



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

Ed Hinojosa, Jr.

OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING

1:00 p.m. | Wednesday | February 22, 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. Presentation regarding Disparity Study results by Keen Independent Research
4. Update and Presentation regarding Alazan by Able City
5. Update and Presentation regarding Lincoln Heights by Saldana & Associates

INDIVIDUAL ITEMS

6. Consideration and appropriate action regarding Resolution 6323, authorizing the award of a contract for new affordable home construction services for Villas de Fortuna, Sunflower and Palm Lake to Brizo Construction, LLC (WBE, HUB) for an amount not to exceed \$5,492,165 (George Ayala, Director of Procurement; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

7. Consideration and appropriate action regarding Resolution 6327, authorizing the award of a contract for Highview Drainage Improvement Project to Jerdon Enterprises, LP (SBE) for an amount not to exceed \$543,732 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
8. Consideration and appropriate action regarding Resolution 6328, authorizing the award of a contract for elevator modernization at Parkview to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$1,200,479 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
9. Consideration and appropriate action regarding Resolution 6329, authorizing the award of a contract for elevator modernization at Fair Avenue Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$1,077,982 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
10. Consideration and appropriate action regarding Resolution 6330, authorizing the award of contracts for make ready services for Beacon Communities to A&S Landscaping (HABE, VBE), EA Contractor (HABE), H1 Contracting (ESBE, HABE, MB, SBE, WBE), and R&J Muniz Remodeling (HABE, WBE) for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities)
11. Consideration and appropriate action regarding Resolution 6331, authorizing the award of a contract for roof replacement at Alazan Apache Administration Building to Garland/DBS, Inc. through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$605,477 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
12. Consideration and appropriate action regarding Resolutions 6326 and 23DEV-02-22, approving San Antonio Housing Facility Corporation to continue serving as the sole member of the general partner for Midcrown Pavilion and authorizing the San Antonio Housing Development Corporation and/or any other existing or to-be-formed component entity of the Opportunity Home San Antonio that shall acquire using MTW funds the class B limited partnership interest, special limited partnership interest, for Midcrown Pavilion to purchase such interest and assume and/or refinance the existing debt on the project; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
13. Consideration and appropriate action regarding Resolutions 6324 and 23FAC-02-22, authorizing, in connection with the previously approved Fiesta Trails 9% tax credit transaction, Opportunity Home San Antonio to loan \$500,000 of Moving to Work (MTW) funds to the Fiesta Trails Ltd., the partnership of the Fiesta Trails transaction, and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
14. Consideration and appropriate action regarding Resolutions 6325 and 23FAC-02-23, approving the Vista at Silver Oaks 9% low income housing tax credit project and approving and authorizing the San Antonio Housing Facility Corporation to approve the resolution for such transaction (Timothy E. Alcott, Chief Legal and Real Estate Officer)

DISCUSSION ITEMS

15. Update and discussion regarding Public Housing Program Overview (Joel Tabar, Director of Resident Services)
16. Discussion regarding Opportunity Home Recruitment and Staffing Update (Aiyana Longoria, Director of Human Resources)
17. Discussion regarding resident concerns

REPORTS

- Procurement Activity Report
- Quarterly Demographic Procurement Report
- FHP Resident Services Report

RESOURCE

- Schedule of Units Under Development

18. 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."

Opportunity Home San Antonio Disparity Study 2023



Presented by:

David Keen, Principal

Janine Kyritsis, Chief Listening Officer

Joseph Broad, Senior Consultant

Manuel Perez, Consultant

Keen Independent Research LLC

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Denver CO 80206

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Overview

1. Study team
2. Legal framework
3. Marketplace information
4. Contract data
5. Availability analysis
6. Disparity analysis
7. Conclusions and recommendations
8. Comments

Study team — Keen Independent Research



- 24-person economic consulting firm
- Substantial experience performing disparity studies, and designing and defending programs
- San Antonio experience (SAWS program, VIA disparity study)
- USDOT, USDOJ and Court-approved disparity study methodology



Study team — Subconsultants



Holland & Knight



- **Mary Alice “Mae” Escobar**, Owner and CEO
aMAEzing Marketing Group (San Antonio, TX)
Outreach and in-depth interviews
- **Keith Wiener**, Partner
Holland & Knight (Atlanta, GA)
Legal framework
- **Sanjay Vrudhula**, President
CRI (San Marcos, TX)
Availability surveys

Legal framework — U.S. Supreme Court strict scrutiny standard

Compelling governmental interest

- Evidence of discrimination in:
 - Relevant geographic marketplace
 - Relevant contracting industries
 - Each diverse group

Narrow tailoring

- Remedies must:
 - Consider race-neutral options
 - Specifically address observed discrimination
 - Be flexible in application
 - Periodically reviewed (sunset provisions)



Marketplace information — Definition and data sources

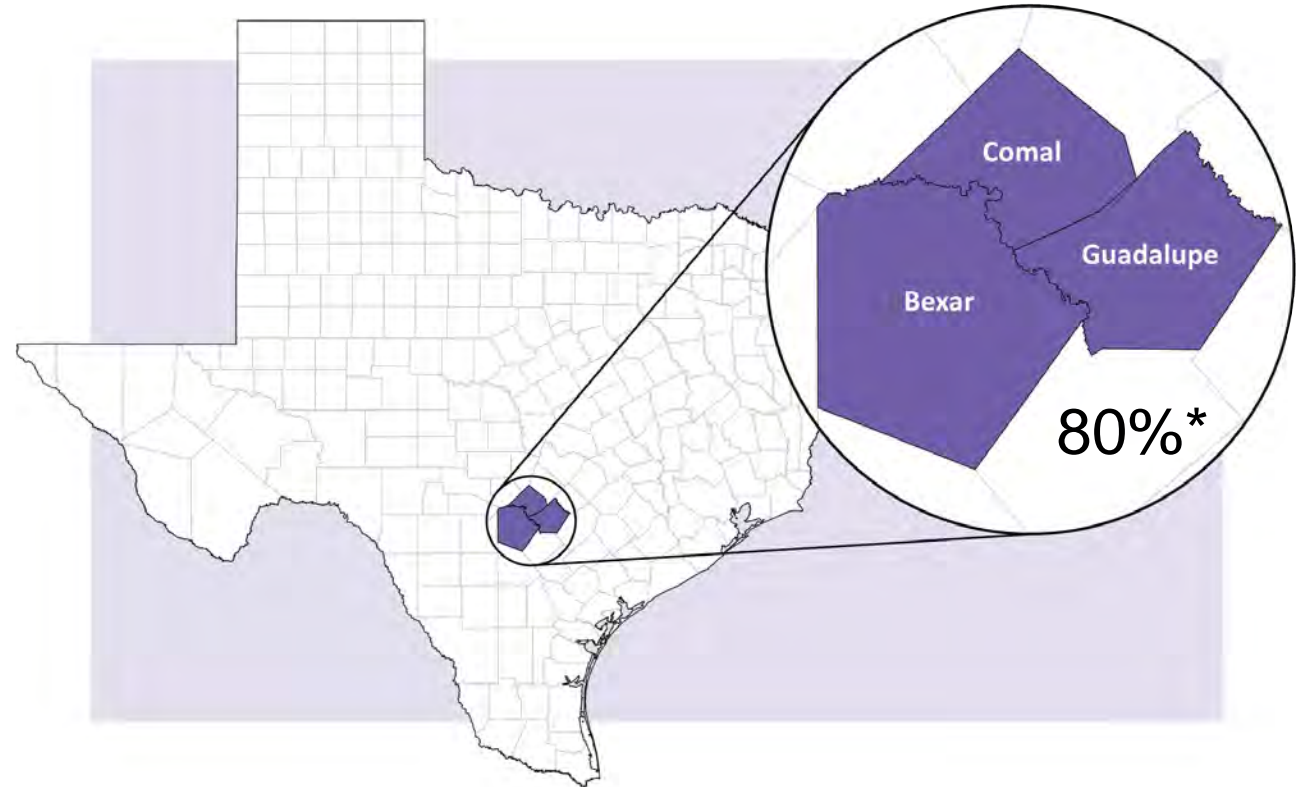
Data about Greater San Antonio marketplace

- U.S. Census Bureau data
- Keen Independent availability survey

Disparities for people of color and women

- Entry and advancement in construction
- Business ownership
- Access to capital and bonding
- Business success

