OPERATIONS AND REAL ESTATE COMMITTEE MEETING
OR SPECIAL BOARD MEETING
1:00 p.m. | Wednesday | January 18, 2023

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

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. Public Comment - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: (346) 248-7799 and enter Meeting ID: 93839434337# and Passcode: 654170#, prior to 1:00 p.m. A Spanish/English translator will be available to citizens needing translation.

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

PRESENTATIONS

3. Update and Presentation regarding Alazan by Able City

4. Update and Presentation regarding Lincoln Heights by Saldana & Associates

INDIVIDUAL ITEMS

5. Consideration and appropriate action regarding Resolution 6295, authorizing the award of a contract for development initiative consulting services for the Alazan Expansion to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed $485,680; for a period of two years (Timothy E. Alcott, Chief Legal and Real Estate Officer; George Ayala, Director of Procurement)

6. Consideration and appropriate action regarding Resolution 6300, authorizing the ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of $401,501.04 (George Ayala, Director of Procurement)
7. Consideration and appropriate action regarding Resolution 6301, authorizing the award of a contract for security services organization wide to Texas Lawman Security and Traffic Control Services, LLC, (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed $2,000,000; for a period of one year with the option to renew up to four additional one-year terms (Domingo Ibarra, Director of Security; George Ayala, Director of Procurement)

8. Consideration and appropriate action regarding Resolutions 6303 and 23FAC-01-18, authorizing the 100 Labor Street transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing the modification to and increase of financing for such transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

9. Consideration and appropriate action regarding Resolutions 6305 and 23FAC-01-19, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Rainbow Lofts 9% low income housing tax credit project (Timothy E. Alcott, Chief Legal and Real Estate Officer)

10. Consideration and appropriate action regarding Resolutions 6306 and 23FAC-01-20, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Moursund Lofts 9% low income housing tax credit project (Timothy E. Alcott, Chief Legal and Real Estate Officer)

11. Consideration and appropriate action regarding Resolutions 6307 and 23FAC-01-21, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit project: Park at North Hills (Timothy E. Alcott, Chief Legal and Real Estate Officer)

12. Consideration and appropriate action regarding Resolutions 6308 and 23FAC-01-22, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit projects: (i) Vista West; (ii) Vista at Reed; and (iii) Vista at Henderson Pass (Timothy E. Alcott, Chief Legal and Real Estate Officer)

**DISCUSSION ITEMS**

13. Update and discussion regarding Procurement Processes (George Ayala, Director of Procurement)

14. Update and discussion regarding 2022 Media Summary (Michael Reyes, Public Affairs Officer)

15. Discussion regarding resident concerns

16. 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 Procurement Processes
  - Discussion with attorney regarding Master Planner Contracts

**REPORT**

- Procurement Activity Report

**RESOURCE**

- Schedule of Units Under Development
17. 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.”
WHAT IS A MASTER PLAN?
A master plan is a vision for future development that guides future investments and serves as an action plan for change.
A. History
B. Community Design Process
C. Reimagining Alazan Courts
   a. Introduction - Framing Design Challenges
      i. Opportunity Home Priorities
      ii. History / Culture
      iii. Safety
   b. Design Development
   c. Masterplan Overview
      i. Historic Preservation
      ii. New Construction
      iii. Public Realm / Green Space
      iv. Community Center
      v. Infrastructure
   d. Phasing
   e. Financing
   f. Discussion and Recommendations
ALAZAN COURTS SITE PLAN

- Preserved Building One Story
- Preserved Building Two Story
- Community Center
- New Construction Two Story
- New Construction Three Story
ALAZAN COURTS REHAB OPTION 1
San Luis Street and S Smith Street
88 UNITS @ VALERO + APACHE
468 UNITS @ ALAZAN
= 556 TOTAL HOMES

55 ADDITIONAL HOMES

82x 1 BD (15%)
284x 2BD (51%)
134x 3BD (24%)
56x 4BD (10%)

= 1,276 Bedrooms

297 ADD’ BEDROOMS
ALAZAN EXPANSION - SITE PLAN

- Preserved Building Two Story
- New Construction Two Story
- New Construction Three Story
- Existing Community Center
ALAZAN EXPANSION - PERSPECTIVE
184 DOORS KNOCKED

184 FAQ FLYERS & COMMITTEE INVITATION

64 INTERACTIONS

21 SIGNED UP - RESIDENT COMMITTEE
Comments/Questions

- Preserved Building Two Story
- New Construction Two Story
- New Construction Three Story
- Existing Community Center
Comments/Questions
REIMAGINE
ALAZAN COURTS
STATUS OF THE WORK PRESENTATION

LINCOLN HEIGHTS MASTER PLAN PROJECT

OPPORTUNITY HOME SAN ANTONIO

January 18, 2023

TEAM:

Saldaña & Associates  Master Planners
Gabe Velásquez
María Zentella PhD  Facilitators, Planning Consultants
Rebeca Barrera  Community Building & Relationships

Other Consultants:  Bender Wells Clark - Landscape Consultants
                  Engineering Consultants - Structural, MEP
                  ADA Consultants
LINCOLN HEIGHTS ENGAGEMENT

PROCESS OVERVIEW:

• Saldaña: Introduction

• Rebeca Barrera: Community Engagement

• Gabriel Velásquez: Outreach Strategy

• Saldaña: Architectural Response To Community Engagement
  • Community Driven Solutions
  • Security Focused Design
  • Family Environment
LINCOLN HEIGHTS TYPICAL ELEVATION - WEST
TIMELINE
Lincoln Heights

1. Initial Fact Finding
   - Housing Complex Site Survey,
     Complex History and Location,
     Natural Constraints, Building
     Conditions. **COMPLETED**.

2. Resident Focused Outreach
   - Includes Person to Person
     interviews, Door to Door
     Interviews, Small Focus Groups,
     Public Forums, and Written
     Surveys. **COMPLETED**.

3. Initial Master Plan Studies and
   Wider Community Outreach
   - Begin consulting and introducing
     plans to the wider public and
     residents. Present ideas to the
     community formally and respond
     based on that feedback. **In Progress**.

4. Intermediate Plan Formation and
   Wider Community Feedback.
   - Continue planning process with
     community feedback. Refine
     details of planning process while
     keeping residents involved. **Through Dec 15, 2022**.

5. Preliminary Plan Details
   Submitted for Board Review
   - Planning details were presented to
     the Community and Master Plan
     has been reviewed by the
     residents. **Jan 18, 2023**.

6. Master Plan Submitted for Review
   - Master Plan is completed and,
     following review, submitted to
     Opportunity Home San Antonio for
     Acceptance. **February 15, 2023 - Tentative.**
• Peer To Peer/Household Engagement
• Resident Engagement Toolkit
• Promotora Training and Toolkit Review
• Initiate household conversation, engagement

RESIDENTS (L-R): Lucretia Wilson, Michelle Herrera, Victoria Sanchez, Rosa Espinosa, Valerie De La Rosa
55% of Residents answered survey.
LINCOLN HEIGHTS PROJECT - DEC 15 EVENT
LINCOLN HEIGHTS PROJECT - DEC 15 EVENT

TRANSLATING IDEAS FROM THE COMMUNITY TO PAPER
LINCOLN HEIGHTS PROJECT - Sharing the Design
LINCOLN HEIGHTS PROJECT - DEC 15 EVENT
LINCOLN HEIGHTS PROJECT - FEEDBACK DRIVEN CONCEPTS

ADDRESSING SECURITY THROUGH DESIGN

• COURTYARD CONCEPT
  • Re-Orienting buildings to face inwards onto fenced courtyard areas that provide greenspace and access to parking.
  • Ensuring easily accessible, enclosed, secure parking.
  • Increases visibility and reduces hidden blind spots
  • Reduces opportunities for crime
  • Disincentivizes Homeless Intrusion

• REBUILDING WITHOUT DISPLACEMENT
  • Overwhelming majority of questionnaire responses requested new buildings
ADDRESSING SECURITY THROUGH DESIGN

• ENCLOSED PRIVATE STAIRS FOR EACH UNIT
  • Replaces open shared stairways
  • Every unit has their front entrance on ground level.

• LIGHTING ENHANCEMENTS
  • Illumination at shared walkways
  • Creek Lighting
  • Footbridge lighting

• THROUGH TRAFFIC ELIMINATED, PEDESTRIAN CONVERSION
  • Each parking area is restricted to access by those residents only.
  • Single Entry/Exit way
LINCOLN HEIGHTS PROJECT - Option 1
LINCOLN HEIGHTS PROJECT - Option 2
LINCOLN HEIGHTS PROJECT

1 BEDROOM FLOOR PLAN
FIRST FLOOR
TOTAL AREA: 600 SQFT

2 BED FLOOR PLAN
SECOND FLOOR
TOTAL AREA: 1,260 SQFT

3 BED FLOOR PLAN
THIRD FLOOR
TOTAL AREA: 2,000 SQFT
LINCOLN HEIGHTS PROJECT

3 BED FLOOR PLAN

FIRST FLOOR

LIVING

DINING

KITCHEN

SECOND FLOOR

TOTAL AREA: 1,525 SQFT

BED 1

BED 2

BED 3

STUDY

A/C
LINCOLN HEIGHTS PROJECT
LINCOLN HEIGHTS PROJECT

INITIAL MEETINGS WITH RESIDENTS - APPROACH AND LESSONS LEARNED:

• Initial approach, fact finding meetings, clear identification of problems.
  • Community enthusiasm and desire for change.
  • Crime Problem, building conditions, part of every conversation.

• Resident Meetings at Garrett Center
  • Personal familiarity with issues, community advocates and leaders
  • Small but motivated resident participation.

• Questionnaire - Detailed written responses
  • Clear dissatisfaction with building conditions.
  • Similar responses widespread through feedback received.
LINCOLN HEIGHTS PROJECT - RESIDENT ENGAGEMENT

TIMELINE

- INITIAL CONTACT WITH MANAGEMENT (MAY 2022)
  - Fact Finding: Population Stats, Community Groups, Material Conditions, Vacancy and Turnover
- PHASE I - EXPLORATORY - PROJECT/PROCESS INTRODUCTION
  - STAKEHOLDER/COMMUNITY ENGAGEMENT: Neighborhood Stressors, Crime, Drugs, Relevant Community Issues
  - RESIDENT ENGAGEMENT: Initial discussion of issues and topics related to resident expectations and participation methods.
- PHASE II - GENERAL ASSEMBLY PARTICIPATION
  IN SCOPE DEVELOPMENT (2 Sessions Each)
  - STAKEHOLDER/COMMUNITY ENGAGEMENT:
    Overview of Project/Process, General Issues and topics related to Project expectations and Participation.
LINCOLN HEIGHTS PROJECT - OUTREACH PROGRESS

Utilizing the Community.

• ‘PROMOTORA’ Model Initiated.
  • Resident-Driven Engagement Process
  • Presenting ideas to the community directly for their input and feedback
  • Promotora Methodology generates a ‘living-conversation’ and yields positive community engagement.

• SPECIAL EVENT: December 15th Lincoln Heights Resident Holiday Block Party
  • Parent and Child Engagement Strategy
    • Arts and Crafts Table, entertains and attracts children
    • Adjacent Planning booth, showcasing master plan ideas and gather opinions
**Initial Fact Finding**
Housing Complex Site Survey, Complex History and Location, Natural Constraints, Building Conditions. **COMPLETED.**

**Resident Focused Outreach**
Includes Person to Person interviews, Door to Door Interviews, Small Focus Groups, Public Forums, and Written Surveys. **COMPLETED.**

**Initial Master Plan Studies and Wider Community Outreach**
Begin consulting and introducing plans to the wider public and residents. Present ideas to the community formally and respond based on that feedback. **In Progress.**

**Intermediate Plan Formation and Wider Community Feedback.**
Continue planning process with community feedback. Refine details of planning process while keeping residents involved. **Through Dec. 15, 2022.**

**Preliminary Plan Details Submitted for Board Review**
Planning details were presented to the Community and Master Plan has been reviewed by the residents. **Jan. 18, 2023**

**Master Plan Submitted for Review**
Master Plan is completed and, following review, submitted to Opportunity Home San Antonio for Acceptance. **Feb. 15, 2023 - Tentative.**
RESOLUTION 6295, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES FOR THE ALAZAN EXPANSION TO BAKER TILLY VIRCHOW KRAUSE, LLP THROUGH PHILADELPHIA HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED $485,680; FOR A PERIOD OF TWO YEARS

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6295, authorizing the award of a contract for development initiative consulting services for the Alazan Expansion to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed $485,680; for a period of two years.

