



REGULAR BOARD MEETING December 7, 2022



VIRTUAL

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

Passcode: 654170#

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

BOARD OF COMMISSIONERS

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

PRESIDENT & CEO

Ed Hinojosa, Jr.

REGULAR BOARD MEETING 1:00 p.m. | Wednesday | December 7, 2022

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

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

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

CITIZENS TO BE HEARD

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

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

PUBLIC HEARING

4. Public hearing regarding 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)

PRESENTATIONS

- 5. Platinum Safety Partner Award presented to Opportunity Home San Antonio by Texas Mutual Workers' Compensation Insurance
- 6. Update and Presentation regarding Lincoln Heights Development by Saldana & Associates

MINUTES

- 7. Minutes
 - Approval of the November 2, 2022, Regular Board meeting minutes
 - Approval of the November 17, 2022, Finance Committee meeting minutes
 - Approval of the November 17, 2022, Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

- 8. Consideration and approval regarding 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 (Timothy E. Alcott, Chief Legal and Real Estate Officer)
- 9. Consideration and approval 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)
- 10. Consideration and approval 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)
- 11. Consideration and approval 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)
- 12. Consideration and approval 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

13. Discussion regarding resident concerns

14. President's Report

- 2023 Board Calendar
- Winter Holiday Closure
- United Way Campaign
- Honoring our Heroes and Bravest Employees
- On Record with KLRN
- Recommendations for Bond Awards

15. Closed Session

Real Estate/Consultation with Attorney

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

Update and discussion regarding Mirasol Homes history

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

16. Adjournment

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted. "Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under

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



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

I. Call to Order:

Chair Guzman called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:03 PM CDT on November 2, 2022. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Stephanie Rodriguez, Director of Assisted Housing Programs; George Ayala, Director of Procurement; and Hector Martinez, Director of Construction Services and Sustainability.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Dalia Contreras.

Quorum:

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

II. Public Comment

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

III. Citizens to be Heard

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

IV. Minutes

Vice-Chair Lopez moved to approve the October 12, 2022 Regular Board Meeting minutes and October 19, 2022 Operations and Real Estate Committee Meeting minutes. Commissioner Casillas seconded the motion. The motion carried with six (6) in favor and none against by a voice vote.

Consent Items

V. Resolution 6286



Consideration and approval regarding Resolution 6286, approving the Payment Standard Schedule at 100% of Fair Market Rents (FMRs) for the Project-Based Voucher (PBV) Program (Stephanie Rodriguez, Director of Assisted Housing Programs)

VI. Resolution 6287

Consideration and approval regarding Resolution 6287, authorizing the award of contracts for Recertification Processing Services to Nan McKay and Associates (WBE) and Gilson Software Solutions d/b/a Gilson Property Management Services for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms (Stephanie Rodriguez, Director of Assisted Housing Programs; George Ayala, Director of Procurement)

VII. Resolutions 6288

Consideration and approval regarding Resolution 6288, authorizing the award of a contract for HVAC Products, Installation, Labor Based Solutions and Related Products and Services to Trane U.S., Inc. through Omnia Partners, Public Sector for an annual cumulative amount not to exceed \$2,000,000.00; for a period of one year with the option to renew up to four additional one-year terms (Hector Martinez, Director of Construction Services and Sustainability; George Ayala, Director of Procurement)

Main Motion Regarding Items 5-7

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

Discussion Items

The following items were discussed with the Board:

VIII. Discussion regarding resident concerns

No resident concerns were discussed by the Board.

IX. President's Report

- Organization Selects Director of Internal Audit
- Employee Halloween BOO-nanza Event
- Hiring Event and Career Fair
- Digital Inclusion Week
- Grant Secured to Improve Safety at Communities
- Housing America Month
- Single Mother Becomes New Home Owner
- Landlord Summit
- Ribbon Cutting for Aspire at Tampico

Chair Guzman requested the development of a page on the Opportunity Home website highlighting our commitment to resident safety.



Attorney Doug Poneck read the Board into Closed Session.

Chair Guzman recessed the Regular Board meeting and entered into Closed Session at 1:20 PM CDT.

