, and \$2,750,000 in blanket awards, which resulted in a grand total awarded of \$24,735,478. Of this total, \$2,977,354 or 8.31 percent was awarded to Small, Women-Owned, and Minority Business Enterprises (SWMBE), and \$630,000 or 0.39 percent, was awarded to Section 3 business concerns.

Through the calendar quarter ending on September 30, 2022, Opportunity Home contractors reported:

<u>23</u>	Current Section 3 workers
<u>5</u>	Current targeted Section 3 workers
<u>77</u>	Non-Section 3 workers
<u>44</u>	Non-targeted Section 3 workers
<u>93</u>	New Section 3 workers
<u>9</u>	New targeted Section 3 workers

Of the total number of workers, which is: 179; 94 of the new hires qualified as Section 3 individuals; of that number, 12 of the new hires qualified as Targeted Section 3 individuals, in total 53% percent of all hires have a Section 3 designation.

The labor hours breakdown by category is as follows:

<u>3,926.15</u>	Total Current Section 3 Workers labor hours
<u>99.75</u>	Total Current Targeted Section 3 Workers labor hours
<u>1,007.11</u>	Total New Section 3 Workers labor hours
<u>163.75</u>	Total New Targeted Section 3 Workers labor hours

Through the calendar quarter ending September 30, 2022, Opportunity Home has hired 16 Section 3 employees into full-time positions within the organization.

OPPORTUNITY HOME SAN ANTONIO**November 17, 2022****CURRENT SOLICITATIONS:**

There are currently three Invitation for Bids, and two Requests for Proposals currently being advertised. The Invitation For Bids are for Intrusion Protection and Security Cameras for Snowden Senior Developments, Turnkey WiFi Expansion for Snowden Senior Developments, and Automatic Doors for Victoria Plaza. The Requests for Proposals are for Intrusion Protection and Security Cameras for Multi-Level Properties and Security Services.

CLOSED/PENDING SOLICITATIONS:

There is one solicitation that has closed and is currently being evaluated. The solicitation is for Decals for Fleet Vehicles and Golf Carts.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on a number of solicitations for advertisement. These include: Fair Market Rent Survey; Consulting Services for Rental Market Study; Central Office Lobby Renovations Rebid; Highview Drainage Improvement; Lincoln Heights Computer Lab ADA, Access Compliance, and Parking Lot Renovation; Parcel Lockers; Residential Real Estate Broker; Affordable Home Construction Services; Commercial Real Estate Broker; Interior/Exterior Signage for Snowden Apartments; Building San Antonio Green (BSAG) Professional Services; Audit of Opportunity Home's Pension Plan; Administrator for Opportunity Home's 457(b) Plan; Public Relations Consulting Services; Roof Replacement - Alazan Administration Building; Debt Collection Services; Underground Utility Locating Services; Remove and Replace Bathtubs and Shower Pans; Gate Security; Inspection, Evaluation, Repair and/or Stabilization of Foundations; and Unit Make Ready.

BLANKET AWARDS:

Contract Title	Number of Awards	Amount of Blanket Award	Projects Awarded 3rd Quarter 2022
Architectural and Engineering Services	8	\$1,500,000.00	\$111,084.00
Architectural & Engineering and Other Forensic Consulting Services	4	\$1,500,000.00	\$0.00
Backflow Inspection, Maintenance, Repair, and Installation	2	\$70,000.00	\$13,579.62
Abatement of Hazardous Materials	2	\$250,000.00	\$1,192.34
Automated and Manual Bulk Pick Up Services	2	\$550,000.00	\$112,583.03
Carpet and Flooring Purchase, Replacement, and Installation	3	\$1,000,000.00	\$227,979.72