FINANCIAL IMPACT:
The current award recommendation for development initiative consulting services is not expected to exceed an amount of $485,680 and will be funded with available reserves.

SUMMARY:
Alazan-Apache Courts was originally built in 1939 and opened as the first Public Housing project in San Antonio in 1941. It is the oldest public housing community in San Antonio, located on 15.83 acres of land, and consists of 501 public housing units contained within 119 buildings.

Opportunity Home desires to redevelop the Alazan Courts and retain the existing 501 Public Housing units without any displacement of families during the redevelopment. The first phase of this project is referred to as the Alazan Expansion and is part of a larger plan to rehabilitate this community. The Alazan Expansion will include Opportunity Home self developing the property to add an additional 88 public housing units on the land located on the Apache side at the vacant Valero baseball field in addition to utilizing the green space on the Opportunity Home owned block located at San Jacinto, Vera Cruz, S. Pinto, and Colima Streets. The new development will include a total of 110,304 square feet, with a proposed unit mix of 12 1-bedrooms, 40 2-bedrooms, 16 3-bedrooms, and 20 4-bedrooms. The property is currently undergoing an Environmental Review Record in order to prepare for HUD approval to begin construction.

The approximate cost of this project is estimated at $24,500,000 and it is the organization’s desire to fully fund the Alazan Expansion utilizing both federal dollars and City of San Antonio (COSA) housing bonds. The project will have two years to be completed.
Staff are requesting approval to engage the professional services of Baker Tilly for development and construction consulting support for the Alazan Expansion project. Baker Tilly offers a wide range of pre-construction and construction services. During the design phase, the Consultant will work closely with the organization and the design and engineering team to ensure that construction, space design, spatial relationships, interior design, landscaping, sustainability, furnishings/equipment criteria, specifications, soil boring for site conditions, and budgets for the project are developed in a timely manner to meet the established project program and vision. In addition, the Consultant will aid in developing and coordinating the full project scope by evaluating all funding source standards and coordinating with design professionals to ensure compliance with those standards. During the construction phase, the Consultant will work closely with the general contractor to remedy design/pricing and construction issues. It will provide the organization with regular updates on project progress, aid in obtaining proper pricing, assist with developer draw and construction draw administration, oversee the project development construction schedule and budget, and review any change orders which may occur. During the close-out phase, the Consultant will coordinate the final pay application, receipt of the final Certificate of Occupancy, and the successful conversion of construction to permanent financing.

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. 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.

On April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with a Best and Final Offer dated and accepted by PHA on August 9, 2019. Contracts were awarded to three firms to include Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one-year terms. Opportunity Home is requesting approval to “join” or “piggyback” onto this awarded contract for the term awarded by PHA.

**COMPANY PROFILE:**
Baker Tilly Virchow Krause, LLP (doing business as Baker Tilly) is a public accounting and consulting firm headquartered in Chicago, Illinois. The company has office locations in 25 states with 445 professionals deployed across six cities in Texas to include Houston, Austin, Dallas, Ft. Worth, Irving, and Spring. This is a full-service accounting and financial advisory firm with a specialized focus on servicing housing developers, property managers, state housing credit agencies, public housing authorities, syndicators, and investors. Their affordable housing services include, but are not limited to: audit, tax credit applications, year 15 exit strategies, stabilization calculation, investor/lender identification, and negotiation. Baker Tilly has worked with various Housing Authorities to include the Alaskan Housing Authority, Housing Authority of the City of Milwaukee, LaFayette Housing Authority, Philadelphia Housing Authority, and various Housing Authorities throughout the state of Illinois.
PRIOR AWARDS:
This firm has received prior awards from Opportunity Home for Development Initiative Consulting Services for Opportunity Home’s Asset Management and Development Services and Neighborhood Revitalization Departments and Development Initiative Consulting Services for Snowden Senior Apartments. The firm has performed satisfactorily under all awards.

CONTRACT OVERSIGHT:
Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor’s adherence to contract requirements and performance.

STRATEGIC OUTCOMES:
Opportunity Home residents have a sufficient supply of affordable housing options. Opportunity Home residents live in quality affordable housing.

ATTACHMENTS:
Resolution 6295
Procurement Process
Opportunity Home San Antonio
Resolution 6295

RESOLUTION 6295, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES FOR THE ALAZAN EXPANSION TO BAKER TILLY VIRCHOW KRAUSE, LLP THROUGH PHILADELPHIA HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED $485,680

WHEREAS, Opportunity Home desires to redevelop the Alazan Courts retaining the existing 501 Public Housing units without any displacement of families during the redevelopment. The first phase is referred to as the Alazan Expansion and is part of a larger plan to rehabilitate this community; and

WHEREAS, Opportunity Home will self develop the property to add an additional 88 public housing units; 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, on April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with a Best and Final Offer dated and accepted by PHA on August 9, 2019. Contracts were awarded to three firms to include Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one-year terms; and

WHEREAS, staff are requesting approval to enter into a “join” or “piggy-back” agreement with Baker Tilly Virchow Krause, LLP through their contract awarded by PHA to provide professional development and construction consulting support services for the Alazan Expansion project; and

WHEREAS, the current award recommendation for development initiative consulting services is not expected to exceed an amount of $485,680 and will be funded with existing reserves.

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

1) Approves Resolution 6295, authorizing the award of a contract for development initiative consulting services for the Alazan Expansion to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed $485,680;
2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

_____________________________________
Ed Hinojosa, Jr.
President and CEO
PROCUREMENT PROCESS

Development Initiative Consulting Services for the Alazan Expansion
Solicitation Process

Procurement Process

HUD encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes.

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.

On April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with a Best and Final Offer dated and accepted by PHA on August 9, 2019.

Based on previous performance by Baker Tilly Virchow Krause, LLP, staff is recommending the utilization of this interagency agreement.
Financial Impact

Procurement Process

The current award recommendation for development initiative consulting services is not expected to exceed an amount of $485,680.

Award includes pre-construction and construction consulting services.

Funding source for this project will be available reserves.
RESOLUTION 6300, AUTHORIZING THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR EIGHT 2022 FORD TRUCKS, F-150 SERIES TO MCCOMBS FORD WEST FOR AN AMOUNT OF $401,501.04

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6300, authorizing the ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of $401,501.04.

FINANCIAL IMPACT:
The cost for the eight 2022 Ford Trucks, F-150 series was $401,501.04 and was funded with available reserves.

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

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

Staff contacted McCombs Ford West, a local dealership in San Antonio, and they were able to provide eight 2022 Ford F-150 trucks to the organization. Staff conducted an online market research and were able to determine that the pricing received from McCombs Ford West was comparable to other local dealerships that provide the F150 Crew Cabs. Therefore, we are requesting your ratification of the purchase of the eight 2022 Ford F-150 trucks from McCombs Ford West.

In an effort to obtain the additional vehicles that are required by the organization, staff will be working with the fleet commercial manager at McCombs Ford West, who has nationwide contacts with the Ford dealerships, and they will also be meeting with Enterprise to discuss their lease and purchase options.
STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6300
Procurement Process
Opportunity Home San Antonio
Resolution 6300

RESOLUTION 6300, AUTHORIZING THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR EIGHT 2022 FORD TRUCKS, F-150 SERIES TO MCCOMBS FORD WEST FOR AN AMOUNT OF $401,501.04

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

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

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

WHEREAS, staff contacted McCombs Ford West, a local dealership in San Antonio and they were able to provide eight 2022 Ford F-150 trucks to the organization. Staff conducted an online market research and were able to determine that the pricing received from McCombs Ford West was comparable to other local dealerships that provide the F150 Crew Cabs; and

WHEREAS, staff are requesting your ratification of the purchase of the eight 2022 Ford F-150 trucks from McCombs Ford West; and

WHEREAS, the cost for the eight 2022 Ford Trucks, F-150 series was $401,501.04 and was funded with available reserves; and

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

1) Approves Resolution 6300, authorizing the ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of $401,501.04.

2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.
Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

____________________________________
Ed Hinojosa, Jr.
President and CEO
PROCUREMENT PROCESS

Ratification of the Expenditure of Funds for Eight 2022 Ford Trucks, F-150 Series
Procurement Process

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

Solicitation Process

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

IFB published on multiple websites.

Directly solicited to 973 vendors.

We received no response to the solicitation.

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

The ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of $401,501.04.

Financial Impact

Award includes the following:

- The cost for the eight 2022 Ford Trucks.

Funding source for this project will be available reserves.
RESOLUTION 6301, AUTHORIZING THE AWARD OF A CONTRACT FOR SECURITY SERVICES ORGANIZATION WIDE TO TEXAS LAWMAN SECURITY AND TRAFFIC CONTROL SERVICES, LLC, (ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED $2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6301, authorizing the award of a contract for security services organization wide to Texas Lawman Security and Traffic Control Services, LLC, (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed $2,000,000; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:
The current award recommendation for security services agency wide is not expected to exceed an annual cumulative amount of $2,000,000. These services will be funded through the approved operating budgets and/or available reserves.

SUMMARY:
Opportunity Home requires the services of a vendor to provide peace officers and commissioned and non-commissioned security guards as needed for a security presence (stationed or mobile patrol) at Opportunity Home properties and special events, which include fire watch. This award will add the services of security guards for the Central Office lobbies, previously awarded as a separate contract and include the addition of two new services: The SanAntonio Fear Free Environment (SAFFE) program in which officers assist management with problem-solving, and crime prevention initiatives that will include officers responding to on site emergencies to assist staff, while SAPD conducts their investigations, and assisting management on property, conducting safety meetings, assisting with and diffusing friction between neighboring residents, following up on incidents, and investigating any incidents requested by the Director of Security; and Cloud-Based Security Patrol Guard Checkpoint Tracking System and Electronic Reporting that tracks the movement of guards with various checkpoints in real time while on duty.

On October 18, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2209-5334 for Security Services, which closed on November 15, 2022. The RFP was published on Opportunity Home’s E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and
directly solicited to 153 vendors. A total of six proposals were received in response to this solicitation: Blue Shield Security & Protection, Inc.; Citywide Protection Unit (AABE); L&P Global Security, LLC (ABE, MBE, SBE, WBE, HUB); Texas Lawman Security and Traffic Control Services, LLC (ESBE, HABE, MBE, SBE, Section 3 Business); Vets Securing America, Inc.; and Viking Tactical Security Group LLC (AABE). All proposals were evaluated on the following criteria: experience, key personnel, capacity and infrastructure, price, and strength of the Section 3 and SWMBE Plans. Based on the above, we are recommending a contract award to Texas Lawman Security & Traffic Control, LLC. They are the highest rated qualified proposer.

COMPANY PROFILE:
Texas Lawman Security and Traffic Control Services LLC, was established in 2008 and is headquartered in San Antonio, Texas. This company self-certifies as an ESBE, HABE, MBE, and SBE, and has been certified by Opportunity Home as a Section 3 Business. They specialize in mobile patrol services, onsite security, off duty Texas peace officers, traffic control, fire watch, and they maintain an in-house training academy licensed by the Texas Department of Public Safety and operated by Texas Lawman Security Training and Tactics, LLC. These services are provided to neighborhoods/subdivisions, apartment communities, independent and private schools. Their client list includes Housing Authority of Bexar County, 3C-C4 Family Surface Limited Partnership, Allied Orion Group, Asset Living, BH Management, Bob Ross Realty, Cano Health Inc., Churchill Forge Properties, Courtland, Foresight Asset Management, Greystar, Lincoln Property Co, NRP Group, Shelter Corporation, Southeast Power Corporation, The Lynd Company, and United Apartment Group.