Similar study results if limited to Bexar County



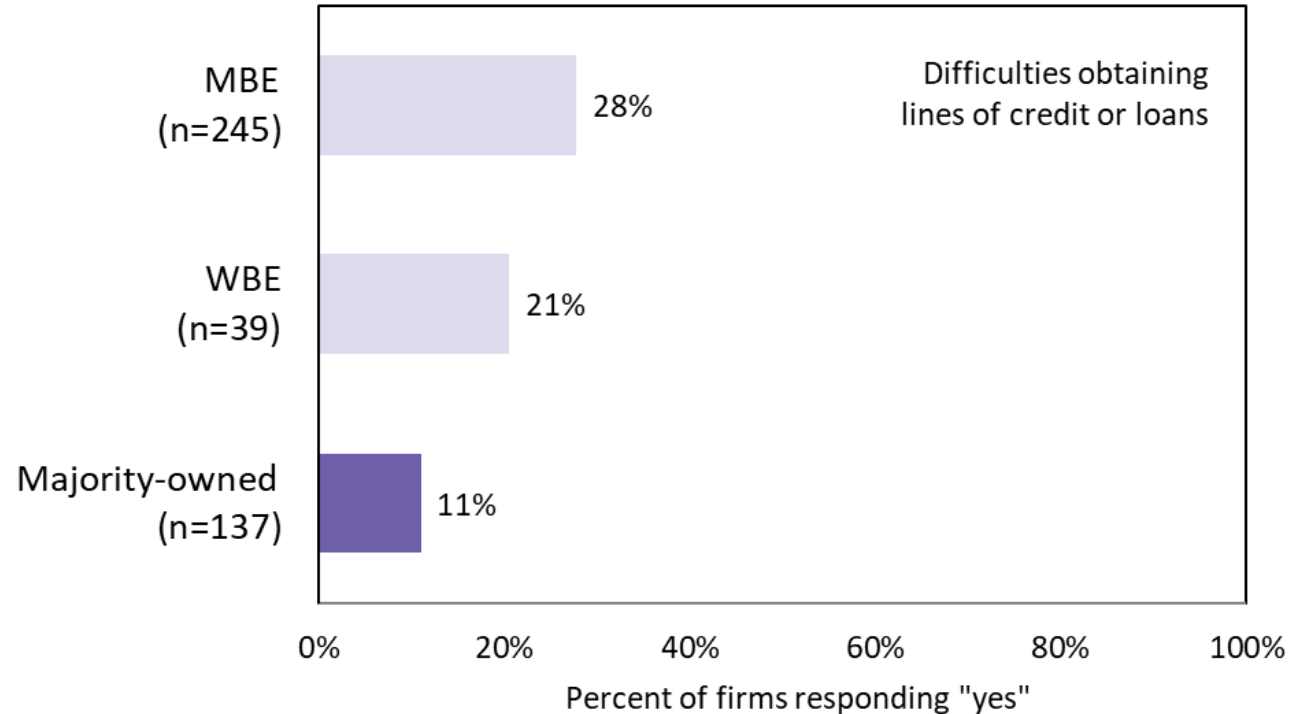
Note: * 80% of Opportunity Home contract dollars went to firms in the Greater San Antonio Area

Marketplace information — Availability survey

Availability survey reached 4,000 businesses

Survey showed race and gender disparities

- Difficulties in the marketplace
- Barriers to learning about work
- Barriers to access to capital and bonding
- Other barriers to obtaining and performing public sector work



Note: See additional survey responses in report Appendix H.

Marketplace information — Qualitative information

In-depth interviews, Business Advisory Groups (BAGs) and other information from 185 business owners and others

Evidence of barriers for MBE/WBEs

- Impact of COVID-19
- Relationships with customers and prime contractors
- Access to capital and bonding
- “Good ol’ boy” and other closed networks
- Negative stereotypes and double standards
- Other barriers

Marketplace information — Qualitative information

A lot of times ... the general contractor will put you on a contract when they're applying for it. But when ... it's time to do the job, they hire who the heck they want. I've seen a lot of that.

African American business owner of a construction-related firm

Since we were smaller, we did find problem[s] with them [primes and large clients] paying us on time, or even paying us [at all]. We would really have to go after them to pay us They figured they could get away with not paying us for our work and our product.

Hispanic American female representative of other services firm

If you're a woman ... sometimes you try to put in [an] order or you try to [deliver] some kind of instruction and [male colleagues] don't acknowledge what you're saying because you're a female Just because I'm a female, [men] probably think, 'You don't know what you're talking about.' I just think that's so wrong.

Hispanic American female owner of a construction-related firm

Contract data and utilization analysis

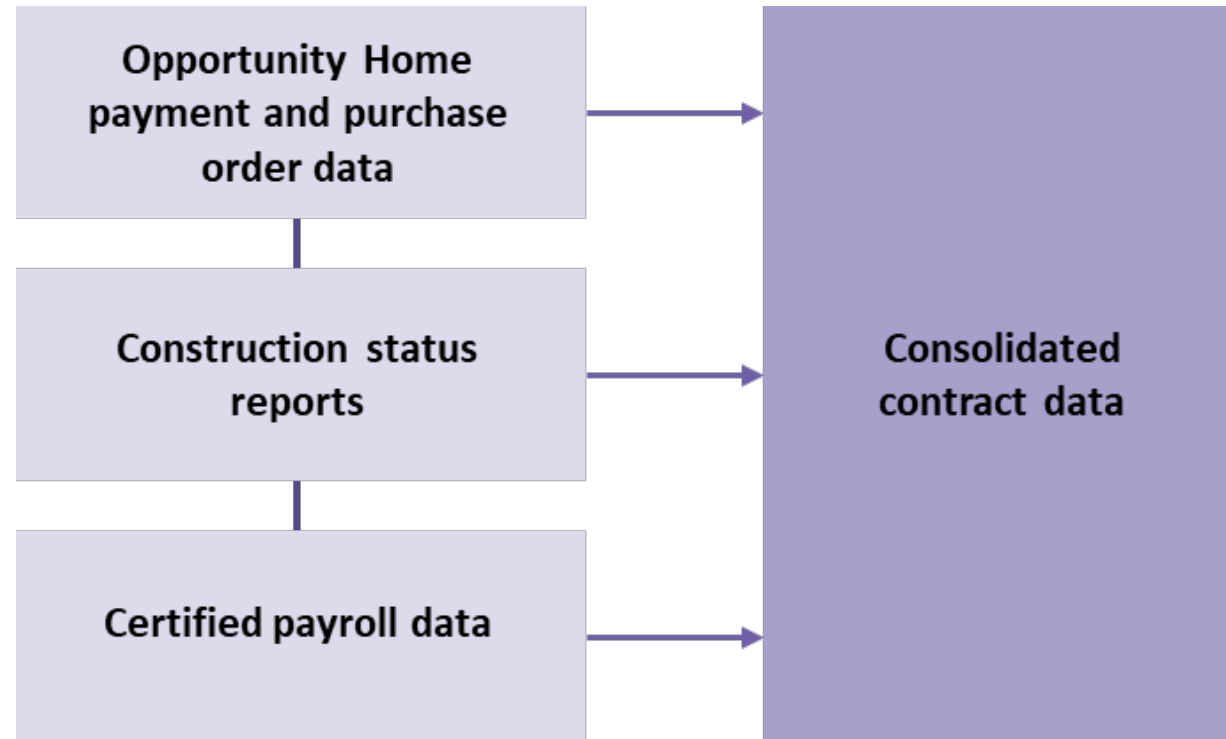
Analyzed 2,119 contracts/subcontracts awarded from FY2017 through FY2021

For each contract/subcontract, determined:

- Business owner race, ethnicity, gender, veteran status, disability status and identification with LGBTQ+ community
- Type of work performed
- Firm location

Compared contracts managed by:

- Opportunity Home (SWMBE Program)
- Third-party developers (Housing Tax Credit Program)



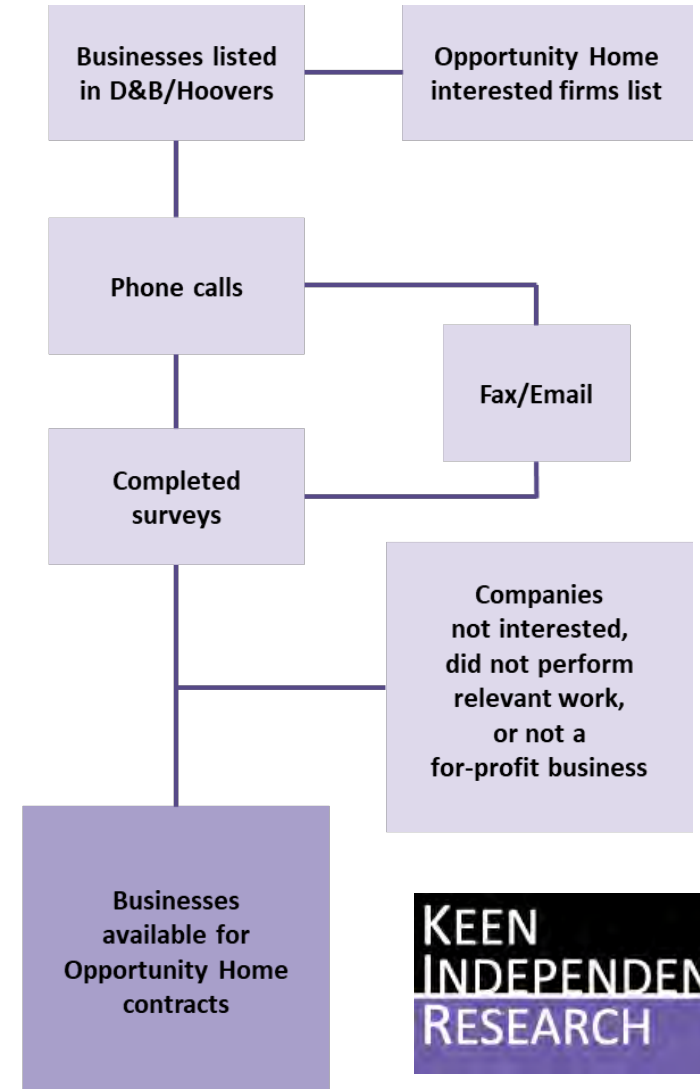
Availability analysis — Survey approach

- Business list from Dun & Bradstreet and interested vendors lists from Opportunity Home
- Survey introduced in English and Spanish
- Survey monitoring by George Ayala, Opportunity Home Director of Procurement, and Keen Independent staff
- Up to six calls per business
- August 2022–September 2022