X. Closed Session

Personnel/Consultation with Attorney

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

Consideration of employee grievance and consultation with attorney

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

XI. Adjournment

The meeting adjourned at 4:49 PM CDT.

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



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

I. Call to Order:

Commissioner Contreras called the Finance Committee Meeting of Opportunity Home San Antonio to order at 1:02 PM CST on November 17, 2022. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

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

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Olga Kauffman.

Quorum:

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

II. Public Comment

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

Discussion Items

The following items were discussed with the Board:

- XIII. Update and discussion regarding the Quarterly Internal Audit Report (Allison Schlegel, Director of Internal Audit)
- **XIV.** Update and discussion regarding the Quarterly Financial Report (Diana Kollodziej Fiedler, Chief Financial Officer)

Chair Guzman requested that Opportunity Home develop a press release regarding the 2021 vs. 2022 capabilities to house individuals.

XV. Adjournment



Main Motion Regarding Adjournment

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

With no objection, the meeting adjourned at 1:43 PM CST.

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



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

I. Call to Order:

Committee Chair Gabriel Lopez called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:44 PM CST on November 17, 2022. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Muriel Rhoder, Chief Administrative Officer; and, Hector Martinez, Director of Construction Services and Sustainability.

Mario Peña, Able City; Jim Bailey, Alamo Architects; Marissa Saldaña and Humberto Saldaña, Saldaña & Associates; Gabriel Quintero Velasquez, Avenida Guadalupe Association; and John Speegle, Speegle KIM-Davis Architecture.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Olga Kauffman.

Quorum:

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

II. Public Comment

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

Presentation

- **III.** Update and presentation regarding Alazan Courts presented by Mario Peña from Able City and Jim Bailey from Alamo Architects, Inc.
- IV. Update and presentation regarding Lincoln Heights Development by Marissa Saldaña and Humberto Saldaña from Saldaña & Associates, Gabriel Quintero Velasquez, Avenida Guadalupe Association, and John Speegle, Speegle KIM-Davis Architecture.



Individual Items

V. Resolution 6290

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)

Main Motion Regarding Resolution 6290

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

VI. Resolution 6291

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)

Main Motion Regarding Resolution 6291

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

VII. Resolution 6288

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)

Main Motion Regarding Resolution 6292

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

VIII. Resolution 6293

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; Muriel Rhoder, Chief Administrative Officer)



Main Motion Regarding Resolution 6293

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

IX. Resolution 6294

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; Muriel Rhoder, Chief Administrative Officer)

Main Motion Regarding Resolution 6294

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

Commissioner Perez exited the meeting.

Discussion Items

The following items were discussed with the Board:

- X. Update and discussion regarding FY2022 MTW Report and FY2021 MTW Compliance determinations (Richard Milk, Planning Officer)
- XI. Discussion regarding Community Development Initiatives (CDI) and related programs (Joel Tabar, Director of Community Development Initiatives)

Chair Guzman requested a report of all grants received by Opportunity Home San Antonio. Diana Kollodziej Fiedler, Chief Financial Officer, noted that a report of all grants received are provided quarterly as part of the Financial Report.

- **XII.** Update and discussion regarding 2023 proposed calendar (Muriel Rhoder, Chief Administrative Officer)
- XIII. Discussion regarding resident concerns

REPORTS

- Procurement Activity Report
- Demographic Activity Report

RESOURCE

Schedule of Units Under Development

Attorney Doug Poneck read the Board into Closed Session.



Committee Chair Lopez recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 5:04 PM CST.

I. 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

XIII. Adjournment

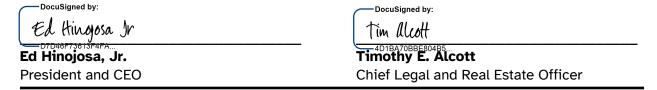
ATTECT.

The meeting adjourned at 6:17 PM CST.

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

BOARD OF COMMISSIONERS Regular Board Meeting

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



REQUESTED ACTION

Consideration and approval 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.

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.