PRIOR AWARDS:
Texas Lawman Security and Traffic Control Services is currently under contract with Opportunity Home to provide various security services agency wide, has received prior awards from Opportunity Home for Security Guard Services for Beacon Communities, and we have utilized their services to assist in fulfilling the immediate security needs of the agency as a result of the current events surrounding the COVID-19 virus. They have performed satisfactorily under all awarded contracts.

STRATEGIC OUTCOME:
Opportunity Home residents feel safe.

ATTACHMENTS:
Resolution 6201
Scoring Matrix Tabulation
Advertisement List
Procurement Process
Opportunity Home San Antonio
Resolution 6301

RESOLUTION 6301, AUTHORIZING THE AWARD OF A CONTRACT FOR SECURITY SERVICES ORGANIZATION WIDE TO TEXAS LAWMAN SECURITY AND TRAFFIC CONTROL SERVICES, LLC, (ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED $2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on October 18, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2209-5334 for Security Services, which closed on November 15, 2022; and

WHEREAS, six proposals were received in response to this solicitation; and

WHEREAS, staff are recommending contract award to Texas Lawman Security and Traffic Control, LLC. They are the highest rated qualified proposer; and

WHEREAS, the current award recommendation for security services organization wide is not expected to exceed an annual cumulative amount of $2,000,000. These services will be funded through the approved operating budgets and/or available reserves; and

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

1) Approves Resolution 6301, authorizing the award of a contract for security services organization wide to Texas Lawman Security and Traffic Control Services, LLC, (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed $2,000,000; for a period of one year with the option to renew up to four additional one-year terms.

2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

____________________________________
Ed Hinojosa, Jr.
President and CEO
## 2209-5334 - Security Services

### Scoring Summary

#### Active Submissions

<table>
<thead>
<tr>
<th>Supplier</th>
<th>Total</th>
<th>Experience</th>
<th>Key Personnel</th>
<th>Capacity &amp; Infrastructure:</th>
<th>Strength of the Contractor's Section 3 Utilization Plan</th>
<th>Strength of the Contractor's S/W/MBE Utilization Plan</th>
<th>Price Proposal</th>
<th>Responsiveness</th>
<th>Section 3 Preference</th>
<th>A - Cloud-Based Security PatrolGuard Checkpoint Tracking System and Electronic Reporting (Q-08EV)</th>
<th>A-1 - Is the monthly fee per property or for all properties as one</th>
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<td>Elva Adams</td>
<td><a href="mailto:elva.adams@wellsfargo.com">elva.adams@wellsfargo.com</a></td>
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<td>Bede Ramcharan</td>
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<td>Anne Whittington</td>
<td><a href="mailto:anne@acectx.org">anne@acectx.org</a></td>
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<td>Jennifer Swinney</td>
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<td>Associated Builders and Contractors S. Texas Chapter</td>
<td>Tamara Klaehn</td>
<td><a href="mailto:tamara@abcsouthtexas.org">tamara@abcsouthtexas.org</a></td>
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<td>Jeannette Olguin</td>
<td><a href="mailto:jeannette@virtualbx.com">jeannette@virtualbx.com</a></td>
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<td>Danielle Giammarino</td>
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<td>Kristi Sutterfield</td>
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<td>Sandee Morgan</td>
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<td><a href="mailto:gabrielle@smsdc.org">gabrielle@smsdc.org</a></td>
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<td>Orestes Hubbard</td>
<td><a href="mailto:orestes.hubbard@utsa.edu">orestes.hubbard@utsa.edu</a></td>
<td><a href="mailto:jennifer.mort@utsa.edu">jennifer.mort@utsa.edu</a></td>
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<td>UTSA Procurement Technical Assistance Center</td>
<td>Jacqueline Jackson</td>
<td><a href="mailto:jennifer.mort@utsa.edu">jennifer.mort@utsa.edu</a></td>
<td><a href="mailto:Jacqueline.Jackson@utsa.edu">Jacqueline.Jackson@utsa.edu</a></td>
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<tr>
<td>UTSA Procurement Technical Assistance Center</td>
<td>Terri Williams</td>
<td><a href="mailto:ptac@utsa.edu">ptac@utsa.edu</a></td>
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<tr>
<td>West San Antonio Chamber of Commerce</td>
<td>Julie Jimenez</td>
<td><a href="mailto:info@westsachamber.org">info@westsachamber.org</a></td>
<td><a href="mailto:julie@westsachamber.org">julie@westsachamber.org</a></td>
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<tr>
<td>Women's Business Enterprise</td>
<td>Avery Smith</td>
<td><a href="mailto:bids@wbea-texas.org">bids@wbea-texas.org</a></td>
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<tr>
<td>NAHRO</td>
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<td><a href="http://nahro.economicengine.com">Web Site</a></td>
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## Advertisement List
### Solicitation # 2209-5334
### Security Services

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<th>Public Purchase</th>
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<tr>
<td>North San Antonio Chamber of Commerce</td>
<td>Web Site</td>
<td><a href="https://northsachamber.chambermaster.com">https://northsachamber.chambermaster.com</a></td>
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### Direct Solicits as of 10/3/2022

<table>
<thead>
<tr>
<th>HUBS on CMBL</th>
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<tbody>
<tr>
<td>ARBER INC</td>
</tr>
<tr>
<td>Pres./ROBERT M. LOZANO</td>
</tr>
<tr>
<td><a href="mailto:corporate@arberinc.com">corporate@arberinc.com</a></td>
</tr>
<tr>
<td>210-736-6200</td>
</tr>
<tr>
<td>BLUE ARMOR SECURITY SERVICES, INC.</td>
</tr>
<tr>
<td>CEO/President /Willie Ng</td>
</tr>
<tr>
<td><a href="mailto:willie.ng@bluearmorsecurity.com">willie.ng@bluearmorsecurity.com</a></td>
</tr>
<tr>
<td>210-495-4610</td>
</tr>
<tr>
<td>CITYWIDE PROTECTION UNIT</td>
</tr>
<tr>
<td>Clinton Craddock</td>
</tr>
<tr>
<td><a href="mailto:Sales@citywideprotectionunit.com">Sales@citywideprotectionunit.com</a></td>
</tr>
<tr>
<td>713-331-5490</td>
</tr>
<tr>
<td>MED SECURITY, INC.</td>
</tr>
<tr>
<td>ROD KENNEDY</td>
</tr>
<tr>
<td><a href="mailto:rkenndy@med-securityinc.com">rkenndy@med-securityinc.com</a></td>
</tr>
<tr>
<td>210-314-1850</td>
</tr>
<tr>
<td>SECURITY 2 STANDARD LLC</td>
</tr>
<tr>
<td>Dreama Salinas</td>
</tr>
<tr>
<td><a href="mailto:salinasdreama@security2standardllc.com">salinasdreama@security2standardllc.com</a></td>
</tr>
<tr>
<td>210-659-5136</td>
</tr>
<tr>
<td>SMITH PROTECTIVE SERVICES INC</td>
</tr>
<tr>
<td>James Tiller</td>
</tr>
<tr>
<td><a href="mailto:jtiiller@smithprotective.com">jtiiller@smithprotective.com</a></td>
</tr>
<tr>
<td>512-777-2502</td>
</tr>
<tr>
<td>SOUTH TEXAS SAFETY SA, LLC</td>
</tr>
<tr>
<td>Patrick S Navario</td>
</tr>
<tr>
<td><a href="mailto:southtexassafetysa@gmail.com">southtexassafetysa@gmail.com</a></td>
</tr>
<tr>
<td>210-605-2885</td>
</tr>
<tr>
<td>TEXAS REPUBLIC SECURITY AND INVESTIGATION</td>
</tr>
<tr>
<td>Fred Perez</td>
</tr>
<tr>
<td><a href="mailto:texastrafficcontrol4@gmail.com">texastrafficcontrol4@gmail.com</a></td>
</tr>
<tr>
<td>281-770-9114</td>
</tr>
<tr>
<td>TEXAS VETERAN SECURITY LLC</td>
</tr>
<tr>
<td>GERARD MORALES</td>
</tr>
<tr>
<td><a href="mailto:TEXASVETOPS@GMAIL.COM">TEXASVETOPS@GMAIL.COM</a></td>
</tr>
<tr>
<td>210-404-8094</td>
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### Section 3 Bidders

### Direct Solicits

<table>
<thead>
<tr>
<th>Champion National Security</th>
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</thead>
<tbody>
<tr>
<td>Rob Leitgen</td>
</tr>
<tr>
<td><a href="mailto:rleitgen@champ.net">rleitgen@champ.net</a></td>
</tr>
<tr>
<td>210-830-6844</td>
</tr>
<tr>
<td>Citywide Investigations &amp; Security</td>
</tr>
<tr>
<td>Roy Granger</td>
</tr>
<tr>
<td><a href="mailto:bdm@cwidesat.com">bdm@cwidesat.com</a></td>
</tr>
<tr>
<td>(210) 681-8268</td>
</tr>
<tr>
<td>Global Security &amp; Investigations Alamo Heights Inc.</td>
</tr>
<tr>
<td>Irma Trejeda</td>
</tr>
<tr>
<td><a href="mailto:Globalsecurity@gsiah.com">Globalsecurity@gsiah.com</a></td>
</tr>
<tr>
<td>210-822-7464</td>
</tr>
<tr>
<td>Justice Security and Patrol LLC</td>
</tr>
<tr>
<td>Mike</td>
</tr>
<tr>
<td><a href="mailto:malvarado@justicesecurityandpatrolllc.com">malvarado@justicesecurityandpatrolllc.com</a></td>
</tr>
<tr>
<td>210-669-2600</td>
</tr>
<tr>
<td>Night-Eyes Protective Svc.</td>
</tr>
<tr>
<td>Fernando Rodriguez</td>
</tr>
<tr>
<td><a href="mailto:nechief01@night-eyes.com">nechief01@night-eyes.com</a></td>
</tr>
<tr>
<td>(210) 842-8046</td>
</tr>
<tr>
<td>Oscar Ramos</td>
</tr>
<tr>
<td>Ram <a href="mailto:sec12@yahoo.com">sec12@yahoo.com</a></td>
</tr>
<tr>
<td>830-872-1790</td>
</tr>
<tr>
<td>Service</td>
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</tr>
<tr>
<td>San Antonio Investigations &amp; Security</td>
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<tr>
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<td>Statewide Patrol</td>
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<td>Texas Lawman Security</td>
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<tr>
<td>Top Gun Security Services</td>
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<td>Vets Securing America</td>
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<td>Watchmen Protective Services</td>
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<tr>
<td>Global Security &amp; Investigations Alamo</td>
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<tr>
<td>Heights Inc.</td>
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Revised 1/5/22
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<tr>
<th>Company Name</th>
<th>Contact Name</th>
<th>Email Address</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Citywide Investigations &amp; Security</td>
<td>Roy Granger</td>
<td><a href="mailto:bdm@cwidthesat.com">bdm@cwidthesat.com</a></td>
<td>(210) 681-8268</td>
</tr>
<tr>
<td>Global Security &amp; Investigations Alamo</td>
<td>Irma Trejeda</td>
<td><a href="mailto:Globalsecurity@gsiah.com">Globalsecurity@gsiah.com</a></td>
<td>210-822-7464</td>
</tr>
<tr>
<td>Heights Inc.</td>
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<tr>
<td>Justice Security and Patrol LLC</td>
<td>Mike</td>
<td><a href="mailto:malvarado@justicesecurityandpatrol.com">malvarado@justicesecurityandpatrol.com</a></td>
<td>210-669-2600</td>
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<tr>
<td>Night-Eyes Protective Svc.</td>
<td>Fernando Rodriguez</td>
<td><a href="mailto:nechief01@night-eyes.com">nechief01@night-eyes.com</a></td>
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<td></td>
<td>Carmen Arrieta</td>
<td><a href="mailto:ca0407@night-eyes.com">ca0407@night-eyes.com</a></td>
<td>(210) 842-8046</td>
</tr>
<tr>
<td>Pro Security Group</td>
<td>Denise Nicholson</td>
<td><a href="mailto:denise@prosecuritygroup.com">denise@prosecuritygroup.com</a></td>
<td>254-753-7766</td>
</tr>
<tr>
<td>Ram Security Services</td>
<td>Oscar Ramos</td>
<td><a href="mailto:Ramsec12@yahoo.com">Ramsec12@yahoo.com</a></td>
<td>830-872-1790</td>
</tr>
<tr>
<td>San Antonio Investigations &amp; Security</td>
<td>D. Rosas</td>
<td><a href="mailto:sainvestigations-security@sais.us">sainvestigations-security@sais.us</a></td>
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<tr>
<td>Smith Protective Services</td>
<td>Robert Taylor</td>
<td><a href="mailto:rtaylor@smithprotective.com">rtaylor@smithprotective.com</a></td>
<td>210-681-8221</td>
</tr>
<tr>
<td>SOA Security Company</td>
<td>Anthony Warren</td>
<td><a href="mailto:awarnen4@soasatx.com">awarnen4@soasatx.com</a></td>
<td>(210) 775-2807</td>
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<td>Statewide Patrol</td>
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<td>Texas Asset Protection</td>
<td>Oscar Gonzalez</td>
<td><a href="mailto:Oscar.gonzalez@txassetpro.com">Oscar.gonzalez@txassetpro.com</a></td>
<td>210-544-7262</td>
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<tr>
<td>Texas Lawman Security</td>
<td>Anthony Alvarado</td>
<td><a href="mailto:a.alvarado@txlawmansecurity.com">a.alvarado@txlawmansecurity.com</a></td>
<td>210-690-1212</td>
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<td>Top Gun Security Services</td>
<td>Jeff Moore</td>
<td><a href="mailto:Jeff@topgunsecurityservices.com">Jeff@topgunsecurityservices.com</a></td>
<td>210-276-0517</td>
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<tr>
<td>Vets Securing America</td>
<td>Gerald Gregory</td>
<td><a href="mailto:jerry@vetssecuringamerica.com">jerry@vetssecuringamerica.com</a></td>
<td>210-299-7623 *106</td>
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<td>Watchmen Protective Services</td>
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<td><a href="mailto:watchmenps@outlook.com">watchmenps@outlook.com</a></td>
<td>210-977-8874</td>
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<td>War Eagle Security Services</td>
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<td><a href="mailto:support@wareaglesecurityservices.com">support@wareaglesecurityservices.com</a></td>
<td>(210) 682-1182</td>
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Revised 1/5/22
PROCUREMENT PROCESS