Sources of initial
business lists

Survey
methods

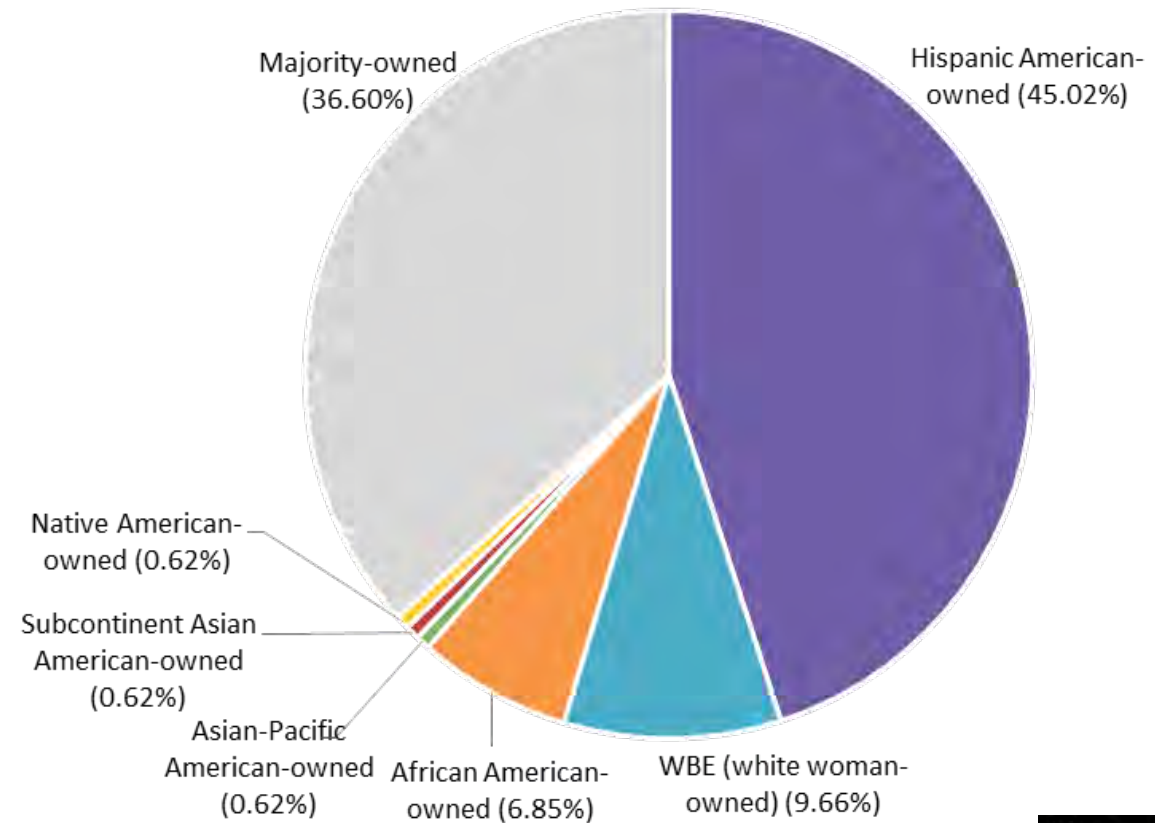
Database



Availability analysis — Headcount availability results

Headcount availability

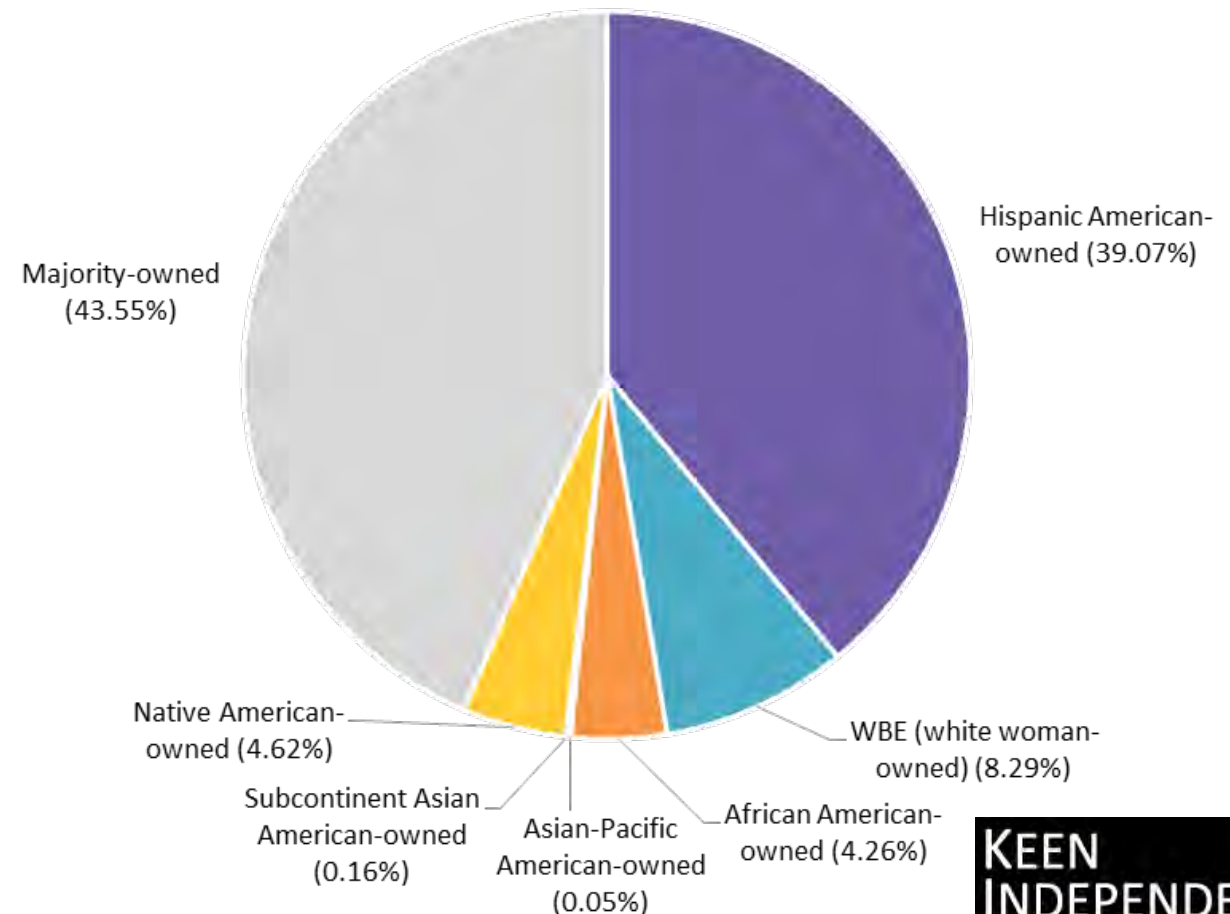
- Ready, willing and able firms (qualified and interested)
- Located in Greater San Antonio area
- Types of work frequently purchased by Opportunity Home
- Availability survey 2022



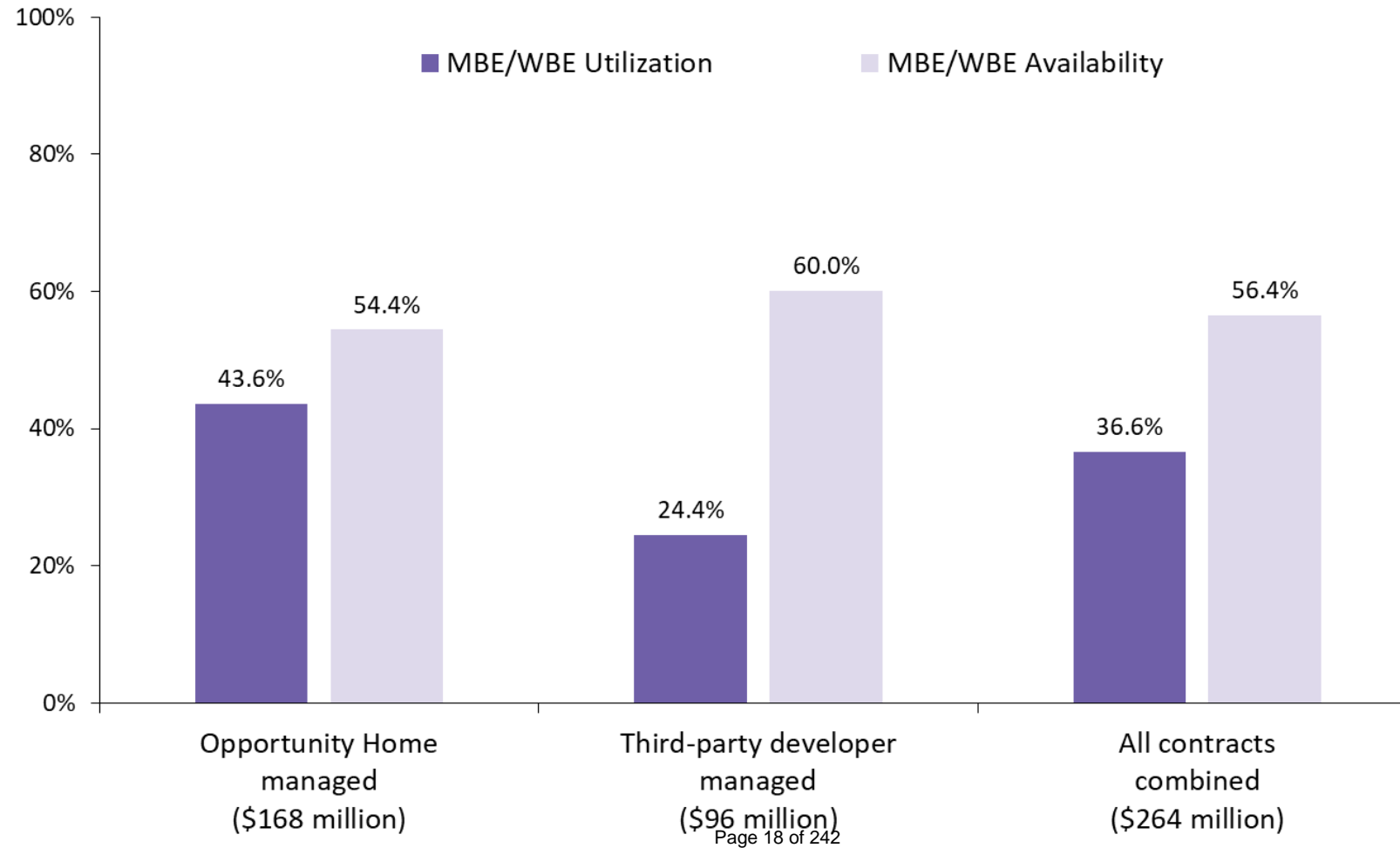
Availability analysis — Dollar-weighted availability