Name of	Commissioner/Officer	Title
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Dr. Ana M. "Cha" Guzman Chair, Board of Commissioners

Gabriel Lopez Vice Chair, Board of Commissioners

Gilbert Casillas

Dalia Contreras

Loren Dantzler

Olga Kauffman

Ignacio Perez

Ed Hinojosa, Jr.

Diana Fiedler

Commissioner

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:

- 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.

Name of Director/Officer	<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.

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

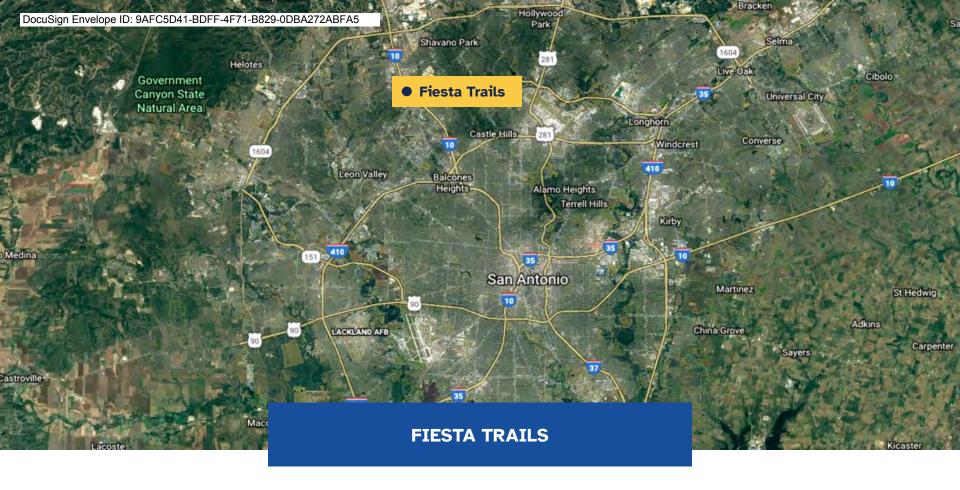
Fiesta Trails

Timothy E. Alcott
Chief Legal and Real Estate Officer

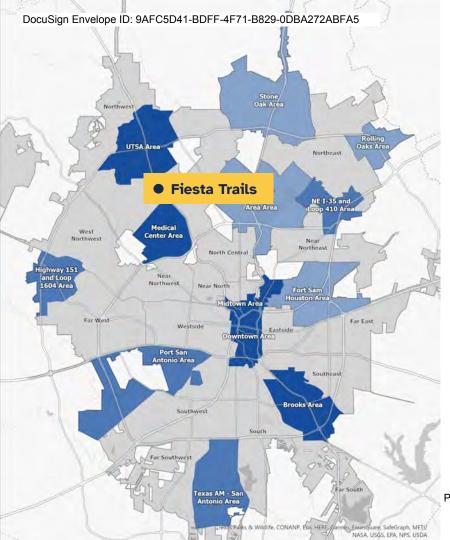


Director of Development Services and Neighborhood Revitalization









Regional Centers

PHASE 1 CENTERS

Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS

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

PHASE 3 CENTERS

Greater Airport Area Fort Sam Houston Rolling Oaks Stone Oak

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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 Regular Board Meeting

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

Ed Hinojosa Jr

Ed Hinojosa, Jr.

President and CEO

DocuSigned by:

Tim Muth

AD 16A70008E004B5...

Timothy E. Alcott

Chief Legal and Real Estate Officer

REQUESTED ACTION:

Public hearing, consideration, and approval 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.

Opportunity Home San Antonio

December 7, 2022

STRATEGIC 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 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:

Name of Commissioner/Officer Title

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

Gabriel Lopez Vice Chair, Board of Commissioners

Gilbert Casillas

Dalia Flores Contreras

Loren D. Dantzler

Olga Kauffman

Ignacio Perez

Ed Hinojosa, Jr.

Diana Fiedler

Commissioner

Commissioner

Commissioner

President and CEO

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 irrepealable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 7. The Board hereby approves Resolution 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.

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

Passed and approved the 7th day of December 2022.