OPPORTUNITY HOME SAN ANTONIO**November 17, 2022**

Concrete and Asphalt Maintenance and Repair	2	\$1,000,000.00	\$58,582.46
Consulting and Guidance on HUD and Other Affordable Housing Programs	2	\$100,000.00	\$0.00
Disaster Restoration of Operation Services	3	\$250,000.00	\$206,053.99 (Amt to be reimbursed by insurance)
Electrical Maintenance & Repair	2	\$500,000.00	\$188,160.10
Engineering, Environmental	6	\$1,200,000.00	\$31,819.00
Engineering, Professional	6	\$1,500,000.00	\$119,646.30
Exterior and Interior Painting	2	\$250,000.00	\$42,125.00
Inspection, Service, and Replacement of Fire Extinguishers	2	\$250,000.00	\$0.00
Land Surveyor Services	3	\$250,000.00	\$0.00
Legal Services	7	\$500,000.00	\$38,551.76
Bond/Mixed Finance Counsel	5	1% of Bond of Issue	
Special Counsel Board Matters	1	\$125,000.00	\$7,310.00
Make Ready Services for Public Housing	3	\$2,200,000.00	\$554,650.17
Mowing and Grounds Maintenance for Beacon Communities	4	\$500,000.00	\$250,286.36
Mowing and Grounds Maintenance for Public Housing	4	\$1,000,000.00	\$262,267.50
Painting Services for Beacon Communities	2	\$245,000.00	\$154,879.58
Painting, Exterior and Interior	2	\$250,000.00	\$42,125.00

OPPORTUNITY HOME SAN ANTONIO**November 17, 2022**

Pest Control for Beacon Communities	2	\$420,000.00	\$28,120.25
Pest Control for Various Opportunity Home Public Housing and Administrative Properties	2	\$650,000.00	\$130,707.69
Plumbing and Related Maintenance Services	2	\$2,200,000.00	\$948,715.58
Public Relations Consulting Services	2	\$150,000.00	\$23,197.80
On Call Real Estate Appraisal Services	2	\$250,000.00	\$0.00
Real Estate Broker Services, Residential	2	\$250,000.00	\$10,500.00
Recertification Services	2	\$500,000.00	\$0.00
Security Services, Various	3	\$1,110,000.00	\$379,867.50
Shingle roof repair and limited replacement	3	\$2,000,000.00	\$31,351.71
Temporary and Contract Personnel Services	4	\$3,670,112.00	\$1,557,560.87
Uniform Apparel Custom Embroidery & Imprinting Services	2	\$500,000.00	\$0.00

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Amounts paid according to award provisions.

STRATEGIC OUTCOME:

Supports all strategic outcomes.

ATTACHMENT:Procurement Activity Report
Categories of Procurement

Procurement Activity Report as of October 31, 2022				
Solicitations Currently being Advertised				
Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
Public Housing	RFP	Intrusion Protection and Security Cameras for Multi-Level Properties	10/06/2022	11/03/2022
Development Services and Neighborhood Revitalization	IFB	Intrusion Protection and Security Cameras for Snowden Senior Developments	10/06/2022	11/04/2022
Construction Services and Sustainability	IFB	Turnkey WiFi Expansion for Snowden Senior Developments	10/27/2022	11/08/2022
Construction Services and Sustainability	IFB	Automatic Doors for Victoria Plaza	10/19/2022	11/09/2022
Security	RFP	Security Services	11/02/2022	11/15/2022
Solicitations Under Evaluation				
Opportunity Home Department	Type	Solicitation Name	Date Closed	Status
Development Services and Neighborhood Revitalization		Interior/Exterior Design and Purchasing Management Services for Snowden Apartments	10/5/2022	November 17, 2022 Operations and Real Estate Committee Meeting and December 7, 2022 Regular Board Meeting
Development Services and Neighborhood Revitalization		Architecture and Related Services for the Alazan Redevelopment	N/A	
Construction Services and Sustainability	Coop	Elevator Modernization at Villa Tranchese	N/A	
Solicitations Under Evaluation				
General Services	QQ	Decals for Fleet Vehicles and Golf Carts	09/29/2022	Procurement Negotiations, Due Diligence, and Evaluation
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Beacon Communities		Fair Market Rent Survey	November 2022	
		Consulting Services for Rental Market Study	November 2022	
Construction Services and Sustainability		Central Office Lobby Renovations (Rebid)	November 2022	
		Highview Drainage Improvement	November 2022	
		Lincoln Heights Computer Lab ADA AccessCompliance and Parking Lot Renovation	November 2022	
DSNR		Parcel Lockers	Department Hold	
		Residential Real Estate Broker	November 2022	
		Affordable Home Construction Services	November 2022	
		Commercial Real Estate Broker	January 2023	
		Interior/Exterior Signage for Snowden Apartments	January 2023	
		Build San Antonio Green (BSAG) Professional Services	January 2023	
Human Resources		Audit of Opportunity Home's Pension Plan	November 2022	
		Administrator for Opportunity Home's 457(b) Plan	November 2022	
Public Affairs		Public Relations Consulting Services	November 2022	
Public Housing		Roof Replacement - Alazan Administration Building	Coop Award	
Organization Wide		Debt Collection Services	Organization Hold	
		Underground Utility Locating Services	November 2023	
		Remove and Replace Bathtubs and Shower Pans	November 2023	
		Gate Security	January 2023	
		Rent Comparability Study	January 2023	
		Inspection, Evaluation, Repair and/or Stabilization of Foundations	January 2023	
		Unit Make Ready	January 2023	