Dollar-weighted availability

- All Opportunity Home contracts
- Performed availability analysis for each contract and weighted results based on \$ of contract
- FY2017–FY2021



Disparity analysis — By contract management



Disparity analysis — By contract management

Contracts managed by Opportunity Home (FY2017–FY2021)

	Utilization	Availability	Disparity index
African American-owned	0.68 %	4.45 %	15
Asian-Pacific American-owned	1.95	0.03	200+
Subcontinent Asian American-owned	0.00	0.18	0
Hispanic American-owned	33.43	36.87	91
Native American-owned	0.01	4.96	0
Total MBE	36.07 %	46.50 %	78
WBE (white woman-owned)	7.51	7.90	95
Total MBE/WBE	43.58 %	54.40 %	80
Majority-owned	56.42	45.60	124
Total	100.00 %	100.00 %	

Disparity index

$$\frac{\% \text{ utilization} \times 100}{\% \text{ availability}}$$

Disparity indices below 80 considered “substantial”

Disparity analysis — By contract management

Contracts managed by third-party developers (FY2017–FY2021)

	Utilization	Availability	Disparity index
African American-owned	0.77 %	3.91 %	20
Asian-Pacific American-owned	0.00	0.08	0
Subcontinent Asian American-owned	0.00	0.12	0
Hispanic American-owned	20.68	42.91	48
Native American-owned	0.00	4.03	0
Total MBE	21.51 %	51.05 %	42
WBE (white woman-owned)	2.93	8.97	33
Total MBE/WBE	24.44 %	60.03 %	41
Majority-owned	75.56	39.97	189
Total	100.00 %	100.00 %	

Disparity index

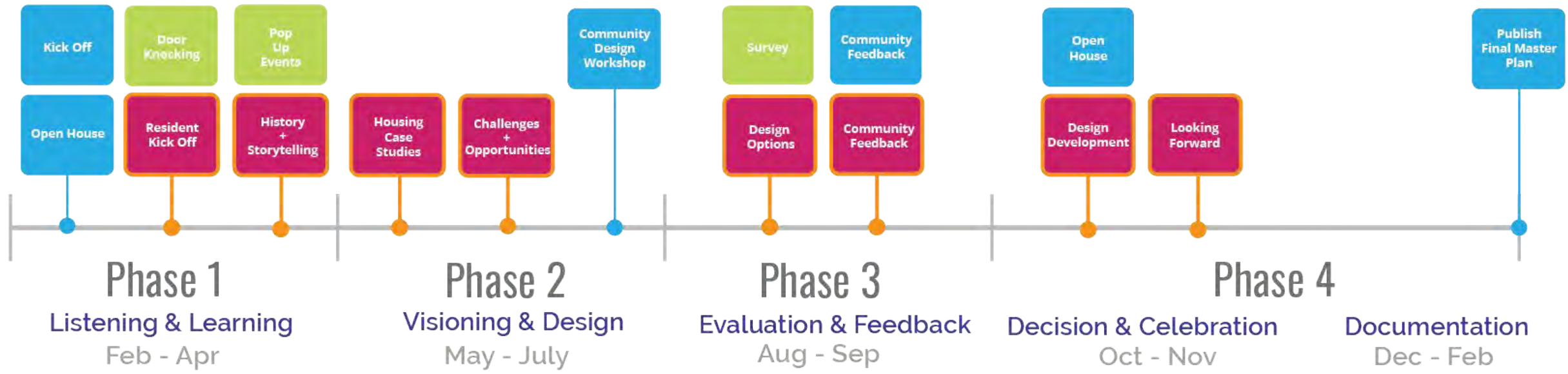
$$\frac{\% \text{ utilization} \times 100}{\% \text{ availability}}$$

Disparity indices below 80 considered “substantial”

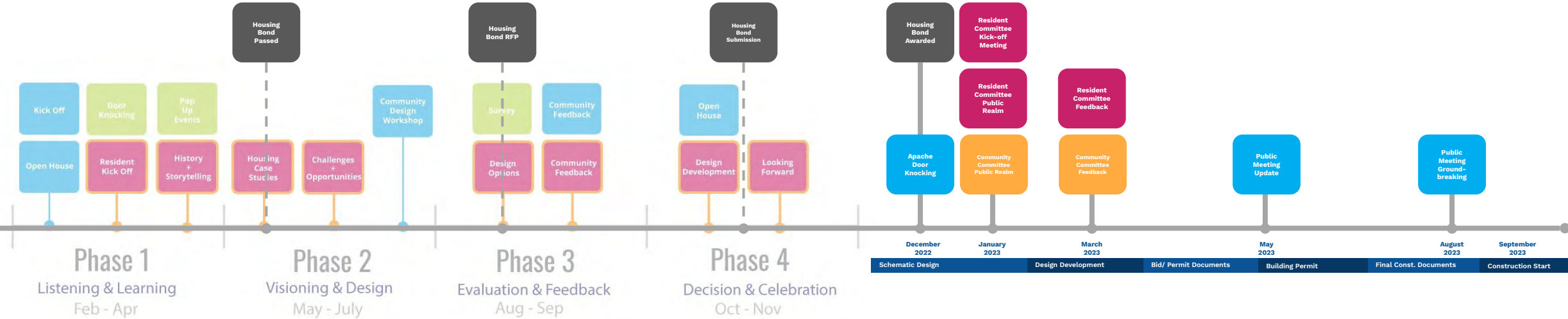
Conclusions and recommendations

- Continue to promote and participate in regional partnerships
- Establish overall aspirational goals for MBE/WBE participation
- Refine the SWMBE program
- Reauthorize the refined SWMBE program
- Continue to track and regularly report SWMBE participation
- Encourage third-party developers to participate in SWMBE program elements
- Take other steps to encourage diverse business participation
- Allocate sufficient resources and training for program success

ALAZAN APACHE EXPANSION



REIMAGINE ALAZAN MASTER PLAN TIMELINE



ADDING ALAZAN APACHE EXPANSION

COMMUNITY DESIGN
WORKSHOP



JUNE
Saturday
25

COMMITTEE
MEETINGS

SEPT
TUESDAY
6

SEPT
THURSDAY
8

COMMUNITY
SURVEY

SEPT 2022



COMMITTEE
MEETINGS

SEPT
TUESDAY
25

SEPT
THURSDAY
27

NATIONAL
NIGHT OUT

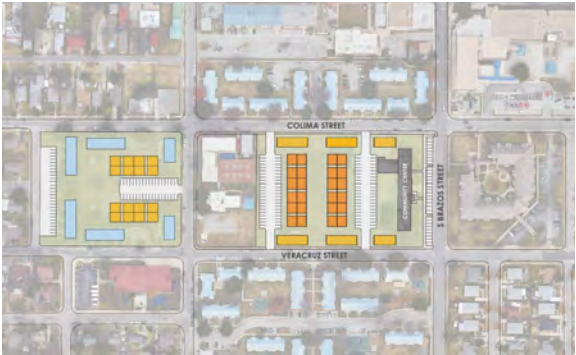


OCT
THURSDAY
4

COMMITTEE
MEETINGS

OCT
TUESDAY
8

OCT
THURSDAY
10



130 UNITS



96 UNITS
LARGER GREEN SPACES
REDUCE BUILDING MASSING

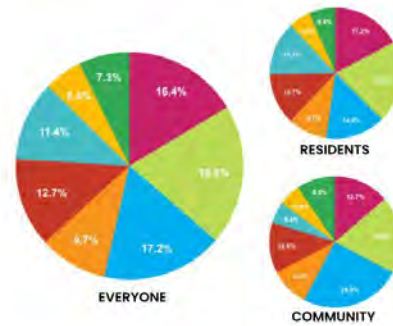


88 UNITS
REDUCE BUILDING HEIGHT

MASTER PLAN - DESIGN ITERATIONS

1. What are your top three priorities for the Reimagine Alazan Courts Masterplan?

- Improve Streetscape
- Improve green spaces and playgrounds
- Build more public housing homes
- Increase accessibility of more homes
- Preserve the look and feel of the neighborhood
- Improve parking
- Preserve as many existing buildings as possible
- Create spaces for community services/business

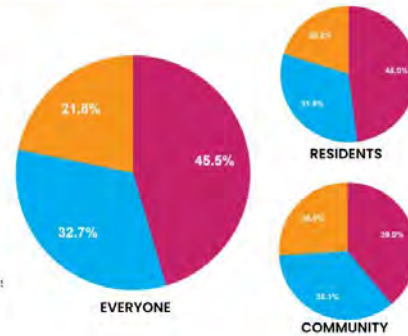


11. In order to make up for lost units at Alazan Courts, we need to add units to the Valero Field and Apache Courts. What should those buildings look like?



5. How tall should buildings be? Two-story buildings will more closely match the existing character, three-story buildings will allow for more green space and/or additional public housing units.

- Mix of two and three stories
- Nothing over two stories
- Three stories in the courtyard but limit to two stories along the street



6. What are your top three priorities for improving the parks and open space at Alazan Courts?

- Playgrounds
- Picnic tables
- Bbq pits
- Exercise equipment
- Shade trees
- Vegetable gardens
- Ornamental landscaping
- Creek and water access



ALL UNITS TO BE PUBLIC HOUSING

All units to serve the same income levels as residents at Alazan Apache Courts.

88 UNITS AT VALERO FIELD AND APACHE COURTS

Add units at Valero Field and Apache according to the Reimagine Alazan Courts Master Plan - increasing overall public housing in the neighborhood by 55 units.