CERTIFICATE FOR RESOLUTION 22LVPFC-11-17

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:

Name of Director/Officer Position

Dr. Ana "Cha" Guzmán Chair and Director
Gabriel Lopez Vice Chair and Director

Ignacio PerezDirectorDalia ContrerasDirectorGilbert CasillasDirectorOlga KauffmanDirectorLoren D. DantzlerDirector

Ed Hinojosa, Jr.

Diana Fiedler

Asst. Secretary/Treasurer

Timothy E. Alcott

Muriel Rhoder

Brandee Perez

Michael Reyes

Richard Milk

Secretary/Treasurer

Asst. Secretary/Treasurer

Asst. Secretary/Treasurer

Asst. Secretary/Treasurer

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 irrepealable 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.

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

Viento Apartments

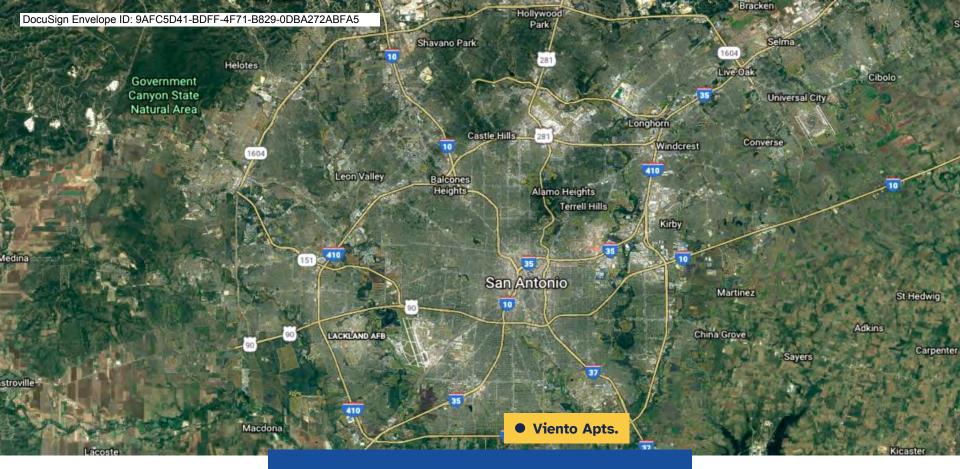
Timothy E. AlcottChief Legal and Real Estate Officer



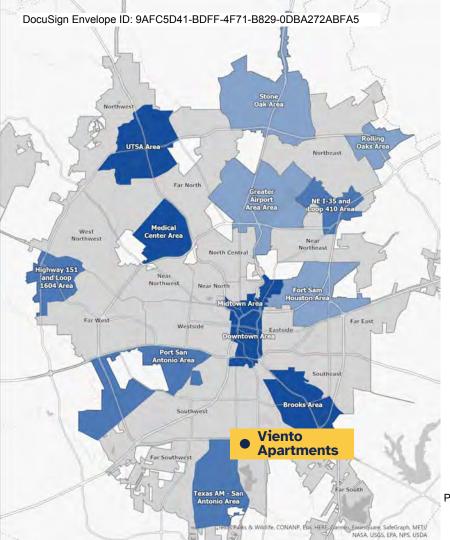
Lorraine Robles

Director of Development Services and Neighborhood Revitalization









Regional Centers

PHASE 1 CENTERS

Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS

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

PHASE 3 CENTERS

Greater Airport Area Fort Sam Houston Rolling Oaks Stone Oak

Page 43 of 137

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 Regular Board 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:	DocuSigned by:
Ed Hinoposa Ir	tim alcott
Ed Hinojosa, Jr.	Timothy E. Alcott
President and CEO	Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval 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

December 7, 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 da	y of	December	2022.
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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:

- 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 designonly 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 Construction Observation	\$ 50,000.00 \$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,

Accepted,

Jim Bailey, AIA Alamo Architects Tim Alcott Opportunity Home San Antonio

BOARD OF COMMISSIONERS Regular Board 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:

Ed Hingosa Jr

D7016F779610F4FA.

Ed Hinojosa, Jr.

President and CEO

DocuSigned by:

Muriel Rhoder

73853D8CC/11474...