Security Services Organization Wide
**Procurement Process**

On October 18, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2209-5334 for Security Services, which closed on November 15, 2022.

RFP published on multiple websites.

Directly solicited to 153 vendors.

Six responses were received.

Evaluation criteria included:
- Experience
- Key Personnel
- Capacity and Infrastructure
- Price
- Strength of the Section 3 Plan
- Strength of the SWMBE Plan

Texas Lawman Security and Traffic Control Services scored a 83.77 out of 100.

Staff recommends award to Texas Lawman Security and Traffic Control Services, as they are the highest rated qualified proposer.
Financial Impact

Procurement Process

The current award recommendation for security services agency wide is not expected to exceed an annual cumulative amount of $2,000,000.

Award includes pricing for the following services:
- Security Guard
- Mobile Patrol
- Fire Watch
- SAFFE Officer

Funding source for this project will be through the approved operating budgets and/or available reserves.
RESOLUTIONS 6303 AND 23FAC-01-18, AUTHORIZING THE 100 LABOR STREET TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

REQUESTED ACTION:
Consideration and appropriate action regarding Resolutions 6303 and 23FAC-01-18, authorizing the 100 Labor Street transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing the modification to and increase of financing for such transaction; and other matters in connection therewith.

FINANCIAL IMPACT:
The additional MTW funds to be authorized will not exceed $2,500,000.

SUMMARY:
Opportunity Home requests to authorize the loan modification transaction for 100 Labor Street for the development of a mixed income project. To request authority to enter into a loan modification agreement between SAHA 100 Labor Street, LLC (the “Company”), as borrower, and San Antonio Housing Facility Corporation (“SAHFC”), as lender, in order to increase the loan amount of an existing $4,881,657 loan (“MTW Loan”) of Moving to Work Grant Funds (“MTW”) by approximately $2,500,000 (“Additional Funds”) for a cumulative MTW loan amount not to exceed $7,381,657. The construction financing for the project closed in November 2020 and the project is currently under construction. Cost overruns encountered over the course of construction have created the need for the Additional Funds. The Board is being asked to authorize all of the actions necessary to increase the MTW Loan and complete construction of the project.

The existing loan of MTW funds by SAHFC to the Company is in the amount of $4,881,657. The existing MTW loan (and the Additional Funds, once authorized) is secured against the land and project improvements, and has second lien priority after the FHA construction-to-permanent loan made by Mason Joseph to the Company. The proposed Additional Funds will be lent by SAHFC to the Company pursuant to the existing MTW loan documents as amended by a loan modification agreement between the parties, subject to the approval of Mason Joseph and HUD as holders of the senior loan and HUD as to the use of additional MTW funds for the project.

Much of the additional funds will be returned to Opportunity Home at final endorsement. Opportunity Home will be returned $748,000, because these funds are being held by HUD.
against potential delay costs and loan reimbursement. Much of the remaining of the actual capital outlay will be offset by savings in the original budget from the interest reserve and operating deficit that will be better estimated after lease-up.

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

**ATTACHMENTS:**
- Resolution 6303
- Resolution 23FAC-01-18
- Presentation
CERTIFICATE FOR RESOLUTION
RESOLUTION 6303

The undersigned officer of Opportunity Home San Antonio, a Texas nonprofit corporation created pursuant to the laws of the State of Texas hereby certifies as follows:

1. In accordance with its bylaws, the Board of Commissioners of Opportunity Home SA (the “Board”) held a meeting on February 1, 2023, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6303, AUTHORIZING THE 100 LABOR STREET TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH TRANSACTION; 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 Bylaws of Opportunity Home.

SIGNED and SEALED this 1st day of February 2023.

[Signature]

Ed Hinojosa, Jr.
President and CEO
Opportunity Home San Antonio
Resolution 6303

RESOLUTION 6303, AUTHORIZING THE 100 LABOR STREET TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, SAHA 100 Labor Street, LLC, a Texas limited liability company (the “Company”), owns and is constructing a 213-unit multifamily housing facility (the “Housing Facility”) to be located at 110 and 111 Labor St., San Antonio, Texas (the “Land,” together with the Housing Facility collectively, the “Project”); and

WHEREAS, San Antonio Housing Facility Corporation (“SAHFC”) serves as the sole member of the Company; and

WHEREAS, Opportunity Home San Antonio has requested or will request written approval from HUD to utilize Moving to Work Grant Funds (“MTW”) as additional financing for the Project; and

WHEREAS, the Company has obtained a construction to permanent loan from SAHFC of MTW funds in the original principal amount equal to $4,881,657 (the “MTW Financing”) to fund eligible costs of construction of the Project; and

WHEREAS, in connection with the MTW Financing, the Company and or SAHFC have entered into certain agreements, including, but not limited to, a MTW Loan Agreement, a Promissory Note, a Leasehold Deed of Trust, Security Agreement and Assignment of Rents and Leases, and appropriate Subordination Agreements (collectively, the “MTW Documents”); and

WHEREAS, the Company desires to obtain additional MTW funds in an amount not to exceed $2,500,000 (“Additional MTW Financing”) in order to defray cost overruns incurred over the course of constructing the Housing Facility; and

WHEREAS, the Company and SAHFC desire to enter into a Loan Modification Agreement (the “Modification Agreement”) to amend certain of the MTW Documents and modify the MTW Financing to account for the Additional MTW Financing; and

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dr. Ana M. “Cha” Guzman</td>
<td>Chair, Board of Commissioners</td>
</tr>
<tr>
<td>Gabriel Lopez</td>
<td>Vice Chair, Board of Commissioners</td>
</tr>
</tbody>
</table>
WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Company may complete construction of the Project; and

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

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

Section 1. The Project, the various forms of financing contemplated for the Project including, but not limited to, the Additional MTW Financing, and the terms of the Modification Agreement, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Modification Agreement, and all other documents relating to the MTW Financing and/or the Additional MTW Financing to which the Company and/or SAHFC is a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, and the Executive Director, any Assistant 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.

Section 4. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby, including the Modification Agreement, or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. The officers of this Board hereby approve the selection of Coats Rose, P.C. as counsel to the Company and SAHFC for this transaction.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

__________________________________________
Ed Hinojosa, Jr.
President and CEO
CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-01-18

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 1, 2023 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 23FAC-01-18, AUTHORIZING THE 100 LABOR STREET TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 1st day of February 2023.

__________________________________________
Ed Hinojosa, Jr.
Secretary/Treasurer
San Antonio Facility Corporation  
Resolution 23FAC-01-18  

RESOLUTION 23FAC-01-18, AUTHORIZING THE 100 LABOR STREET TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, SAHA 100 Labor Street, LLC, a Texas limited liability company (the “Company”), owns and is constructing a 213-unit multifamily housing facility (the “Housing Facility”) to be located at 110 and 111 Labor St., San Antonio, Texas (the “Land,” together with the Housing Facility collectively, the “Project”); and

WHEREAS, San Antonio Housing Facility Corporation (“SAHFC”) serves as the sole member of the Company; and

WHEREAS, Opportunity Home San Antonio has requested written approval from HUD to utilize Moving to Work Grant Funds (“MTW”) as additional financing for the Project; and

WHEREAS, the Company has obtained a construction to permanent loan from SAHFC of MTW funds in the original principal amount equal to $4,881,657 (the “MTW Financing”) to fund eligible costs of construction of the Project; and

WHEREAS, in connection with the MTW Financing, the Company and or SAHFC have entered into certain agreements, including, but not limited to, a MTW Loan Agreement, a Promissory Note, a Leasehold Deed of Trust, Security Agreement and Assignment of Rents and Leases, and appropriate Subordination Agreements (collectively, the “MTW Documents”); and

WHEREAS, the Company desires to obtain additional MTW funds in an amount not to exceed $2,500,000 (“Additional MTW Financing”) in order to defray cost overruns incurred over the course of constructing the Housing Facility; and

WHEREAS, the Company and SAHFC desire to enter into a Loan Modification Agreement (the “Modification Agreement”) to amend certain of the MTW Documents and modify the MTW Financing to account for the Additional MTW Financing; and

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dr. Ana M. “Cha” Guzman</td>
<td>Chair and Director</td>
</tr>
<tr>
<td>Gabriel Lopez</td>
<td>Vice-Chair and Director</td>
</tr>
<tr>
<td>Gilbert Casillas</td>
<td>Director</td>
</tr>
<tr>
<td>Dalia Flores Contreras</td>
<td>Director</td>
</tr>
<tr>
<td>Loren D. Dantzler</td>
<td>Director</td>
</tr>
<tr>
<td>Olga Kauffman</td>
<td>Director</td>
</tr>
</tbody>
</table>
WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Company may complete construction of the Project; and

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

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

Section 1. The Project, the various forms of financing contemplated for the Project including, but not limited to, the Additional MTW Financing, and the terms of the Modification Agreement, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Modification Agreement, and all other documents relating to the MTW Financing and/or the Additional MTW Financing to which the Company and/or SAHFC is a party.

Section 3. The President, any Vice President, the Secretary, 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.

Section 4. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by
the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. The officers of this Board hereby approve the selection of Coats Rose, P.C. as counsel to the Company and SAHFC for this transaction.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of February 2023.