Categories of Procurements

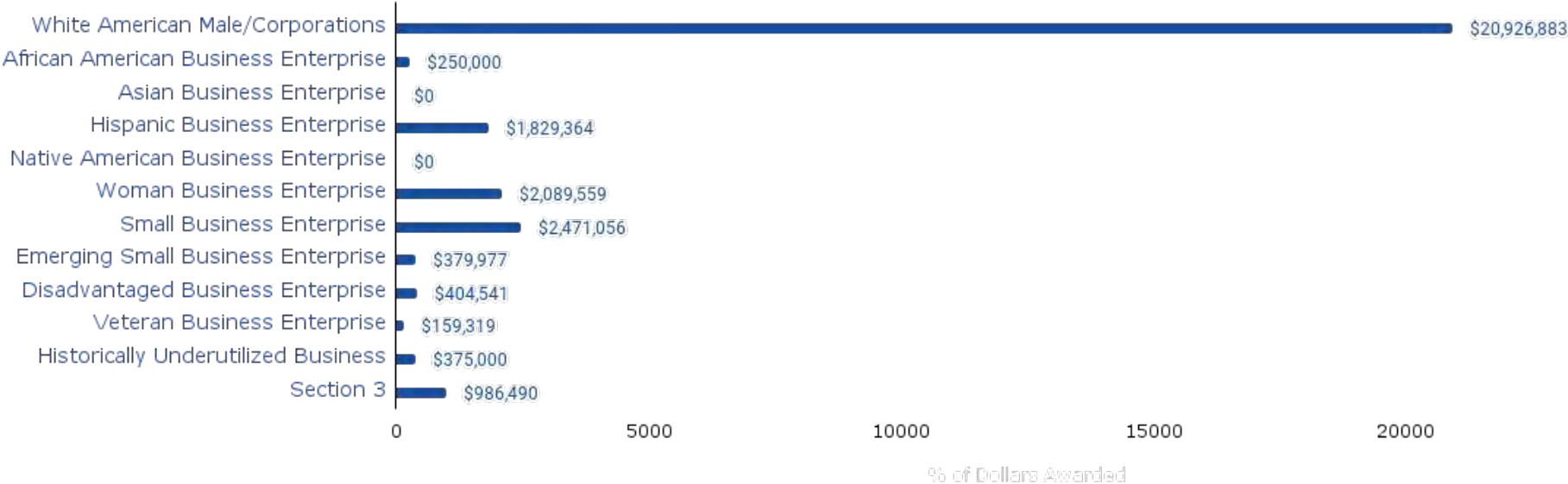
Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Public Housing	Emergency Replacement of the Domestic Potable Water Pump Skid and Auxiliary and Peripheral Equipment at Parkview	Premier Comfort Service Company	\$117,882.00	10/5/2022
Construction Services and Sustainability	Mirasol Sports Park	Kraftsman Commercial Playgrounds & Water Parks	\$122,316.83	10/21/2022
Awards Under Contracting Officer Authority				
Public Housing	Dumpster Enclosure at LC Rutledge	Liberty Fence and Supply	\$8,259.78	10/07/2022
Public Housing	Foundation Stabilization for Riverside Administration Building	Alamo HyTech Foundation	\$23,250.00	10/19/2022
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))				
Innovative Technology	Better Cloud Renewal	SADA	\$23,209.76	10/12/2022