UNIT MIX TO MEET COMMUNITY NEEDS

12 1-Bedrooms (14%)
40 2-Bedrooms (45%)
16 3-Bedrooms (18%)
20 4-Bedrooms (23%)

SUSTAINABILITY GOALS

Project to meet Build Green San Antonio Level 2 standard and target Net-Zero energy usage.

ACCESSIBILITY GOALS

All ground floor units to meet the City's Universal Design Ordinance and Visitability standards.

PUBLIC REALM AND PARKING

Close-to-home playgrounds and green space, planting opportunities, improved lighting, connection to individual units, convenient parking

PROJECT COMMITMENTS

BUILDING GREEN SAN ANTONIO LEVEL 2

Requires new buildings to be 15% more energy efficient than standard energy code (IECC).



**High Solar Reflectance
Roof Materials**



**Green Drainage
Solutions**



Low-Flow Fixtures

NET-ZERO

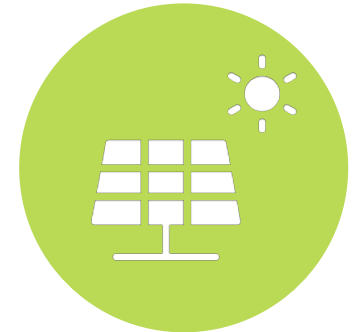
Buildings make nearly as much energy on-site as they would consume over the course of one year.



**Building Envelope and
Insulation**



**Energy Efficient
Appliances and
Lighting**



Solar Panels

SUSTAINABILITY GOALS



DESIGN DIRECTION – HOUSING BOND SUBMISSION

- **Smaller buildings to match scale of existing Alazan Apache Courts**
- **Two story buildings along the street**
- **Ground floor porches connect to sidewalks or green space**
- **Varied types of green space for community and resident use**
- **All 1st floor units – Universal design and visitable**
- **Unit mix**
- **Efficient unit layout + stacking**

CONCEPTUAL DESIGN - PERSPECTIVE



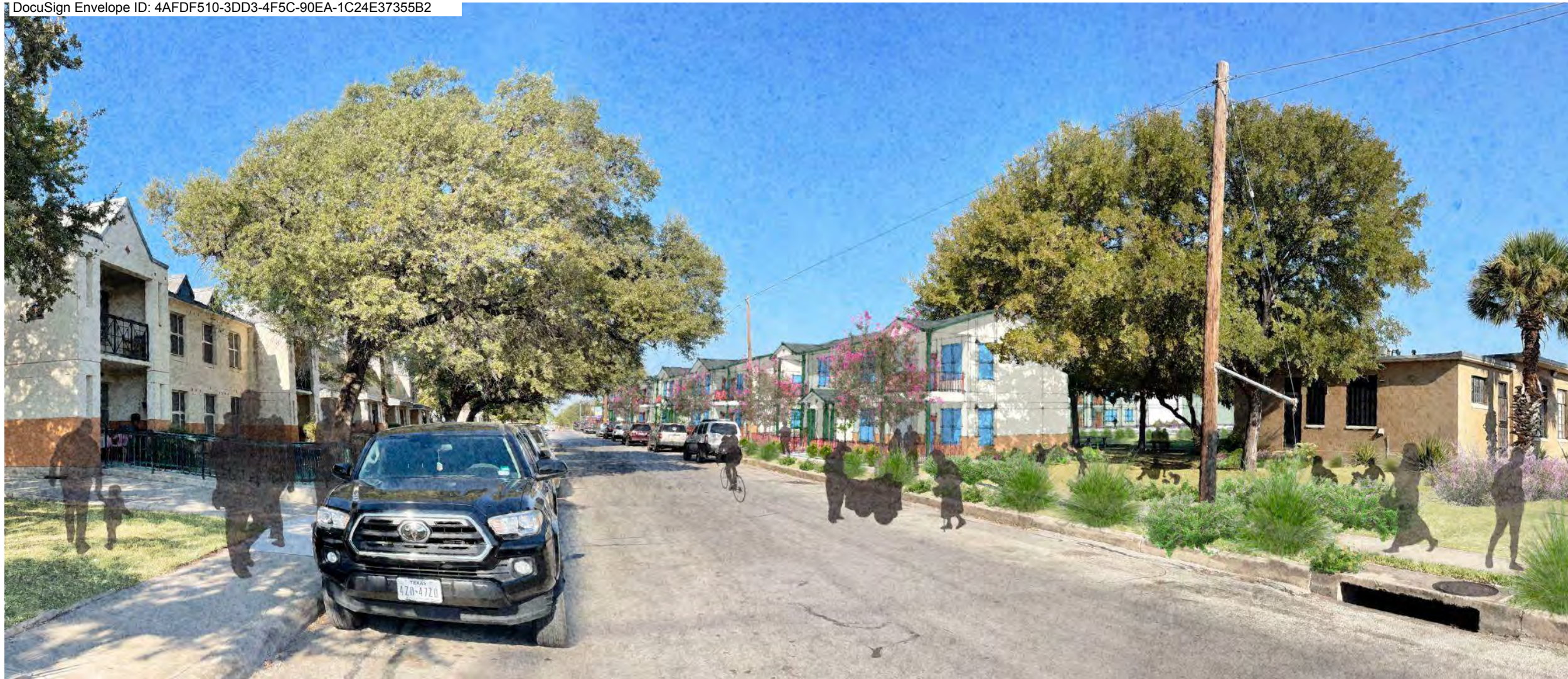
CONCEPTUAL DESIGN - PERSPECTIVE

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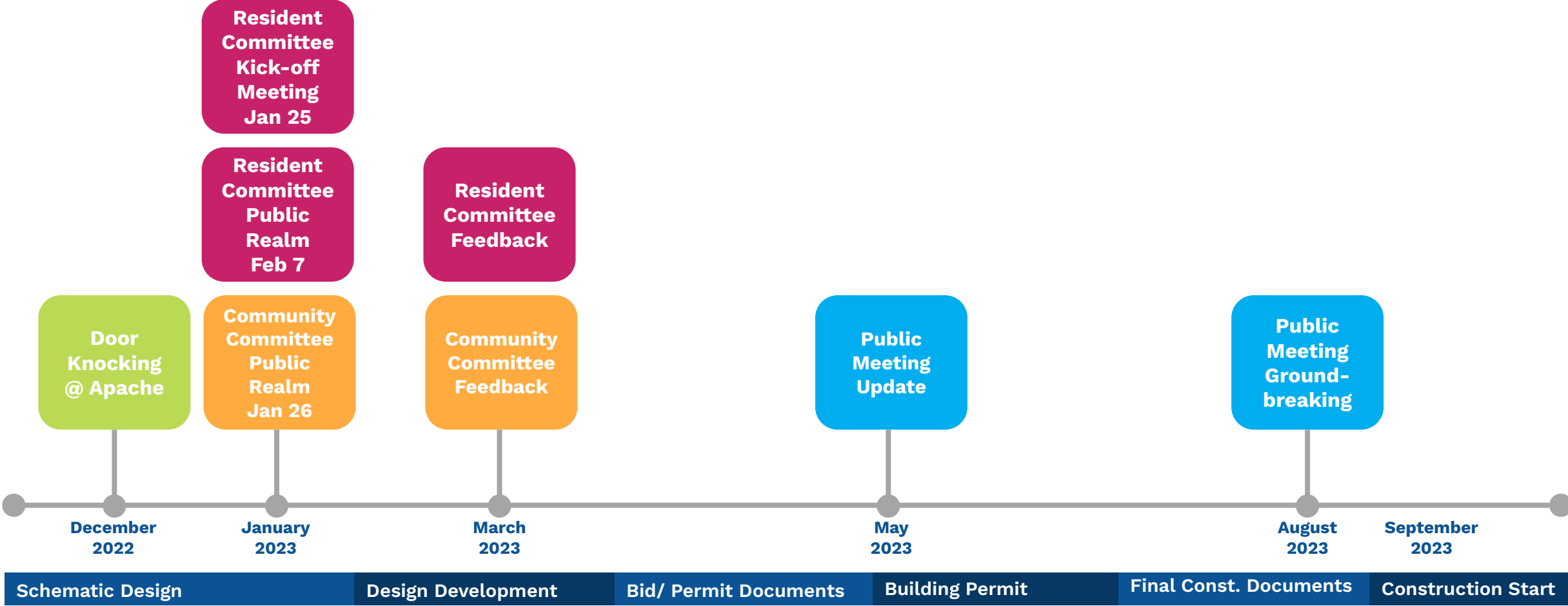
CONCEPTUAL DESIGN - PERSPECTIVE

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CONCEPTUAL DESIGN - PERSPECTIVE

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- Resident Committee
- Community Committee
- Public Meeting

ALAZAN APACHE EXPANSION TIMELINE

184 DOORS KNOCKED

184 FAQ FLYERS & COMMITTEE INVITATION

64 INTERACTIONS

21 SIGNED UP – RESIDENT COMMITTEE

ALAZAN EXPANSION DOORKNOCKING

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**Resident
Committee
Kick-off
Meeting
Jan 25**

19 attendees

"So far looking good really love it, it looks beautiful"

"Excitement for playgrounds, flower beds, gathering spaces, BBQ pits"

"Looks like parking would be tight"

"My kids play in the basketball court near the field"

"Maybe a different color, the color looks flat and bland"

"plenty of space, love all the greenery"

"Will construction impact the foundations of existing buildings?"