__________________________________
Ana M. “Cha” Guzman
Chair, Board of Directors

Attested and approved as to form:

__________________________________
Ed Hinojosa, Jr.
Secretary/Treasurer
100 LABOR

Construction Update
BUILDING 1A - COURTYARD SWIMMING POOL
Questions?
RESOLUTIONS 6305 AND 23FAC-01-19, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTION FOR THE RAINBOW LOFTS 9% LOW INCOME HOUSING TAX CREDIT PROJECT

REQUESTED ACTION:
Consideration and appropriate action regarding Resolutions 6305 and 23FAC-01-19, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Rainbow Lofts 9% low income housing tax credit project.

FINANCIAL IMPACT:
None at this time. However, by authorizing us to submit the application early, this project has a greater chance of being done, which could mean additional affordable units and revenue.

SUMMARY:
Today we are seeking authority to file applications with the Texas Department of Housing and Community Affairs (“TDHCA”) relating to the Rainbow Lofts 9% tax credit project. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of this project, the NRP Group (“NRP”), wishes to submit another application for another project, the Moursund Lofts, to TDHCA, but will ultimately pursue only the project in the best position to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that NRP may begin the tax credit application process with TDHCA, but we are not asking you to specifically approve or be bound to this project. This is a non-binding Resolution. This will enable us to move forward, make applications for tax credits, and begin to put the financings together and negotiate the specific terms of the deals, which we will bring back to you for approval.

The project will be an approximately 70-unit new construction multifamily project and will target families at 60% or below of the area median income. San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.
The attached Resolutions authorize the San Antonio Housing Facility Corporation to approve the inducement Resolution for the project.

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

**ATTACHMENTS:**
Resolution 6305
Resolution 23FAC-01-19
Presentation
Opportunity Home San Antonio
Resolution 6305

RESOLUTION 6305, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTION FOR THE RAINBOW LOFTS 9% LOW-INCOME HOUSING TAX CREDIT PROJECT

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

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

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the Rainbow Lofts project (the “Project”) to be potentially financed in 2023; and

WHEREAS, it is necessary to make application (the “Application”) to the Texas Department of Housing and Community Affairs for tax credits for such project; and

WHEREAS, it is proposed that the San Antonio Housing Facility Corporation (“SAHFC”) create a limited liability company to serve as the general partner of the partnership, which will own the Project; and

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

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

1) Approves Resolution 6305, inducing the proposed Rainbow Lofts Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

2) Authorizes the President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.
Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

_______________________________
Ed Hinojosa, Jr.
President and CEO
CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-01-19

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 1, 2023 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

   RESOLUTION 23FAC-01-19, INDUCING THE RAINBOW LOFTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 1st day of February 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer
San Antonio Housing Facility Corporation
Resolution 23FAC-01-19

RESOLUTION 23FAC-01-19, INDUCING THE RAINBOW LOFTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Rainbow Lofts Ltd., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed approximately 70-unit multifamily housing facility to be located at approximately 15838 San Pedro and to be known as the Rainbow Lofts (the “Project”); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

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

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<td>Gilbert Casillas</td>
<td>Director</td>
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</table>
WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project; and

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

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

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any applications, notices, contracts, or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the “Contracts”), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.
Neither the State of Texas (the “State”), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

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

(a) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of the User’s proposal that it be further induced to proceed with providing the Project. Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

Section 4. The Board authorizes the President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

Section 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.
Section 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

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Ed Hinojosa, Jr.
Secretary/Treasurer
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
Rainbow Lofts

- City Council District 3
- North East ISD
- Approx 60-70 units
  - 30% AMI - 6 units
  - 50% AMI - 24 units
  - 60% AMI - 30 units
- Total Development Cost: $20,461,005
## PROFORMA BREAKDOWN (approximate)

<table>
<thead>
<tr>
<th>Description</th>
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<td>A&amp;E</td>
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<td>Other Soft Costs, etc.</td>
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<td>Per Unit Cost</td>
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<td>Rentable per Square Foot Cost</td>
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<tr>
<td>Acquisition Costs</td>
<td>$2,400,000</td>
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<tr>
<td>Construction Contingency</td>
<td>$475,278</td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>$20,461,005</strong></td>
</tr>
</tbody>
</table>
Questions?
RESOLUTIONS 6306 AND 23FAC-01-20, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTION FOR THE MOURSUND LOFTS 9% LOW INCOME HOUSING TAX CREDIT PROJECT

REQUESTED ACTION:
Consideration and appropriate action regarding Resolutions 6306 and 23FAC-01-20, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Moursund Lofts 9% low income housing tax credit project.

FINANCIAL IMPACT:
None at this time. However, by authorizing us to submit the application early, this project has a greater chance of being done, which could mean additional affordable units and revenue.

SUMMARY:
Today we are seeking authority to file applications with the Texas Department of Housing and Community Affairs (“TDHCA”) relating to the Moursund Lofts 9% tax credit project. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of this project, the NRP Group (“NRP”), wishes to submit another application for another project, the Rainbow Lofts, to TDHCA, but will ultimately pursue only the project in the best position to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that NRP may begin the tax credit application process with TDHCA, but we are not asking you to specifically approve or be bound to this project. This is a non-binding resolution. This will enable us to move forward, make applications for tax credits, and begin to put the financings together and negotiate the specific terms of the deals, which we will bring back to you for approval.

The project will be an approximately 70-unit new construction multifamily project and will target families at 60% or below of the area median income. San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.
Opportunity Home San Antonio  

January 18, 2023

The attached Resolutions authorize the San Antonio Housing Facility Corporation to approve the inducement Resolution for the project.

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

ATTACHMENTS:
Resolution 6306
Resolution 23FAC-01-20
Presentation
RESOLUTION 6306, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTION FOR THE MOURSUND LOFTS 9% LOW-INCOME HOUSING TAX CREDIT PROJECT

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

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

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the Moursund Lofts project (the “Project”) to be potentially financed in 2023; and

WHEREAS, it is necessary to make application (the “Application”) to the Texas Department of Housing and Community Affairs for tax credits for such project; and

WHEREAS, it is proposed that the San Antonio Housing Facility Corporation (“SAHFC”) create a limited liability company to serve as the general partner of the partnership, which will own the Project; and

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

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

1) Approves Resolution 6306, inducing the proposed Moursund Lofts Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

2) Authorizes the President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.
Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

---------------------------------------------
Ed Hinojosa, Jr.
President and CEO
CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-01-20

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 1, 2023 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 23FAC-01-20, INDUCING THE MOURSUND LOFTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 1st day of February 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer
RESOLUTION 23FAC-01-20, INDUCING THE MOURSUND LOFTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Moursund Lofts Ltd., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed approximately 70-unit multifamily housing facility to be located at approximately 144 Moursund and to be known as the Moursund Lofts (the “Project”); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

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

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

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

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

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any applications, notices, contracts, or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the “Contracts”), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

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

Neither the State of Texas (the “State”), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and
that neither the faith and credit nor the taxing power of the State, the Authority, or any political
subdivision or agency thereof is pledged to any obligation relating to the Project.

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

(a) the User will (1) pay all Project costs which are not or cannot be paid or
reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the
Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature
(including, but not limited to, reasonable attorneys’ fees, litigation and court costs, amounts paid
in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from,
arising out of or related to the Project, or the design, construction, equipping, installation,
operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising
from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of the
User’s proposal that it be further induced to proceed with providing the Project. Provided that
neither the User nor any other party is entitled to rely on this Resolution as a
commitment to enter into the proposed transaction, and SAHFC reserves the right not to
enter into the proposed transaction either with or without cause and with or without
notice, and in such event SAHFC shall not be subject to any liability or damages of any
nature. Neither the User nor anyone claiming by, through or under the User, nor any
investment banking firm or potential purchaser shall have any claim against SAHFC
whatevaer as a result of any decision by SAHFC not to enter into the proposed
transaction.

Section 4. The Board authorizes the President, Vice President, Secretary/Treasurer,
or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all
actions required to obtain tax credits, equity financing and debt financing (including a direct
loan from the TDHCA).

Section 5. The recitals contained in the preamble hereof are hereby found to be true,
and such recitals are hereby made a part of this Resolution for all purposes and are adopted as
a part of the judgment and findings of the Board.

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with
any provision of this Resolution are hereby repealed to the extent of such conflict, and the
provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 7. If any provision of this Resolution or the application thereof to any person
or circumstance shall be held to be invalid, the remainder of this Resolution and the application
of such provision to other persons and circumstances shall nevertheless be valid, and the Board
hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. This Resolution shall be construed and enforced in accordance with the
laws of the State of Texas and the United States of America.
Section 9. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of February 2023.

____________________________________
Ana M. “Cha” Guzman
Chair, Board of Directors

Attested and approved as to form:

____________________________________
Ed Hinojosa, Jr.
Secretary/Treasurer
Moursund Lofts

Timothy E. Alcott
Chief Legal and Real Estate Officer

Lorraine Robles
Director of Development Services and Neighborhood Revitalization
Regional Centers

**PHASE 1 CENTERS**
- Downtown
- Medical Center
- UTSA
- Midtown
- Brooks

**PHASE 2 CENTERS**
- NE I-35 and Loop 410
- Highway 151 and Loop 1604
- Texas A&M — San Antonio
- Port San Antonio

**PHASE 3 CENTERS**
- Greater Airport Area
- Fort Sam Houston
- Rolling Oaks
- Stone Oak
Moursund Lofts

- City Council District 3
- Harlandale ISD
- Approx 50-70 units
  - 30% AMI - 6 units
  - 50% AMI - 23 units
  - 60% AMI - 28 units
- Total Development Cost: $20,004,067
## PROFORMA BREAKDOWN (approximate)

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<td>Acquisition Costs</td>
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<td>Construction Contingency</td>
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<td><strong>Total Development Cost</strong></td>
<td><strong>$20,004,067</strong></td>
</tr>
</tbody>
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QUESTIONS?
RESOLUTIONS 6307 AND 23FAC-01-21, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW INCOME HOUSING TAX CREDIT PROJECT: PARK AT NORTH HILLS

REQUESTED ACTION:
Consideration and appropriate action regarding Resolutions 6307 and 23FAC-01-21, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolutions for the following proposed 9% low income housing tax credit project: Park at North Hills.

FINANCIAL IMPACT:
None at this time. However, by authorizing us to submit an application early, this project has a greater chance of being done, which could mean additional affordable units and revenue.

SUMMARY:
Today we are seeking authority to file an application with the Texas Department of Housing and Community Affairs ("TDHCA") relating to a potential 2023 9% tax credit project. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of this potential project, The Park Companies ("Park"), wishes to submit an application for the project, Park at North Hills, to TDHCA to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that Park Companies may begin the tax credit application process with TDHCA, but we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions. This will enable us to move forward, make an application for tax credits, and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for approval.

The project seeking inducement is Park at North Hills. This project will be new construction and will target families at 60% or below of the area median income.

In this transaction, the San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit
partnership, which will own the project.

The attached Resolutions authorize the San Antonio Housing Facility Corporation to approve Resolutions for the above project.

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

**ATTACHMENTS:**
Resolution 6307
Resolution 23FAC-01-21
Presentation
Opportunity Home San Antonio
Resolution 6307

RESOLUTION 6307, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECT: PARK AT NORTH HILLS

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

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

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the following new tax credit project to be potentially financed in 2023: Park at North Hills; and

WHEREAS, it is necessary to make an applications for tax credits for the project; and

WHEREAS, it is proposed that the San Antonio Housing Facility Corporation (“SAHFC”) create a limited liability company to serve as the general partner of the partnership, which will own the tax credit project; and

WHEREAS, SAHFC will pass resolutions to induce this project authorizing the application needed to finance this project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

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

1) Approves Resolutions 6307, inducing the proposed Park at North Hills Project and authorizing the application necessary therefore and the negotiation of the terms of the financing therefore.

2) Authorizes the Ed Hinojosa, Jr., as President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.

Passed and approved the 1st day of February 2023.