George Ayala

Director of Procurement

Lorraine Robles

Director of Development

Services and Neighborhood

Revitalization

DocuSigned by:

REQUESTED ACTION:

Consideration and approval 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

December 7, 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 Presentation

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.
- 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	Attested and approved as to form:
Chair, Board of Commissioners	
	Ed Hinojosa, Jr.
	President and CFO



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	20andoddllc@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
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18	\@abcsouthtexas.org	Sep 14th 2022, 4:32 PM CDT
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28	\@acrltd.construction	Sep 14th 2022, 4:32 PM CDT
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94	\@ascendantofficesolutions.com	Sep 14th 2022, 4:32 PM CDT
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96	\@asg-architects.com	Sep 14th 2022, 4:32 PM CDT
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104	\@attainit.net	Sep 14th 2022, 4:32 PM CDT
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106	\@augustaoffice.com	Sep 14th 2022, 4:32 PM CDT
107	\@aundreaandcharlessolutionsllc.com	Sep 14th 2022, 4:32 PM CDT
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127	\@bawseenterprises.biz	Sep 14th 2022, 4:32 PM CDT
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129	\@BBSARCH.COM	Sep 14th 2022, 4:32 PM CDT
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131	\@bdconsults.com	Sep 14th 2022, 4:32 PM CDT
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244	\@ci.southlake.tx.us	Sep 14th 2022, 4:32 PM CDT
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252	\@climaxinvestors.com	Sep 14th 2022, 4:32 PM CDT
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255	\@coex.net	Sep 14th 2022, 4:32 PM CDT
256	\@cofcogroup.com	Sep 14th 2022, 4:32 PM CDT
257	\@colesworldltd.us	Sep 14th 2022, 4:32 PM CDT
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285	\@CORPORATEFLOORS.COM	Sep 14th 2022, 4:32 PM CDT
286	\@corporatetemps.com	Sep 14th 2022, 4:32 PM CDT
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288	\@cortechusa.com	Sep 14th 2022, 4:32 PM CDT
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290	\@cox.net	Sep 14th 2022, 4:32 PM CDT
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295	\@crgoffice.com	Sep 14th 2022, 4:32 PM CDT
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1420	bids@texasmotionsports.com	Sep 14th 2022, 4:32 PM CDT
1421	bids@thecj.com	Sep 14th 2022, 4:32 PM CDT
1422	bids@thelibrarystore.com	Sep 14th 2022, 4:32 PM CDT
1423	bids@wbea-texas.org	Sep 14th 2022, 4:32 PM CDT
1424	bidsus@tab.com	Sep 14th 2022, 4:32 PM CDT
1425	bigumssoupkitchen@gmail.com	Sep 14th 2022, 4:32 PM CDT
1426	BILLING@BSCSOLUTIONS.COM	Sep 14th 2022, 4:32 PM CDT
1427	billmclees@wm2a.com	Sep 14th 2022, 4:32 PM CDT
1428	billsr@wppeterson.net	Sep 14th 2022, 4:32 PM CDT
1429	blackchamber@aol.com	Sep 14th 2022, 4:32 PM CDT
1430	blennon@cbs-nj.com	Sep 14th 2022, 4:32 PM CDT
1431	bmannion@hhs1.com	Sep 14th 2022, 4:32 PM CDT
1432	bmcallister@adaptaspace.com	Sep 14th 2022, 4:32 PM CDT
1433	bmcmillan@idgarch.com	Sep 14th 2022, 4:32 PM CDT
1434	bmelhart@melhart.com	Sep 14th 2022, 4:32 PM CDT
1435	bmonroe@readyelec.com	Sep 14th 2022, 4:32 PM CDT
1436	bmoore3400@icloud.com	Sep 14th 2022, 4:32 PM CDT
1437	bnevell@witheemalcolm.com	Sep 14th 2022, 4:32 PM CDT
1438	BOB@INTEGRATEDSUP.COM	Sep 14th 2022, 4:32 PM CDT
1439	bobbi@tejasoffice.com	Sep 14th 2022, 4:32 PM CDT
1440	bobk@popexpress.com	Sep 14th 2022, 4:32 PM CDT
1441	bobp@premiumsuppliesllc.com	Sep 14th 2022, 4:32 PM CDT
1442	bossetteconsulting@gmail.com	Sep 14th 2022, 4:32 PM CDT
1443	bowakellc@hotmail.com	Sep 14th 2022, 4:32 PM CDT
1444	boykinventuresgroup@gmail.com	Sep 14th 2022, 4:32 PM CDT
1445	bpitts@mbsaugusta.com	Sep 14th 2022, 4:32 PM CDT
1446	bplankenhorn@businessinteriors.com	Sep 14th 2022, 4:32 PM CDT
1447	brad@proudlymade.com	Sep 14th 2022, 4:32 PM CDT
1448	bradbaack@att.net	Sep 14th 2022, 4:32 PM CDT