"beautiful, well made design"



RESIDENT COMMITTEE - KICK OFF

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ALAMO
ARCHITECTS

able.city
ARCHITECTURE. URBANISM. CITY MAKING

**Community
Committee
Public Realm
Jan 26**

8 attendees

“Find balance between public & semi-private”

“native & adaptive landscaping”

“incorporate passive water heating features”

“street facing 2 story that mirror existing buildings are fine”

“similar to Alazan “feel” with a “retro” look”

“modern finishes, sustainable”

“find funds to fix older units”

“good work, keep going”



COMMUNITY COMMITTEE

**Resident
Committee
Public
Realm
Feb 7**

31 attendees

“wifi access”

“telescopes for stargazing”

“piñata poles”

“recycling of rainwater and
recycle bins”

“long walk ways”

“areas for picnic”

“front yard spaces clear of bushes for
family gatherings”

“multigenerational play area”

“trees for shade”



RESIDENT COMMITTEE - PUBLIC REALM

STATUS OF LINCOLN HEIGHTS MASTER PLAN - 2nd Draft

OPPORTUNITY HOME SAN ANTONIO

February 22, 2023

TEAM:

Saldaña & Associates

Gabe Velásquez, María Zentella PhD

Rebeca Barrera

Other Consultants:

Master Planners

Facilitators, Planning Consultants

Community Building & Relationships

Bender Wells Clark - Landscape Consultants

Engineering Consultants - Structural, MEP

ADA Consultants

- Floodplain Park Plan
- Coordination with City of San Antonio
 - Alazan Creek
 - Closing Streets
 - City Codes



Presentation from Bender Wells Clark Design Group - Landscape Consultants



Presentation from Bender Wells Clark Design Group - Landscape Consultants





Recreation



Play





Amenities





Community



All Ages Welcome



Greenery



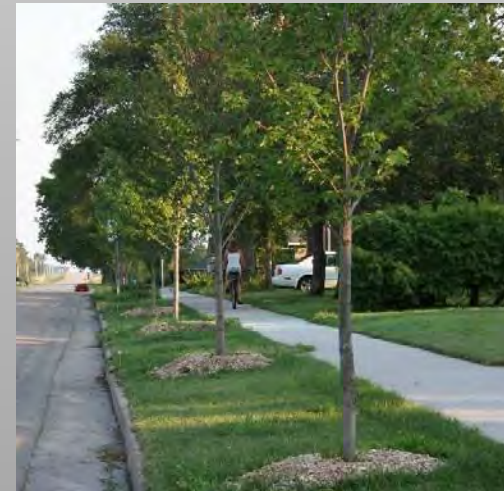


Openness





Trails



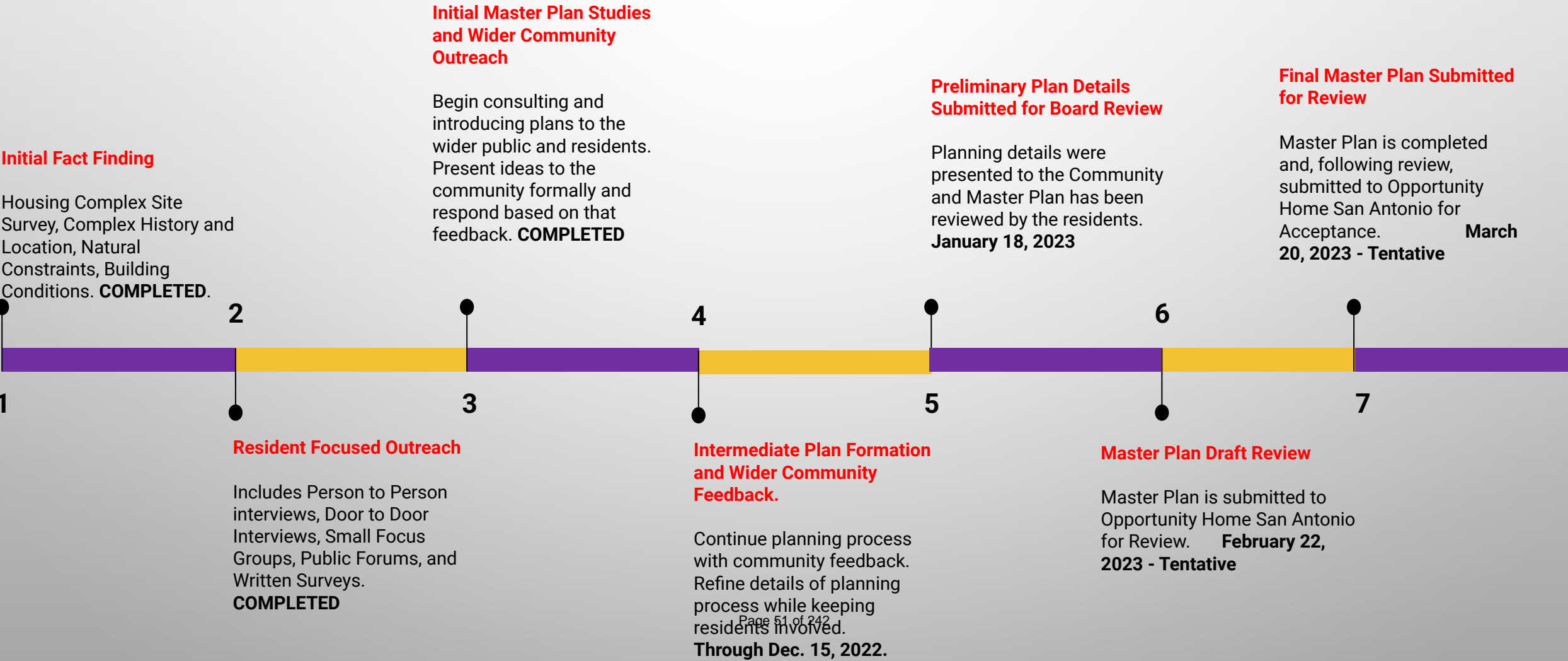
LINCOLN HEIGHTS PROJECT

Coordination with the City of San Antonio

- **Closure of Menchaca, Hackley, and Elmendorf Streets**
 - Requested by Residents
 - Traffic intrusion, danger to children
- **Parking Requirements**
 - Complex built without parking lots entirely, later addition of Handicap Accessible parking
 - Added security with enclosed Parking lots
 - Doesn't eliminate all street parking
- **Coordination with VIA, CPS, and SAWS**
 - VIA: Potential Consolidation of stops, coordination of Existing Stop infrastructure
 - CPS: Addition and relocation of lines while maintaining residents, potential buried lines
 - SAWS: Replace old water mains, facilitate relocation
- **Coordinate with the SA River Authority & The Westside Creeks Project**
 - New Alazan Pedestrian Bridge Proposal, funding and legal mechanism
 - Existing Bridge insufficient and dangerous

TIMELINE

Lincoln Heights



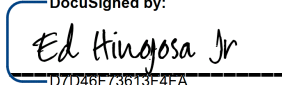
SALDANA & ASSOCIATES, INC.

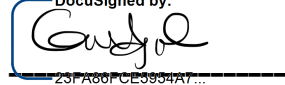
ARCHITECTURE ■ INTERIORS ■ URBAN DESIGN

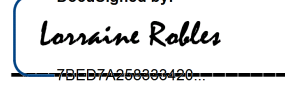
HSA@SALDANAARCHITECTS.COM

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6323, AUTHORIZING THE AWARD OF A CONTRACT FOR NEW AFFORDABLE HOME CONSTRUCTION SERVICES FOR VILLAS DE FORTUNA, SUNFLOWER AND PALM LAKE TO BRIZO CONSTRUCTION, LLC (WBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$5,492,165

DocuSigned by:

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

DocuSigned by:

 23FA60FCE3934A7...
George Ayala
 Director of Procurement

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 7DEB7A260800420...
Lorraine Robles
 Director of Development
 Services and Neighborhood
 Revitalization

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6323, authorizing the award of a contract for new affordable home construction services for Villas de Fortuna, Sunflower, and Palm Lake to Brizo Construction, LLC (WBE, HUB) for an amount not to exceed \$5,492,165.

SUMMARY:

Opportunity Home San Antonio has received U.S. Department of Housing and Urban Development (HUD) approval to rebuild four single-family home projects known as Mirasol Homes that have been rebranded as the Westside Reinvestment Initiative (WRI). To date, 40 homes have been completed in the Blueridge subdivision and 23 homes in the Villas de Fortuna subdivision. The WRI has been implemented in three phases. Phase 1 has been completed and Phase 2 is anticipated to be complete by the end of March 2023. Phase 3 will include another 25 homes located in the Villas de Fortuna, Sunflower, and Palm Lake subdivisions.

Opportunity Home requires the services of a qualified and experienced general contractor to construct up to 25 homes simultaneously using the contractor's own home designs and specifications that meet Opportunity Home's Minimum Design and Universal Design Requirements. Opportunity Home envisions that the Villas de Fortuna, Sunflower, and Palm Lake developments will ultimately consist of quality, affordable, income-restricted single-family homes supporting the redevelopment of the neighborhoods.

Opportunity Home's intent is to fund the construction of twenty-five (25) new homes, consisting of five (5) in the Villas de Fortuna Subdivision, nine (9) in the Sunflower Subdivision, and eleven (11) in the Palm Lake Subdivision, which is the remaining three of the four Mirasol single-family neighborhoods. The homes will be built on 25 lots owned by Opportunity Home or one of its affiliated entities. These homes will be built as either 3-bedroom, 2.5-bath, one-story homes with a single-car attached garage with at least 1,250 square feet of conditioned space or 2-bedroom, 2-bath, one-story homes with a single-car attached garage with at least 1,100 square feet of conditioned space.

Opportunity Home anticipates the build-out of the project should take no more than two (2) years, depending on market demand. Opportunity Home's intention is to release up to nine (9)

Opportunity Home San Antonio**February 22, 2023**

lots at a time in 3 phases; however, the decision to do so, and scheduling of the phases with the selected Contractor will be contingent on successful performance by the Contractor and market demand for the homes. The Contractor will be expected to complete each phase within six months of the Notice to Proceed with that phase.

Opportunity Home will handle all marketing and sales of the homes. Of those homes, it is Opportunity Home's intention that twenty (20) homes will be sold to buyers with incomes up to 100% of the Adjusted Median Income (AMI) per the U.S. Housing and Urban Development Adjusted Income Limits for San Antonio in effect at the time of sale and five (5) of the homes will be sold to buyers earning up to 60% of the AMI or below.