DEMOGRAPHIC REPORT

Business Enterprise Designations
February 2022 - September 2022

Awarded Amount by Business Enterprise Designation

Please note that awarded amounts reflect awards made to responders with multiple designations.



				Est Closing								Income Mix							
Project Name	District	Developer	Financing	Date	TotalDevCost	Developer Fees	Tax Credit Equity	Tax Abatement	# Units	PH/PBV	30%	40%	50%	60%	70%	80%	Market		
Financing Closed (under Construction)																			
1604 Lofts	D2	NRP	4% Tax Credits & Bonds	Closed	\$56,663,651	\$6,158,000	\$17,072,192	\$1,201,269	324		33		0	224		67	0		
Aspire at Tampico*	D5	Mission DG	4% Tax Credits & Bonds	Closed	\$34,115,710	\$4,205,093	\$7,379,055	\$723,253	200		9	10	18	68	21	10	64		
Trader Flats (The Scott)	D4	NRP	4% Tax Credits & Bonds	Closed	\$55,753,169	\$5,847,000	\$16,984,301	\$1,181,967	324		33		0	224	67		0		
Culebra Crossing	D6	Lynd	HUD 221(d)(4)	Closed	\$50,123,889	\$250,000	\$0	\$1,062,626	327		0		0	0		164	163		
Kitty Hawk Flats	Converse	NRP	4% Tax Credits & Bonds	Closed	\$40,503,098	\$4,331,000	\$12,387,511	\$858,666	212		22		0	135	55		0		
Legacy at Alazan*	D5	NRP	9% Tax Credits	Closed	\$19,155,261	\$1,960,000	\$14,061,093	\$406,092	88	40				40		0	8		
100 Labor*	D1	Franklin	HUD 221(d)(4)	Closed	\$52,438,321	\$3,318,932	\$0	\$1,111,692	213		27		17	0		0	169		
Watson Road (Frontera Crossing Apartments)	D4	NRP	4% Tax Credits & Bonds	Closed	\$60,567,278	\$6,803,000	\$24,735,526	\$1,284,026	348				18	18	294	18	0		
Copernicus (Seven07 Lofts)	D2	NRP	4% Tax Credits & Bonds	Closed	\$55,389,378	\$6,009,000	\$22,199,005	\$1,174,255	318			17	17	267	17	0	0		
Vista at Interpark	D9	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$17,554,339	\$1,827,570	\$13,948,605	\$372,152	64		7		16	41					
Vista at Everest	D1	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$18,109,812	\$1,823,814	\$13,948,605	\$383,928	64		7		16	41					
Bristol at Somerset	D4	Louis Poppoon Development Consulting	4% Tax Credit & Bonds	Closed	\$63,331,807	\$7,500,000	\$25,552,709	\$1,342,634	348		0	0	0	348	0	0	0		
Horizon Pointe	D2	Integrated Realty Group	4% Tax Credits & Bonds	Closed	\$65,639,352	\$7,498,298	\$25,025,832	\$1,391,554	312		20	35	106	0	151	0	0		
Josephine	D1	Lynd	Conventional Loan	Closed	\$68,463,888	\$250,000	\$0	\$1,451,434	259		0		0	26		104	129		
Palo Alto	D4	Streamline	4% Tax Credits & Bonds	Closed	\$67,848,057	\$7,562,045	\$24,188,411	\$1,438,379	336		16	16	32	244	28				
Potranco	D4	Lynd	Conventional Loan	Closed	\$67,914,812	\$250,000	\$0	\$1,439,794	360		0		0	36		144	180		
Snowden Road*	D7	SAHA	9% Tax Credits	Pending	\$34,700,554	\$2,599,000	\$13,948,605	\$735,652	135	54	14		26	41					
Total					\$828,272,376	\$68,192,752	\$231,431,450	\$17,559,374	4232	94	188	96	266	2029	357	489	713		
Board Has Approved																			