1445 bradhul@cdwg.com Sep 14th 2022, 4:32 PM CDT 1450 breavis@oglesbygreene.com Sep 14th 2022, 4:32 PM CDT 1451 brenda.reber@workspaceinteriorsod.com Sep 14th 2022, 4:32 PM CDT 1452 bri.briggs@varidesk.com Sep 14th 2022, 4:32 PM CDT 1453 brian.naccecort.com Sep 14th 2022, 4:32 PM CDT 1455 brian.nicodemus@gensler.com Sep 14th 2022, 4:32 PM CDT 1456 brian.nicodemus@gensler.com Sep 14th 2022, 4:32 PM CDT 1457 brkmani@aceofficesupply.com Sep 14th 2022, 4:32 PM CDT 1458 brothersgovernment@gmail.com Sep 14th 2022, 4:32 PM CDT 1459 brownelectricalservices@gmail.com Sep 14th 2022, 4:32 PM CDT 1460 brouce@centarind.com Sep 14th 2022, 4:32 PM CDT 1461 brucee@dr-architects.com Sep 14th 2022, 4:32 PM CDT 1462 bruces@loys.com Sep 14th 2022, 4:32 PM CDT 1463 bruces@loys.com Sep 14th 2022, 4:32 PM CDT 1464 bryant.stalworth@staples.com Sep 14th 2022, 4:32 PM CDT 1465 bsamuels@wsdmm.com 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
1976	jeff@gatewayp.com	Sep 14th 2022, 4:32 PM CDT
1977	jeff@wisecomtech.com	Sep 14th 2022, 4:32 PM CDT
1978	jeffz@e-zoffice.com	Sep 14th 2022, 4:32 PM CDT
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
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2842	tjordan@iadarchitects.com	Sep 14th 2022, 4:32 PM CDT
2843	tjost@fordstl.com	Sep 14th 2022, 4:32 PM CDT
2844	tkyla7545@gmail.com	Sep 14th 2022, 4:32 PM CDT
2845	tmartin@ascendantofficesolutions.com	Sep 14th 2022, 4:32 PM CDT
2846	tmcfarlin@midcityec.com	Sep 14th 2022, 4:32 PM CDT
2847	tmw@a2s.com	Sep 14th 2022, 4:32 PM CDT
2848	tnservicesdetroit@gmail.com	Sep 14th 2022, 4:32 PM CDT
2849	todd@cascadeschoolsupplies.com	Sep 14th 2022, 4:32 PM CDT
2850	todds@perrydean.com	Sep 14th 2022, 4:32 PM CDT
2851	tohl@bradfordsystems.com	Sep 14th 2022, 4:32 PM CDT
2852	tom@amipaperless.com	Sep 14th 2022, 4:32 PM CDT
2853	tony.aguiar@grainger.com	Sep 14th 2022, 4:32 PM CDT
2854	tonya.dooley@corgan.com	Sep 14th 2022, 4:32 PM CDT
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	urenna.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
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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
2891	vinostanly@d2wear.com	Sep 14th 2022, 4:32 PM CDT
2892	vjones@internationalnomadsllc.com	Sep 14th 2022, 4:32 PM CDT
2893	vkelly@bgkarchitects.com	Sep 14th 2022, 4:32 PM CDT
2894	vmeier@bigbyte.cc	Sep 14th 2022, 4:32 PM CDT
2895	vmoore@naughtonassociates.com	Sep 14th 2022, 4:32 PM CDT
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
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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@royalimagingsolutions.com	Sep 14th 2022, 4:32 PM CDT
2913	willw@planoofficesupply.com	Sep 14th 2022, 4:32 PM CDT
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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

PROCUREMENT PROCESS

Interior and Exterior Design and Purchasing Management Services for Snowden Apartments



Solicitation Process

Procurement Process

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.