The homes will include Energy Saving/Environmental features, such as certified EPA Energy-rated homes, a certified Build San Antonio Green home, a Low-E vinyl frame with double-pane windows, and spray foam insulation with a sealed, semi-conditioned attic system. Construction features include an engineered foundation - wall panels and truss design, exterior walls - with front elevation and masonry and three other walls with fiber-cement siding on top of a 1/2 Zip system, a one-car, fully enclosed garage with walls, and energy-efficient appliances, fixtures, and water saving features. The exterior features will include a full landscape package with water-saving Bermuda sod, two hardwood trees, and native plants - front and back. The property will be enclosed with a 4-foot chain link fencing of the backyard. A one car parking concrete pad in front of the garage/house is included.

PROCUREMENT PROCESS:

On November 10, 2022, Opportunity Home issued Request For Proposals (RFP) #2210-5353 for New Affordable Home Construction Services for Villas de Fortuna, Sunflower, and Palm Lake that closed on December 1, 2022. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 699 vendors. One proposal was received in response to this solicitation from Brizo Construction, LLC. The proposal was evaluated on the following criteria: experience, project management plan, capacity/financial viability, cost proposal, and strength of the respondent's Section 3 and SWMBE Utilization Plans. On December 14, 2022, a Best and Final Offer was requested from Brizo Construction, the sole respondent to the RFP, that was due to Procurement on December 21, 2022. Additionally, staff conducted negotiation meetings with Brizo Construction on January 13, 2023, and January 31, 2023. Based on the above, we recommend this project's award to Brizo Construction, LLC. They are qualified to perform the project, and their pricing was determined to be consistent with the construction costs of other new construction projects.

COMPANY PROFILE:

Brizo Construction, LLC was founded in 2017 and is headquartered in Houston, Texas, with field office locations in Beaumont and Corpus Christi, Texas; Panama City, Florida; and Metairie, Louisiana. This company self-certifies as a WBE and has been certified as a HUB by the State of Texas. They are a full-service general contractor and construction management company specializing in civil construction, disaster recovery, and home reconstruction. Brizo has completed over 2,000 home reconstructions similar to the plans designed for Villas de Fortuna, Sunflower, and Palm Lake neighborhood and serviced over 5,000 homeowners through multiple state and emergency declarations. Their client list includes Brazoria County, Harris County, Jefferson County, Bay County (Florida), East Baton Rouge Parish, Lafourche Parish, and Texas General Land Office.

Opportunity Home San Antonio

February 22, 2023

PRIOR OPPORTUNITY HOME AWARDS:

This vendor has received no prior awards from Opportunity Home.

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.

Opportunity Home residents feel safe.

ATTACHMENTS:

Resolution 6323

Scoring Matrix

Advertisement List

Presentation

Procurement Process

**Opportunity Home San Antonio
Resolution 6323**

RESOLUTION 6323, AUTHORIZING THE AWARD OF A CONTRACT FOR NEW AFFORDABLE HOME CONSTRUCTION SERVICES FOR VILLAS DE FORTUNA, SUNFLOWER AND PALM LAKE TO BRIZO CONSTRUCTION, LLC (WBE, HUB) FOR AN AMOUNT NOT TO EXCEED \$5,492,165

WHEREAS, on November 10, 2022, Opportunity Home issued Request For Proposals (RFP) #2210-5353 for New Affordable Home Construction Services for Villas de Fortuna, Sunflower and Palm Lake that closed on December 1, 2022; and

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

WHEREAS, staff are recommending a contract award to Brizo Construction, LLC. They are qualified to perform the project and their pricing was determined to be consistent with the construction costs on other new construction projects.

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

- 1) Approves Resolution 6323, authorizing the award of a contract for new affordable home construction services for Villas de Fortuna, Sunflower and Palm Lake to Brizo Construction, LLC (WBE, HUB) for an amount not to exceed \$5,492,165.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of March 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Opportunity Home San Antonio

RFP# 2210-5353 - New Affordable Home Construction Services for Villas de Fortuna, Sunflower, and Palm Lake

Scoring Summary

Supplier	Total / 100 pts	Experience / 20 pts	Project Management Plan / 15 pts	Financial Capacity and Viability / 15 pts	Cost Proposal / 40 pts	Section 3 Program Utilization Plan / 5 pts	SWMBE Utilization Statement / 5 pts
Brizo Construction, LLC	90.33	17.33	12	11	40	5	5



**RFP #2210-5353 New Affordable Home Construction Services
for Villas de Fortuna, Sunflower, and Palm Lake
Advertisement List**

#	Email Address or Domain Name	Date Invited
1	1bellevuecrecm@gmail.com	Nov 10th 2022, 12:04 PM CST
2	800link@tcommunities.com	Nov 10th 2022, 12:04 PM CST
3	\@2tierwholesaleinc.com	Nov 10th 2022, 12:04 PM CST
4	\@308gc.com	Nov 10th 2022, 12:04 PM CST
5	\@54construction.us	Nov 10th 2022, 12:04 PM CST
6	\@a-preferred.com	Nov 10th 2022, 12:04 PM CST
7	\@aaronbldg.com	Nov 10th 2022, 12:04 PM CST
8	\@ab-tx.com	Nov 10th 2022, 12:04 PM CST
9	\@abconstructionrestoration.com	Nov 10th 2022, 12:04 PM CST
10	\@abcsouthtexas.org	Nov 10th 2022, 12:04 PM CST
11	\@abdtx.com	Nov 10th 2022, 12:04 PM CST
12	\@abecompany.com	Nov 10th 2022, 12:04 PM CST
13	\@acectx.org	Nov 10th 2022, 12:04 PM CST
14	\@affinitysp.com	Nov 10th 2022, 12:04 PM CST
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16	\@aiasa.org	Nov 10th 2022, 12:04 PM CST
17	\@alamobonds.com	Nov 10th 2022, 12:04 PM CST
18	\@alamocitychamber.org	Nov 10th 2022, 12:04 PM CST
19	\@all-americancontracting.com	Nov 10th 2022, 12:04 PM CST
20	\@alliedfoundation.net	Nov 10th 2022, 12:04 PM CST
21	\@allright-electric.com	Nov 10th 2022, 12:04 PM CST
22	\@allworldmail.com	Nov 10th 2022, 12:04 PM CST
23	\@angelescontractor.com	Nov 10th 2022, 12:04 PM CST
24	\@antdesignbuild.com	Nov 10th 2022, 12:04 PM CST
25	\@aogcon.com	Nov 10th 2022, 12:04 PM CST
26	\@apremodelingco.com	Nov 10th 2022, 12:04 PM CST
27	\@arcincorporated.org	Nov 10th 2022, 12:04 PM CST
28	\@armandcorp.com	Nov 10th 2022, 12:04 PM CST
29	\@asasanantonio.org	Nov 10th 2022, 12:04 PM CST
30	\@atci-texas.com	Nov 10th 2022, 12:04 PM CST
31	\@avacpa.com	Nov 10th 2022, 12:04 PM CST
32	\@balfourbeattyus.com	Nov 10th 2022, 12:04 PM CST
33	\@bartlettcocke.com	Nov 10th 2022, 12:04 PM CST
34	\@basicsdv.com	Nov 10th 2022, 12:04 PM CST
35	\@blackhouseconstructiongroup.com	Nov 10th 2022, 12:04 PM CST
36	\@bmandkinc.com	Nov 10th 2022, 12:04 PM CST
37	\@bmsconstruction.net	Nov 10th 2022, 12:04 PM CST

38	\@bohcdc.com	Nov 10th 2022, 12:04 PM CST
39	\@bpce.com	Nov 10th 2022, 12:04 PM CST
40	\@bradburystamm.com	Nov 10th 2022, 12:04 PM CST
41	\@brixcorporation.com	Nov 10th 2022, 12:04 PM CST
42	\@brizoconstruction.com	Nov 10th 2022, 12:04 PM CST
43	\@broomandcraft.com	Nov 10th 2022, 12:04 PM CST
44	\@bteamconstruction.com	Nov 10th 2022, 12:04 PM CST
45	\@bureauveritas.com	Nov 10th 2022, 12:04 PM CST
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51	\@cell-crete.com	Nov 10th 2022, 12:04 PM CST
52	\@chasse.us	Nov 10th 2022, 12:04 PM CST
53	\@chavezfoundation.org	Nov 10th 2022, 12:04 PM CST
54	\@christmanco.com	Nov 10th 2022, 12:04 PM CST
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60	\@COMCAST.NET	Nov 10th 2022, 12:04 PM CST
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62	\@constructionjournal.com	Nov 10th 2022, 12:04 PM CST
63	\@consultant.aecom.com	Nov 10th 2022, 12:04 PM CST
64	\@corecgc.com	Nov 10th 2022, 12:04 PM CST
65	\@cornerstoneconmgmt.com	Nov 10th 2022, 12:04 PM CST
66	\@covenantdevelopers.net	Nov 10th 2022, 12:04 PM CST
67	\@cs.com	Nov 10th 2022, 12:04 PM CST
68	\@cubecsllc.com	Nov 10th 2022, 12:04 PM CST
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71	\@dallomarinternational.com	Nov 10th 2022, 12:04 PM CST
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575	mjbuilders18@gmail.com	Nov 10th 2022, 12:04 PM CST
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577	mkrekowski@bartlettcocke.com	Nov 10th 2022, 12:04 PM CST
578	mledford@ipscontracting.com	Nov 10th 2022, 12:04 PM CST
579	mmacmullin@genesishshelter.org	Nov 10th 2022, 12:04 PM CST
580	mmitchell@tcco.com	Nov 10th 2022, 12:04 PM CST
581	monica@mightysconstruction.com	Nov 10th 2022, 12:04 PM CST
582	mrconstruction018@gmail.com	Nov 10th 2022, 12:04 PM CST
583	mshuter@allright-electric.com	Nov 10th 2022, 12:04 PM CST
584	msrjmconstructionassociates@gmail.com	Nov 10th 2022, 12:04 PM CST
585	nawicerin@gmail.com	Nov 10th 2022, 12:04 PM CST
586	nawicsatx@gmail.com	Nov 10th 2022, 12:04 PM CST
587	ndronette@excelusa.com	Nov 10th 2022, 12:04 PM CST
588	newton.novaes@egconstructions.com	Nov 10th 2022, 12:04 PM CST
589	nick.curry@spectrumprop.com	Nov 10th 2022, 12:04 PM CST
590	nick.sybille@nuecesengineers.com	Nov 10th 2022, 12:04 PM CST
591	ntaylor@diamondminere.com	Nov 10th 2022, 12:04 PM CST
592	ntpconstructionla@gmail.com	Nov 10th 2022, 12:04 PM CST
593	ocfirm@ouzenne.com	Nov 10th 2022, 12:04 PM CST
594	office@jwaltconstruction.com	Nov 10th 2022, 12:04 PM CST
595	office@straightlinefoundationrepair.com	Nov 10th 2022, 12:04 PM CST
596	omaccio@hameldc.com	Nov 10th 2022, 12:04 PM CST
597	orestes.hubbard@utsa.edu	Nov 10th 2022, 12:04 PM CST
598	OVRealtysolutions@gmail.com	Nov 10th 2022, 12:04 PM CST
599	Patrick.Griffin@lechase.com	Nov 10th 2022, 12:04 PM CST
600	paul.yambor@christmanco.com	Nov 10th 2022, 12:04 PM CST
601	phogan@tellepsen.com	Nov 10th 2022, 12:04 PM CST