Attested and approved as to form:

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

Ed Hinojosa, Jr.
President and CEO
CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-01-21

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 1, 2023 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 23FAC-01-21, INDUCING THE PARK AT NORTH HILLS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 1st day of February 2023.

[Signature]
Ed Hinojosa, Jr.
Secretary/Treasurer
San Antonio Housing Facility Corporation  
Resolution 23FAC-01-21

RESOLUTION 23FAC-01-21, INDUCING THE PARK AT NORTH HILLS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Bexar Partners, L.P., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 68-unit multifamily housing facility to be located at approximately 7550 North Loop and/or 1604 W. Access Road in San Antonio, Texas and to be known as Park at North Hills (the “Project”) (TDHCA application #23164); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested that SAHFC serve as co-developer of the Project and otherwise materially participate in the Project over the course of its compliance period; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

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

<table>
<thead>
<tr>
<th>Name of Directors/Officers</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dr. Ana M. “Cha” Guzmán</td>
<td>President and Director</td>
</tr>
<tr>
<td>Gabriel “Gabe” Lopez</td>
<td>Vice President and Director</td>
</tr>
</tbody>
</table>
WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project; and

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

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

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any applications, notices, contracts, or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the “Contracts”), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.
Neither the State of Texas (the “State”), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

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

(a) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of the User’s proposal that it be further induced to proceed with providing the Project. Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

Section 4. The Board authorizes Dr. Ana M. “Cha” Guzmán as the President, Gabriel “Gabe” Lopez as the Vice President, Ed Hinojosa, Jr. as the Secretary/Treasurer, or any Assistant Secretary/Treasurer of SAHFC to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

Section 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.
Section 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

__________________________________
Ed Hinojosa, Jr.
Secretary/Treasurer
Park at North Hills

Timothy E. Alcott
Chief Legal and Real Estate Officer

Lorraine Robles
Director of Development Services and Neighborhood Revitalization
Location Map
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
Park at North Hills

- City Council District 8
- Northside ISD
- 68 units
  - 30% AMI - 7 units
  - 50% AMI - 28 units
  - 60% AMI - 33 units
- 9% Tax Credits
- Total Development Cost: $21,914,901
### PROFORMA BREAKDOWN

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<td>Acquisition Costs</td>
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<td><strong>Total Development Cost</strong></td>
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Questions?
BOARD OF COMMISSIONERS
Operations and Real Estate Committee

RESOLUTIONS 6308 AND 23FAC-01-22, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW INCOME HOUSING TAX CREDIT PROJECTS: (I) VISTA WEST; (II) VISTA AT REED; AND (III) VISTA AT HENDERSON PASS

REQUESTED ACTION:
Consideration and appropriate action regarding Resolutions 6308 and 23FAC-01-22, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit projects: (i) Vista West; (ii) Vista at Reed; and (iii) Vista at Henderson Pass.

FINANCIAL IMPACT:
None at this time. However, by authorizing us to submit applications early, these projects have a greater chance of being done, which could mean additional affordable units and revenue.

SUMMARY:
Today we are seeking authority to file applications with the Texas Department of Housing and Community Affairs (“TDHCA”) relating to several potential 2023 9% tax credit projects. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of each of these potential projects, the Atlantic Pacific Communities (“APC”), wishes to submit applications for all three of the projects to TDHCA, but will ultimately pursue only the project or projects in the best position to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that APC may begin the tax credit application process with TDHCA, but we are not asking you to specifically approve or be bound to these projects. These are non-binding resolutions. This will enable us to move forward, make applications for tax credits, and begin to put the financings together and negotiate the specific terms of the deals, which we will bring back to you for approval.

The projects seeking inducement are:

1. Vista West;
2. Vista at Reed; and


All of these projects will be new construction and consist of units at 20%, 30%, 50%, and 60% of the area median income.

In each of these transactions, San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the applicable project.

The attached Resolutions authorize the San Antonio Housing Facility Corporation to approve Resolutions for each of the above projects.

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

**ATTACHMENTS:**
Resolution 6308
Resolution 23FAC-01-22
Presentation
Opportunity Home San Antonio
Resolution 6308

RESOLUTION 6308, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECTS: (I) VISTA WEST; (II) VISTA AT REED; AND (III) VISTA AT HENDERSON PASS

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

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

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the following three (3) new tax credit projects to be potentially financed in 2023:

1. Vista West;
2. Vista at Reed; and
3. Vista at Henderson Pass; and

WHEREAS, it is necessary to make applications for tax credits for each project; and

WHEREAS, it is proposed that the San Antonio Housing Facility Corporation (“SAHFC”) create a limited liability company to serve as the general partner of the partnership, which will own the tax credit project; and

WHEREAS, SAHFC will pass resolutions to induce these projects authorizing the applications needed to finance these projects and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

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

1) Approves Resolutions 6308 and 23FAC-01-22 of SAHFC, inducing the proposed Projects and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

2) Authorizes Ed Hinojosa, Jr., as President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.
Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

________________________________________
Ed Hinojosa, Jr.
President and CEO
CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-01-22

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 1, 2023 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written RESOLUTION 23FAC-01-22, INDUCING THE VISTA WEST TRANSACTION, THE VISTA AT REED TRANSACTION, AND THE VISTA AT HENDERSON PASS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTIONS; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH (the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

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

SIGNED and SEALED this 1st day of February 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer
RESOLUTION 23FAC-01-22, INDUCING THE VISTA WEST TRANSACTION, THE VISTA AT REED TRANSACTION, AND THE VISTA AT HENDERSON PASS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTIONS; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Vista West, LP, a Texas limited partnership (the “Vista West User”), has filed an Application for financing (the “Vista West Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 75-unit multifamily housing facility to be located at approximately the southeast intersection of Military Drive West and West Loop 1604 North in San Antonio, Texas and to be known as Vista West (the “Vista West Project”); and

WHEREAS, the Vista West User intends to finance the Vista West Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, the Vista West User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the Vista West User; and

WHEREAS, the Vista West User has requested that SAHFC serve as co-developer of the Vista West Project and otherwise materially participate in the Vista West Project over the course of its compliance period; and

WHEREAS, the Vista West User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Vista West Project, including 9% tax credits and a direct loan from the TDHCA; and

WHEREAS, Vista at Reed, LP, a Texas limited partnership (the “Vista at Reed User”), has filed an Application for financing (the “Vista at Reed Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed multifamily housing facility containing up to 70 units to be located at approximately 8401 Reed Road in San Antonio, Texas and to be known as Vista at Reed (the “Vista at Reed Project”); and
WHEREAS, the Vista at Reed User intends to finance the Vista at Reed Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the TDHCA; and

WHEREAS, the Vista at Reed User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the Vista at Reed User; and

WHEREAS, the Vista at Reed User has requested that SAHFC serve as co-developer of the Vista at Reed Project and otherwise materially participate in the Vista at Reed Project over the course of its compliance period; and

WHEREAS, the Vista at Reed User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Vista at Reed Project, including 9% tax credits and a direct loan from the TDHCA; and

WHEREAS, Vista at Henderson Pass, LP, a Texas limited partnership (the “Vista at Henderson Pass User”, and together with the Vista West User and the Vista at Reed User, the “Users”), has filed an Application for financing (the “Vista at Henderson Pass Application”, and together with the Vista West Application and the Vista at Reed Application, the “Applications”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed multifamily housing facility containing up to 66 units to be located at approximately the southeast intersection of Henderson Pass and Turkey Point Street in San Antonio, Texas and to be known as Vista at Henderson Pass (the “Vista at Henderson Pass Project”, and together with the Vista West Project and the Vista at Reed Project, the “Projects”); and

WHEREAS, the Vista at Henderson Pass User intends to finance the Vista at Henderson Pass Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the TDHCA; and

WHEREAS, the Vista at Henderson Pass User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the Vista at Henderson Pass User; and

WHEREAS, the Vista at Henderson Pass User has requested that SAHFC serve as co-developer of the Vista at Henderson Pass Project and otherwise materially participate in the Vista at Henderson Pass Project over the course of its compliance period; and

WHEREAS, the Vista at Henderson Pass User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Vista at Henderson Pass Project, including 9% tax credits and a direct loan from the TDHCA; and

WHEREAS, this Resolution shall constitute SAHFC's preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

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

<table>
<thead>
<tr>
<th>Name of Directors/Officers</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dr. Ana M. “Cha” Guzmán</td>
<td>President and Director</td>
</tr>
</tbody>
</table>
**WHEREAS,** the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Vista West User may construct the Vista West Project; and

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

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

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

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

**Section 1.** Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of each of the Users:

(a) cooperate with the Users with respect to the Projects, and, if arrangements therefore satisfactory to the Users and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any applications, notices, contracts, or agreements deemed necessary and desirable by the Users or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and direct loan(s) from the TDHCA (collectively, the “Contracts”), providing among other things for financing, acquisition, construction, equipping, and improvement of the Projects; and use, operation, and maintenance of the Projects, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the Users;
(b) if requested by the Users, work with a Historically Underutilized Business, including sharing ownership in the general partner of each User, sharing developer fees and cash flow of each User to enable each Project to be competitive;

(c) own the real estate and serve as the general contractor for each Project to obtain tax exemptions;

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

Neither the State of Texas (the “State”), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of any User or any Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Projects.

Section 2. It is understood by SAHFC, and the Users have represented to SAHFC, that in consideration of SAHFC’s adoption of this Resolution, and subject to the terms and conditions hereof, the Users have agreed that

(a) the Users will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys’ fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Projects, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Projects (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of each User's proposal that it be further induced to proceed with providing each Project. Provided that neither the Users nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transactions either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the Users nor anyone claiming by, through or under the Users, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transactions.

Section 4. The Board authorizes Dr. Ana M. “Cha” Guzmán as the President, Gabriel “Gabe” Lopez as the Vice President, Ed Hinojosa, Jr. as the Secretary/Treasurer, or any Assistant Secretary/Treasurer of SAHFC to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

Section 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of February 2023.

________________________________________
Ana M. “Cha” Guzman
Chair, Board of Directors

Attested and approved as to form:

________________________________________
Ed Hinojosa, Jr.
Secretary/Treasurer
Vista West
Vista at Reed
Vista at Henderson Pass

Timothy E. Alcott
Chief Legal and Real Estate Officer

Lorraine Robles
Director of Development Services and Neighborhood Revitalization
Regional Centers

PHASE 1 CENTERS
Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS
NE I-35 and Loop 410
Highway 151 and Loop 1604
Texas A&M — San Antonio
Port San Antonio

PHASE 3 CENTERS
Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak
Vista at West
- City Council District 4
- Northside ISD
- Approx 75 units
  - 20% AMI - 2 units
  - 30% AMI - 6 units
  - 50% AMI - 19 units
  - 60% AMI - 48 units
- 9% Tax Credits
- Total Development Cost: $23,975,790

Vista at Reed
- City Council District 6
- Northside ISD
- Approx 70 units
  - 20% AMI - 2 units
  - 30% AMI - 5 units
  - 50% AMI - 19 units
  - 60% AMI - 48 units
- 9% Tax Credits
- Total Development Cost: $22,000,428

Vista at Henderson Pass
- City Council District 10
- North East ISD
- Approx 66 units
  - 20% AMI - 2 units
  - 30% AMI - 5 units
  - 50% AMI - 17 units
  - 60% AMI - 42 units
- 9% Tax Credits
- Total Development Cost: $21,830,038
# PROFORMA BREAKDOWN (approximate)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs</td>
<td>$12,800,000</td>
</tr>
<tr>
<td>A&amp;E</td>
<td>$481,500</td>
</tr>
<tr>
<td>Other Soft Costs, etc.</td>
<td>$9,085,726</td>
</tr>
<tr>
<td>Per Unit Cost</td>
<td>$306,667</td>
</tr>
<tr>
<td>Rentable Per Square Foot Cost</td>
<td>$327.91</td>
</tr>
<tr>
<td>Acquisition Costs</td>
<td>$2,750,000</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>$643,000</td>
</tr>
<tr>
<td><strong>Total Development Cost Approx.</strong></td>
<td><strong>$22-$23,000,000</strong></td>
</tr>
</tbody>
</table>
Procurement Processes
George M. Ayala
Director of Procurement
Procurement Department

Under the direction of the Chief Administrative Officer, the Procurement Department is responsible for reviewing and approving solicitations and contracts for the organization in accordance with the Procurement Policy, implemented procedures, laws, rules, and regulations.