RFP published on multiple websites

Directly solicited to **2,931 vendors**

One response was received

Evaluation criteria included: qualifications and experience, proposed staff qualifications, quality assurance plan, price proposal, and strength of Section 3 and SWMBE plans

Studio SIX5, Inc. scored a **89.33** out of 100

Staff recommends award to Studio SIX5, Inc. the respondent to the RFP



Financial Impact

Procurement Process

The current award recommendation for interior and exterior design and purchasing management services for Snowden Senior Apartments is **not expected to exceed an amount of \$464,100**.

Award includes the following:Base bid in the amount of **\$417,000**

An approximate **10% contingency** in the amount of **\$47,100**

Funding source for this project will be construction loan, MTW funds, and/or tax credit equity



BOARD OF COMMISSIONERS Regular Board Meeting

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

REQUESTED ACTION:

Consideration and approval 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.

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 performance.

Opportunity Home San Antonio

December 7, 2022

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing. Opportunity Home residents feel safe.

ATTACHMENTS:

Resolution 6294 Presentation

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:

- 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

Elevator Modernization

George Ayala

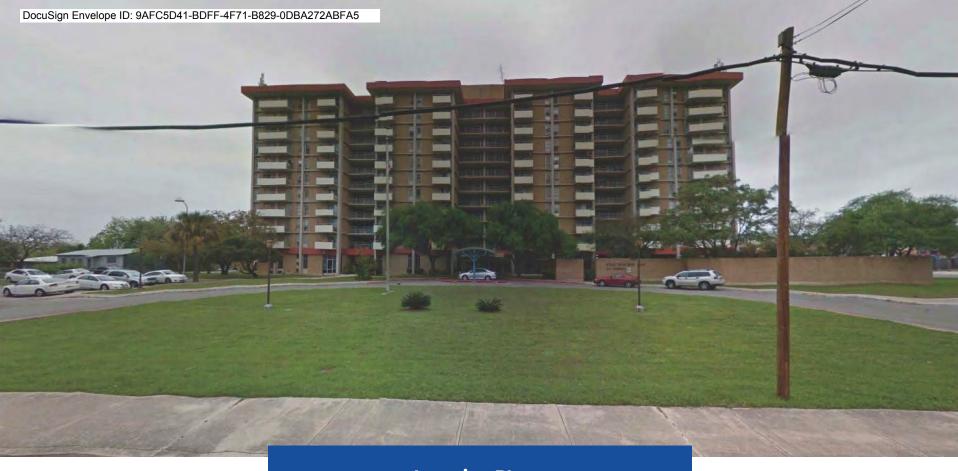
Director of Procurement



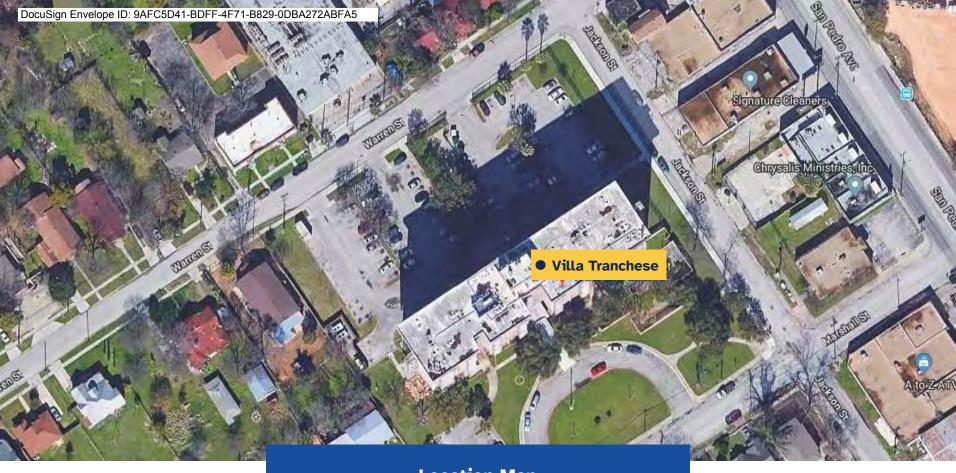
Hector Martinez

Director of Construction Services and Sustainability











Location Map
Page 132 of 137

Use of Purchasing Cooperative

Procurement Process

U.S. Department of Housing and Urban Development (HUD) encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite 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 policy. 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 is currently under contract with Opportunity Home for monthly elevator maintenance and repair service and elevator emergency response and repair services. They were also previously awarded a contract for pre-maintenance services. They have performed satisfactory under all awards.

Staff received a proposal from Otis Elevator Company that was deemed reasonable and recommends award of contract.



Financial Impact

Procurement Process

The current award recommendation for elevator modernization at Villa Tranchese is not expected to exceed an amount of \$820,087.

Award includes the following:

Base bid in the amount of \$611,885

Alternates in the amount of \$133,649

An approximate 10% contingency in the amount of **\$74,553**

Funding source for this project will be the Capital Fund Program and/or available reserves





President's Report

December 2022