Board Provided Final Approval																			
The Sorento # (resyndication of tax credits)	D7	Fairfield Residential	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/21/22)	\$41,061,812	\$1,521,984	\$22,474,000	TBD	248	0	38	0	0	210	0	0	0		
Bethel Place # (resyndication of tax credits)	D6	Fairfield Residential	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/24/22)	\$42,812,000	\$1,824,099	\$25,787,962	TBD	250	0	38	0	0	212	0	0	0		
Rosemont at University Park (resyndication of tax credits)	D4	Roers Compmanies	4% Tax Credits & Bonds	acquisition closing estimated 7/31/22	TBD	TBD	TBD	TBD	240	0	36	0	0	294	0	0	0		
Costa Almadena (resyndication of tax credits)	D3	DEVCO	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	TBD	TBD	TBD	176	0	27	0	0	149	0	0	0		
Tigoni Villas (resyndication of tax credits)	D7	DEVCO	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	N/A issuance of bonds only	TBD	N/A	140	0	22	12	22	84	0	0	0		
The Ravello (purchase of limited partnership interest)	D3	SAHA will own 100% of partnership	N/A	11/1/22	N/A	N/A	N/A	TBD	252	0	0	0	0	252	0	0	0		
San Juan II (purchase of limited partnership interest)	D5	SAHA will own 100% of partnership	N/A	5/25/22	N/A	N/A	N/A	TBD	144	48	15	0	0	123	0	0	6		
Total					\$83,873,812	\$3,346,083	\$48,261,962	\$1,778,125	1450	48	176	12	22	1324	0	0	6		
Board Approved Bond Inducement																			
Artisan at Springview*	D2	Franklin	4% Tax Credits & Bonds	Pending	\$64,001,571	\$7,044,312	\$25,074,843 ^\$2,014,960	\$1,356,833	325	65	0		8	181	53	18	0		
Victoria Commons - North Pond*	D1	Catellus	TBD	Pending	TBD	TBD	TBD		TBD		TBD		TBD	TBD		TBD	TBD		
Viento Apartments	D4	NRP	4% Tax Credits & Bonds	Pending	\$82,000,000	N/A Issuance of bonds only	N/A	N/A	324	49			161	114					
Total					\$64,001,571	\$7,044,312	\$27,089,803	\$1,356,833	325	65	0	0	8	181	53	18	0		
Board Approved the Developer																			
Victoria Commons - South Pond*	D1	Catellus	TBD	Pending	TBD	TBD	TBD		TBD		TBD		TBD	TBD		TBD	TBD		
Victoria Commons - Townhomes*	D1	Catellus	TBD	Pending	TBD	TBD	TBD		TBD		TBD		TBD	TBD		TBD	TBD		
Fiesta Trails	D8	NRP	9% Tax Credits	Pending	\$21,112,430	\$2,038,000	\$13,386,161	\$447,584	60		18		12	30					
Vista at Silver Oaks		Atlantic Pacific Comm.	9% Tax Credits	Pending	\$24,183,539	\$2,307,314	\$18,398,160	\$512,691	76	0	8	0	23	45	0	0	0		
Total					\$45,295,969	\$4,345,314	\$31,784,321	\$960,275	136	0	26	0	35	75	0	0	0		
Pending Board Consideration																			
Alazan Courts*	D5	TBD	TBD	Pending Board Consideration	TBD	TBD	TBD												
Total					\$0	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0		
Grand Total					\$1,021,443,728	\$82,928,461	\$338,567,536	\$21,654,607	6,143	207	390	108	331	3,609	410	507	719		

*SAHA owned land

^ Historical Tax Credits

Total development cost = acquisition price plus rehab soft and hard costs