Procurement Team

- 7 Full-time positions
  - 1 - Director
  - 1 - Assistant Director
  - 1 - Procurement Coordinator
  - 2 - Contract Specialist
  - 1 - Purchasing Agent
  - 1 - Section 3/SMWBE Coordinator
- 1 Procurement Attorney
Laws, Rules, and Regulations
Procurement Policy

Opportunity Home has established a Procurement Policy for the acquisition of goods, supplies, commodities, materials, professional services, management and maintenance and repair services, construction services, equipment, and insurance in accordance with and subject to all federal, state and local laws, rules, codes, and regulations.

Laws, Rules, Codes, and Regulations

- Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD),
- HUD Handbook 7460.8, Rev. 2, “Procurement Handbook for Public Housing Agencies”,
- State of Texas Government and Local Government Codes
- Opportunity Home’s policies and procedures
Purchasing and Decision Making

Centralized Purchasing

Organizational structure where the Procurement Department is responsible for the procurement of goods and services within the statutory limits.

Decentralized Decision Making

Departments determine how to best meet the needs of the residents and the Department. The final commitment of agency funds occur through the Procurement Department.
Procurement Cycle

1. Procurement Planning
2. Procurement Method Determination
3. Vendor Selection
4. Contract Formation & Award
5. Contract Management
Procurement Cycle

Procurement Planning

Identifying the Need
The purchasing process begins when the organization recognizes they have a need for a product, good, or service that will enhance their operations.

- Needs Assessment
- Cost Estimate
- Acquisition Plan
Procurement Cycle

Procurement Method Determination

Identify the appropriate Procurement Method and, if applicable, issue a solicitation.

- Procurement Method Identification Process
- Solicitation Process
Procurement Cycle

Procurement Thresholds

Micro Purchases (not exceeding $3,000)

Employees are required to obtain a minimum of one quote, provided the quote is considered fair and reasonable. However, it is encouraged that multiple quotes be obtained.

Small Purchases (over $3,000 but not exceeding $50,000)

Employees shall obtain a reasonable number of quotes, preferably three.

Purchases exceeding $50,000

- Competitive Bidding
- Competitive Sealed Proposals
- Request for Proposals
- Cooperative Purchasing
- Interlocal Contract

*All thresholds are in aggregate*
Types of Formal Solicitation

Competitive Bidding -VS- Cooperative/Interlocal Agreements

Competitive Bidding
- IFB (Invitation for Bids), RFP (Request for Proposal), RFQ (Request for Quote), and RFCSP (Request for Competitive Sealed Proposal)
- Minimum posting period
- Required to be published in the county once a week for at least two weeks before the deadline for receiving bids
- Evaluation process - internal review committee

Cooperative/Interlocal Agreements
- Helps expedite the procurement process, since evaluation, posting, and publishing requirements have been met
- May provide bigger discount based on group pricing
- Project scope may not meet all the needs of the organization
Procurement Thresholds

Encouraging Competition

- SMWBE and Section 3 - To encourage competition and foster the growth of small and minority-owned businesses and Section 3 business concerns, such purchases shall be distributed among qualified sources when feasible.

- Purchases over $3,000 - Employees shall attempt to solicit at least two quotes from historically underutilized businesses as listed by the Comptroller of the State of Texas.

- Public Solicitations
Vendor Selection

Fairly and objectively select the vendor that provides best value to the organization.

- Responsive and Responsible Bidder
- Internal Evaluation Committee Process
- Bid Tabulation VS Scoring Matrix
- Best Value
Vendor Selection

Best Value

In determining whom to award a contract, the internal evaluation committee (approved by the requesting Department Director and the Contracting Officer) will consider:

- Purchase Price
- Past/Present reputation of the Vendor
- Past/Present relationship of the Vendor with the Organization
- Quality of goods/services
- The extent to which the goods/services meet the Organization’s needs
- The ability to comply with laws and rules relating to historically underutilized business
- Any other relevant factor listed in the Bid or Proposal
Procurement Cycle

Contract Formation and Award

Ensure that the awarded contract complies with applicable procurement law and contains provisions that achieve the procurement objectives.
Contract Award

Contracting Officer or Designee (Chief Administrative Officer)

Signing authority up to $50,000

President and CEO

Contracts greater than $50,000 but less than $250,000

Board of Commissioners

$250,000 and above

- Emergency Procurement
- Information Technology
- Vehicle Purchases
Procurement Cycle

Contract Management

Administer and enforce the terms of the contract.

- Inspection, Testing, and Acceptance
- Payment Processing
- Vendor Performance Reporting
- Records Retention
Procurement Cycle

Additional Oversight

In addition to the Procurement Department, others in the organization may contact the Board or the Board Attorney, as questions or concerns arise.

- Chief Administrative Officer
- Chief Financial Officer
- Chief Legal and Real Estate Officer
- President and CEO
Questions?
2022 Media Report

Michael Reyes
Public Affairs Officer
Quarter One

- **Positive**: 51.2%
- **Neutral**: 30.2%
- **Negative**: 18.6%

**Month** | **Positive** | **Neutral** | **Negative**
--- | --- | --- | ---
Jan. | 7 | 2 | 1
Feb. | 10 | 5 | 11
March | 5 | 1 | 5

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Quarter Two

<table>
<thead>
<tr>
<th>Month</th>
<th>Positive</th>
<th>Neutral</th>
<th>Negative</th>
</tr>
</thead>
<tbody>
<tr>
<td>April</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>May</td>
<td>1</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>June</td>
<td>1</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

- **67.6%** Positive
- **5.4%** Neutral
- **27%** Negative
Quarter Three

- Positive: 76.5%
- Neutral: 7.8%
- Negative: 15.7%

<table>
<thead>
<tr>
<th>Month</th>
<th>Positive</th>
<th>Neutral</th>
<th>Negative</th>
</tr>
</thead>
<tbody>
<tr>
<td>July</td>
<td>0</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Aug.</td>
<td>2</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Sept.</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>
Quarter Four

- Positive: 72%
- Neutral: 20%
- Negative: 8%

Oct.:
- Positive: 4
- Neutral: 2
- Negative: 0

Nov.:
- Positive: 0
- Neutral: 0
- Negative: 0

Dec.:
- Positive: 13
- Neutral: 3
- Negative: 0
San Antonio developer borrows $53 million for new affordable apartments near Pearl

Public housing authority gets a new name

Spurs make the holiday brighter through their 'season of giving'

Opportunity Home seeks $8M from housing bond for Alazan-Apache Courts expansion
Questions?
MEMORANDUM

To: Operations and Real Estate Committee

From: Ed Hinojosa, Jr., President and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report

CURRENT SOLICITATIONS:
There are currently four Invitation For Bids and one Request For Proposals being advertised. The Invitation for Bids are for Lincoln Heights Computer Lab ADA Access Compliance and Parking Lot Renovation, Highview Drainage Improvement Project, Foundation Stabilization for Cottage Creek and Monterrey Park, and Make Ready Services for Beacon Communities; and, the Request for Proposals is for Pension Plan Audit.

CLOSED/PENDING SOLICITATIONS:
There are currently nine solicitations that have closed and are currently being evaluated. The solicitations are for Intrusion Protection and Security Cameras for Multi-Level Properties; Turnkey WiFi Expansion for Snowden Senior Developments; New Affordable Home Construction Services for Villas de Fortuna, Sunflower, and Palm Lake; Automatic Doors for Victoria Plaza; Breakroom Renovations Central Office; Remove and Replace (R&R) Bathtubs and Shower Pans; Residential Real Estate Broker Services; Foundation Stabilization for Mission Park and Alazan Apache; and, Underground Utility Locating Services.

SOLICITATIONS IN DEVELOPMENT:
Procurement is currently working on a number of solicitations for advertisement. These include: Fair Market Rent Survey; Consulting Services for Rental Market Study; Office Cleaning Services; Physical Needs Assessment; Property Management Software for Beacon Communities; Central Office Lobby Renovations (Rebid); Parcel Lockers; Interior/Exterior Signage for Snowden Apartments; Commercial Real Estate Broker; Build San Antonio Green (BSAG) Professional Services; Administrator for Opportunity Home’s 457(b) Plan; Cloud Unified Communication and Collaboration Solution; Website Redesign, Hosting, Security, and Maintenance; Roof Replacement - Alazan Administration Building; Unit Make Ready for Public Housing; Debt Collection Services; Architectural and Engineering Services; Fire Safety System Inspections, Repairs, and Monitoring; Resurfacing Services; Inspection, Evaluation, Repair, and/or Stabilization of Foundations; Plumbing and Related Services; and Rent Comparability Study.

CHANGE ORDERS:

<table>
<thead>
<tr>
<th>Date</th>
<th>Contract</th>
<th>Contractor</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/05/2022</td>
<td>Rehab Woodhill Apartment 2101-1</td>
<td>EA Contractor</td>
<td>Unforeseen damage; $13,750.00</td>
</tr>
</tbody>
</table>
10/17/2022  Foundation Repair at William Sinkin  Alamo Hy-Tech Foundation  Contractor had to drive 25' deeper than bid amount for the project; $6,277.50

10/24/2022  Human Resources Legal Services  Mary Ann Hisel  Increase in hourly rate; $135.00

10/24/2022  Procurement Legal Services  Katherine Yates  Increase in hourly rate; $135.00

11/11/2022  Foundation Stabilization and Repair for Various Locations  Alamo Hy-Tech Foundation  Removal of two properties 5803 and 5805 Analissa

11/14/2022  Master Planner for the Redevelopment of the Alazan Courts  Able City, LLC  Community engagement services for the residents at the Apache Courts; $50,000.00

12/02/2022  Legal Services  Hawkins Delafield & Wood  Increase in Partners hourly rate; $425.00

12/29/2022  CDI Case Management Software (Apricot 360)  SHI Government Solutions  Additional Support Hours; $28,765.00

VEHICLE PURCHASES:

<table>
<thead>
<tr>
<th>Description</th>
<th>Price</th>
<th>Dealer</th>
<th>Opportunity Home User Department</th>
<th>Cooperative</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-2022 Ford F-150 Pick Up Trucks</td>
<td>$50,187.63 each; total $401,501.04</td>
<td>McCombs Ford West</td>
<td>Public Housing</td>
<td>N/A</td>
</tr>
<tr>
<td>18 Utility Golf Carts</td>
<td>$12,230.00 each; total $220,140.00</td>
<td>Mission Golf Carts</td>
<td>Public Housing</td>
<td>BuyBoard</td>
</tr>
<tr>
<td>2-Six Passenger Golf Carts</td>
<td>$17,980.00 each; total $35,960.00</td>
<td>Mission Golf Carts</td>
<td>Public Housing</td>
<td>BuyBoard</td>
</tr>
</tbody>
</table>
OPPROSED ACTION:
None at this time.

FINANCIAL IMPACT:
Amounts paid according to award provisions.

STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENT:
Procurement Activity Report
Business Categories
**Procurement Activity Report as of January 4, 2023**

### Solicitations Currently being Advertised

<table>
<thead>
<tr>
<th>Opportunity Home Department</th>
<th>Type</th>
<th>Solicitation Name</th>
<th>Bidders Conference</th>
<th>Closes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Services and Sustainability</td>
<td>IFB</td>
<td>Lincoln Heights Computer Lab ADA Access Compliance and Parking Lot Renovation</td>
<td>12/14/2022</td>
<td>01/04/2023</td>
</tr>
<tr>
<td>Construction Services and Sustainability</td>
<td>IFB</td>
<td>Highview Drainage Improvement Project</td>
<td>N/A</td>
<td>01/05/2023</td>
</tr>
<tr>
<td>Beacon Communities</td>
<td>IFB</td>
<td>Foundation Stabilization for Cottage Creek and Monterrey Park</td>
<td>N/A</td>
<td>01/12/2023</td>
</tr>
<tr>
<td>Human Resources</td>
<td>RFP</td>
<td>Pension Plan Audit</td>
<td>N/A</td>
<td>01/13/2023</td>
</tr>
<tr>
<td>Beacon Communities</td>
<td>IFB</td>
<td>Make Ready Services for Beacon Communities</td>
<td>N/A</td>
<td>01/19/2023</td>
</tr>
</tbody>
</table>

### Board Items

<table>
<thead>
<tr>
<th>Type</th>
<th>Solicitation Name</th>
<th>Due Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing</td>
<td>Ratification of Vehicle Purchase</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Services and Neighborhood Revitalization</td>
<td>Development Initiative Consulting Services - Alazan Expansion</td>
<td>January 18, 2023 Operations and Real Estate Committee Meeting and February 1, 2023 Regular Board Meeting</td>
</tr>
<tr>
<td>Security</td>
<td>Security Services</td>
<td>11/15/2022</td>
</tr>
</tbody>
</table>

### Solicitations Under Evaluation

<table>
<thead>
<tr>
<th>Solicitation Name</th>
<th>Due Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intrusion Protection and Security Cameras for Multi-Level Properties</td>
<td>11/63/2022</td>
</tr>
<tr>
<td>Turnkey WiFi Expansion for Snowden Senior Developments</td>
<td>11/88/2022</td>
</tr>
<tr>
<td>New Affordable Home Construction Services for Villas de Fortuna, Sunflower, and Palm Lake</td>
<td>12/01/2022</td>
</tr>
<tr>
<td>Automatic Doors for Victoria Plaza</td>
<td>12/07/2022</td>
</tr>
<tr>
<td>Breakroom Renovations Central Office</td>
<td>12/09/2022</td>
</tr>
<tr>
<td>Remove and Replace (R&amp;R) Bathubs and Shower Pans</td>
<td>12/14/2022</td>
</tr>
<tr>
<td>Residential Real Estate Broker Services</td>
<td>12/12/2022</td>
</tr>
<tr>
<td>Foundation Stabilization for Mission Park and Alazan Apache</td>
<td>12/12/2022</td>
</tr>
<tr>
<td>Underground Utility Locating Services</td>
<td>12/16/2022</td>
</tr>
</tbody>
</table>

### Future Solicitations

<table>
<thead>
<tr>
<th>Solicitation Name</th>
<th>Anticipated Month of Release</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Rent Survey</td>
<td>Interagency Agreement</td>
</tr>
<tr>
<td>Consulting Services for Rental Market Study</td>
<td>Interagency Agreement</td>
</tr>
<tr>
<td>Office Cleaning Services</td>
<td>January 2023</td>
</tr>
<tr>
<td>Physical Needs Assessment</td>
<td>January 2023</td>
</tr>
<tr>
<td>Property Management Software for Beacon Communities</td>
<td>Coop Award</td>
</tr>
<tr>
<td>Central Office Lobby Renovations (Rebid)</td>
<td>January 2023</td>
</tr>
<tr>
<td>Parcel Lockers</td>
<td>Department Hold</td>
</tr>
<tr>
<td>Interior/Exterior Signage for Snowden Apartments</td>
<td>Department Hold</td>
</tr>
<tr>
<td>Commercial Real Estate Broker</td>
<td>January 2023</td>
</tr>
<tr>
<td>Build San Antonio Green (BSAG) Professional Services</td>
<td>January 2023</td>
</tr>
<tr>
<td>Administrator for Opportunity Home's 457(b) Plan</td>
<td>January 2023</td>
</tr>
<tr>
<td>Cloud Unified Communication and Collaboration Solution</td>
<td>February 2023</td>
</tr>
<tr>
<td>Website Redesign, Hosting, Security, and Maintenance</td>
<td>January 2023</td>
</tr>
<tr>
<td>Roof Replacement - Alazan Administration Building</td>
<td>Coop Award</td>
</tr>
<tr>
<td>Unit Make Ready for Public Housing</td>
<td>February 2023</td>
</tr>
<tr>
<td>Debt Collection Services</td>
<td>Organization Hold</td>
</tr>
<tr>
<td>Architectural and Engineering Services</td>
<td>January 2023</td>
</tr>
<tr>
<td>Fire Safety System Inspections, Repairs, and Monitoring</td>
<td>January 2023</td>
</tr>
<tr>
<td>Resurfacing Services</td>
<td>January 2023</td>
</tr>
<tr>
<td>Inspection, Evaluation, Repair, and/or Stabilization of Foundations</td>
<td>February 2023</td>
</tr>
<tr>
<td>Plumbing and Related Services</td>
<td>February 2023</td>
</tr>
<tr>
<td>Rent Comparability Study</td>
<td>February 2023</td>
</tr>
</tbody>
</table>
### Categories of Procurements

<table>
<thead>
<tr>
<th>Opportunity Home Department</th>
<th>Solicitation Name</th>
<th>Vendor</th>
<th>Amount</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))</td>
<td></td>
<td></td>
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<tr>
<td>Innovative Technology</td>
<td>Docusign Electronic Signature Software</td>
<td>Carahsoft</td>
<td>$139,844.57</td>
<td>12/28/2022</td>
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<tr>
<td>Assisted Housing Programs</td>
<td>Offsite Digitization Project</td>
<td>Canon U.S.A., Inc.</td>
<td>$239,569.69</td>
<td>12/21/2022</td>
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<tr>
<td>Assisted Housing Programs</td>
<td>Offsite Digitization Project (Subscription Support Services)</td>
<td>Canon U.S.A., Inc.</td>
<td>$18,524.89</td>
<td>12/21/2022</td>
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<tr>
<td>Awards Under Contracting Officer Authority</td>
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<tr>
<td>Beacon Communities</td>
<td>Removal and Repair of Fencing at Villa de Valencia</td>
<td>EA Contractor</td>
<td>$49,065.99</td>
<td>11/21/2022</td>
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<tr>
<td>Innovative Technology</td>
<td>Network PoE Switches</td>
<td>Barcom</td>
<td>$48,564.99</td>
<td>11/28/2022</td>
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<tr>
<td>Human Resources</td>
<td>EZ Ride Program</td>
<td>VIA</td>
<td>$24,999.99</td>
<td>12/9/2022</td>
</tr>
<tr>
<td>General Services</td>
<td>Decals for Fleet Vehicles and Golf Carts</td>
<td>Rival Graphix, LLC</td>
<td>$12,181.86</td>
<td>12/9/2022</td>
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<tr>
<td>Executive</td>
<td>Catering for Management/Leadership Training Participants</td>
<td>Page Barteau Catering</td>
<td>$3,314.99</td>
<td>12/13/2022</td>
</tr>
<tr>
<td>Innovative Technology</td>
<td>Renewal Jamboard License</td>
<td>SADA Systems</td>
<td>$699.99</td>
<td>12/15/2022</td>
</tr>
<tr>
<td>Assisted Housing Programs</td>
<td>Offsite Digitization Project (Annual Subscription Laserfiche Cloud Licenses)</td>
<td>Canon U.S.A., Inc.</td>
<td>$7,825.16</td>
<td>12/21/2022</td>
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<tr>
<td>Public Affairs</td>
<td>Shuttle Service for MLK March, January 16, 2023</td>
<td>Kerrville Bus Company</td>
<td>$622.00</td>
<td>12/21/2022</td>
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<tr>
<td>No awards during the reporting period.</td>
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<tr>
<td>Board Has Approved</td>
<td><strong>Total</strong></td>
<td>$282,272,376</td>
<td>$6,182,752</td>
<td>$231,431,450</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Board Approved Board Inducement</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Soreno # (resyndication of tax credits)</td>
<td>D7</td>
<td>Fairfield Residential</td>
<td>4% Tax Credits &amp; Bonds</td>
<td>acquisition closed (tax credits resyndication closed 6/22/22)</td>
</tr>
<tr>
<td>Bethel Place # (resyndication of tax credits)</td>
<td>D6</td>
<td>Fairhaven Residential</td>
<td>4% Tax Credits &amp; Bonds</td>
<td>acquisition closed (tax credits resyndication closed 6/24/22)</td>
</tr>
<tr>
<td>Rosemont at University Park (resyndication of tax credits)</td>
<td>D4</td>
<td>Rosina Companies</td>
<td>4% Tax Credits &amp; Bonds</td>
<td>acquisition closed (tax credits resyndication closed 6/21/22)</td>
</tr>
<tr>
<td>Costa Almadena (resyndication of tax credits)</td>
<td>D3</td>
<td>DECO</td>
<td>4% Tax Credits &amp; Bonds</td>
<td>acquisition closed (tax credits pending)</td>
</tr>
<tr>
<td>Tigres Villas (resyndication of tax credits)</td>
<td>D7</td>
<td>DECO</td>
<td>4% Tax Credits &amp; Bonds</td>
<td>acquisition closed (tax credits pending)</td>
</tr>
<tr>
<td>The Ravalo II (purchase of limited partnership interest)</td>
<td>D5</td>
<td>40% tax credits pending</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Palma Vista</td>
<td>D6</td>
<td>NRP</td>
<td>9% Tax Credits</td>
<td>Pending</td>
</tr>
<tr>
<td>Valsians Apartments</td>
<td>D4</td>
<td>NRP</td>
<td>4% Tax Credits &amp; Bonds</td>
<td>Pending</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>$186,986,242</td>
<td>$5,384,083</td>
<td>$61,648,123</td>
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<tr>
<td><strong>Board Approved the Developer</strong></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Victoria Commons - South Pond*</td>
<td>D1</td>
<td>Catella</td>
<td>TBD</td>
<td>Pending</td>
</tr>
<tr>
<td>Victoria Commons - Townhomes*</td>
<td>D1</td>
<td>Catella</td>
<td>TBD</td>
<td>Pending</td>
</tr>
<tr>
<td>Victoria Commons - North Pond*</td>
<td>D1</td>
<td>Catella</td>
<td>TBD</td>
<td>Pending</td>
</tr>
<tr>
<td>Vista at Golden Gate</td>
<td>Atlantic Pacific Comm</td>
<td>9% Tax Credits</td>
<td>Pending</td>
<td>$24,153,590</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>$24,153,590</td>
<td>$2,307,314</td>
<td>$16,398,160</td>
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<tr>
<td><strong>Pending Board Consideration</strong></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Alazan Courts*</td>
<td>D5</td>
<td>TBD</td>
<td>TBD</td>
<td>Pending Board Consideration</td>
</tr>
<tr>
<td>Vista West</td>
<td>D4</td>
<td>Atlantic Pacific Comm</td>
<td>9% Tax Credits</td>
<td>Pending Board Consideration</td>
</tr>
<tr>
<td>Vista at Reed</td>
<td>D6</td>
<td>Atlantic Pacific Comm</td>
<td>9% Tax Credits</td>
<td>Pending Board Consideration</td>
</tr>
<tr>
<td>Vista at Henderson Pass</td>
<td>D10</td>
<td>Atlantic Pacific Comm</td>
<td>9% Tax Credits</td>
<td>Pending Board Consideration</td>
</tr>
<tr>
<td>Vista at North Hill</td>
<td>D8</td>
<td>The Park Companies</td>
<td>9% Tax Credits</td>
<td>Pending Board Consideration</td>
</tr>
<tr>
<td>Rainbow Llfs</td>
<td>D3</td>
<td>NRP</td>
<td>9% Tax Credits</td>
<td>Pending Board Consideration</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>$129,286,229</td>
<td>$2,740,688</td>
<td>$104,511,597</td>
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<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td>$1,232,729,957</td>
<td>$96,797,529</td>
<td>$443,079,133</td>
</tr>
</tbody>
</table>

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