2023 Board of Commissioners Calendar

The Opportunity Home Board of Commissioners are scheduled to conduct 24 meetings in the 2023 calendar year, including monthly regular scheduled Board meetings and Finance and Operations and Real Estate committee meetings.

Winter Holiday Closure

In observance of the winter holidays, all Opportunity Home offices will be closed on December 23 through January 2. Normal business hours will resume on January 3, 2023.

United Way Campaign

The 2022 United Way of San Antonio and Bexar County Campaign has kicked off, and we as an organization are coming together for the greater good of San Antonio. Our goal is to raise \$9,000 by December 9 for nonprofit organizations who are helping some of the most vulnerable communities.

Honoring our Heroes and Bravest Employees

The organization held a special Veterans Day Brunch to honor and commemorate all the brave men and women who have selflessly served our country on November 10.

Veterans enjoyed a complimentary meal, while having the opportunity to interact with other employees who previously served in the military and members of the Executive Leadership Team.

On the Record with KLRN

President and CEO, Ed Hinojosa, Jr., sat down with Randy Beamer for KLRN's On the Record to discuss plans for the renovation and rebuilding of Alazan-Apache Courts.







Recommendations for Bond Awards

During the City Council B Session on Wednesday, November 30, 2022, the following recommendations for bond awards for Opportunity Home San Antonio were announced:

- NHSD is recommending Alazan Expansion be awarded at \$8.2 million
- Under the Rehab Category, the following awards are recommended:
 - Cottage Creek \$1.7 million
 - Pecan Hill \$438,000
 - Woodhill \$6.8 million
- Under the Homeownership Category, the Westside Reinvestment Initiative is recommended at \$218,655

The total amount recommended to Opportunity Home is \$17,356,655, subject to the final Council vote on Dec. 15.



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 Estat Committee Meeting
MAY 9 1 PM Regular Board 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
MAY 17 1 PM Finance Committee Meeting 2 PM Operations and Real Estate Committee Meeting			AUG. 16 1 PM Finance Committee Meeting 2 PM Operations and Real Estate Committee Meeting
SEPT	ОСТ	NOV	DEC
SEPT. 6 1 PM Regular Board Meeting	OCT. 4 1 PM Regular Board Meeting	NOV. 1 1 PM Regular Board Meeting	DEC. 6 ■ 1 PM Regular Board Meeting
SEPT. 27 1 PM Operations and Real Estate Committee Meeting	OCT. 18 1 PM Operations and Real Estate Committee Meeting	NOV. 15 1 PM Finance Committee Meeting 2 PM Operations and Real Estate Committee Meeting	

BOARD OF COMMISSIONERS

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

FINANCE COMMITTEE Olga Kauffman, Chair

OPERATIONS AND REAL ESTATE COMMITTEE
Gabriel Lopez, Chair