602	pierce.daigle@flintco.com	Nov 10th 2022, 12:04 PM CST
603	pinkmajesty07@gmail.com	Nov 10th 2022, 12:04 PM CST
604	planroom@slocbe.com	Nov 10th 2022, 12:04 PM CST
605	pmdirector@teamallied.com	Nov 10th 2022, 12:04 PM CST
606	procurement@allworldmail.com	Nov 10th 2022, 12:04 PM CST
607	ptac@utsa.edu	Nov 10th 2022, 12:04 PM CST
608	pzaldivar11@gmail.com	Nov 10th 2022, 12:04 PM CST
609	quickcs@outlook.com	Nov 10th 2022, 12:04 PM CST
610	rbaldino@cce-inc.com	Nov 10th 2022, 12:04 PM CST
611	rclark@satpon.com	Nov 10th 2022, 12:04 PM CST
612	rebekah@keepitbalanced.net	Nov 10th 2022, 12:04 PM CST
613	ReyesTaylorConstruction@gmail.com	Nov 10th 2022, 12:04 PM CST
614	rfps@prestigebms.com	Nov 10th 2022, 12:04 PM CST
615	rfq@rmqconst.com	Nov 10th 2022, 12:04 PM CST
616	rheiskell@sbcglobal.net	Nov 10th 2022, 12:04 PM CST
617	Rich@abdtx.com	Nov 10th 2022, 12:04 PM CST
618	rinogroup14@gmail.com	Nov 10th 2022, 12:04 PM CST
619	rloeza@abecompany.com	Nov 10th 2022, 12:04 PM CST
620	Rmellado@Fultonconst.com	Nov 10th 2022, 12:04 PM CST
621	robby@pkcontractinginc.com	Nov 10th 2022, 12:04 PM CST
622	robert@rcdtx.net	Nov 10th 2022, 12:04 PM CST
623	robertolivo@tibh.org	Nov 10th 2022, 12:04 PM CST
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625	rolando.ramon93@yahoo.com	Nov 10th 2022, 12:04 PM CST
626	rolandooggs@gmail.com	Nov 10th 2022, 12:04 PM CST
627	RoyalOaksEnterprisesllc@gmail.com	Nov 10th 2022, 12:04 PM CST
628	rsalas@dunawayassociates.com	Nov 10th 2022, 12:04 PM CST
629	rthgrantsmgmt@rebuildinghouston.org	Nov 10th 2022, 12:04 PM CST
630	rtirocchi@harkinsbuilders.com	Nov 10th 2022, 12:04 PM CST
631	rvasquez@iecsanantonio.com	Nov 10th 2022, 12:04 PM CST
632	sadesignllc@gmail.com	Nov 10th 2022, 12:04 PM CST
633	SALES@TEXASBEARINGSOFDALLAS.COM	Nov 10th 2022, 12:04 PM CST
634	samiaarahmaan@g.ucla.edu	Nov 10th 2022, 12:04 PM CST
635	sanantonioagc@gmail.com	Nov 10th 2022, 12:04 PM CST
636	sanwerr@z-co.info	Nov 10th 2022, 12:04 PM CST
637	sara@the1ststop.com	Nov 10th 2022, 12:04 PM CST
638	sash.m@ehigov.com	Nov 10th 2022, 12:04 PM CST
639	sean@mcgoldrickelectric.com	Nov 10th 2022, 12:04 PM CST
640	sergio@texdevco.com	Nov 10th 2022, 12:04 PM CST
641	servicesquads@gmail.com	Nov 10th 2022, 12:04 PM CST
642	setapart.excavatingservices@gmail.com	Nov 10th 2022, 12:04 PM CST
643	sgolias@winter-construction.com	Nov 10th 2022, 12:04 PM CST
644	shane@ocainconstruction.com	Nov 10th 2022, 12:04 PM CST
645	shogan@questcdn.com	Nov 10th 2022, 12:04 PM CST
646	shussain@goodwill.sa.org	Nov 10th 2022, 12:04 PM CST
647	sjudge@nexant.com	Nov 10th 2022, 12:04 PM CST
648	skardar@floracon.com	Nov 10th 2022, 12:04 PM CST

649	skyviewconstruction@comcast.net	Nov 10th 2022, 12:04 PM CST
650	slab82@alliedfoundation.net	Nov 10th 2022, 12:04 PM CST
651	smaxbratton@gmail.com	Nov 10th 2022, 12:04 PM CST
652	smorman@rsmtulsa.com	Nov 10th 2022, 12:04 PM CST
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655	sstevens@bartlettcocke.com	Nov 10th 2022, 12:04 PM CST
656	stephen@eastwood-consulting.com	Nov 10th 2022, 12:04 PM CST
657	stephwynter@a-preferred.com	Nov 10th 2022, 12:04 PM CST
658	stevev@tradesunited.com	Nov 10th 2022, 12:04 PM CST
659	subs@pgalc.com	Nov 10th 2022, 12:04 PM CST
660	superiorlock1@gmail.com	Nov 10th 2022, 12:04 PM CST
661	support@solidbuiltconstruction.net	Nov 10th 2022, 12:04 PM CST
662	Suzanne@sabor.com	Nov 10th 2022, 12:04 PM CST
663	sweetteaconsult@gmail.com	Nov 10th 2022, 12:04 PM CST
664	sylvias@cincoig.com	Nov 10th 2022, 12:04 PM CST
665	Tamara@abcsouthtexas.org	Nov 10th 2022, 12:04 PM CST
666	taryn.keeler@brizoconstruction.com	Nov 10th 2022, 12:04 PM CST
667	tcunningham@mwbuilders.com	Nov 10th 2022, 12:04 PM CST
668	texokmanagement@outlook.com	Nov 10th 2022, 12:04 PM CST
669	TFPbuilders@gmail.com	Nov 10th 2022, 12:04 PM CST
670	the_general_contractors@protonmail.com	Nov 10th 2022, 12:04 PM CST
671	theparklandgroup@gmail.com	Nov 10th 2022, 12:04 PM CST
672	thesamca@gmail.com	Nov 10th 2022, 12:04 PM CST
673	thomas@mccrory-cti.com	Nov 10th 2022, 12:04 PM CST
674	thughesbldr@gmail.com	Nov 10th 2022, 12:04 PM CST
675	tiptopsolutions.com@gmail.com	Nov 10th 2022, 12:04 PM CST
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680	trigenconnie1@gmail.com	Nov 10th 2022, 12:04 PM CST
681	troi@tcm-llc.com	Nov 10th 2022, 12:04 PM CST
682	tsauer@r-o.com	Nov 10th 2022, 12:04 PM CST
683	Urbanhiphopdevelopment@gmail.com	Nov 10th 2022, 12:04 PM CST
684	valisa@jewelofthesouth.us	Nov 10th 2022, 12:04 PM CST
685	vanessa@theashelyngroup.com	Nov 10th 2022, 12:04 PM CST
686	vivianne@dbf-metal-works.com	Nov 10th 2022, 12:04 PM CST
687	vmehta@cell-crete.com	Nov 10th 2022, 12:04 PM CST
688	wichitafalls@wtgc.org	Nov 10th 2022, 12:04 PM CST
689	williamsfranklindevelopment@gmail.com	Nov 10th 2022, 12:04 PM CST
690	yianni@protonconstruction.com	Nov 10th 2022, 12:04 PM CST
691	yvette@twinscontracting.com	Nov 10th 2022, 12:04 PM CST
692	ywkang@angelescontractor.com	Nov 10th 2022, 12:04 PM CST
693	zack@cleaningbydm.com	Nov 10th 2022, 12:04 PM CST
694	zackinexdesign@sbcglobal.net	Nov 10th 2022, 12:04 PM CST
695	zcurry@olandliving.com	Nov 10th 2022, 12:04 PM CST

696 zeb.young@spawglass.com
697 zoeproductsinfo@gmail.com
698 Zring.Kareem@lmccorp.net
699 Zwahr3434@gmail.com

Nov 10th 2022, 12:04 PM CST
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Nov 10th 2022, 12:04 PM CST
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Westside Reinvestment Initiative (WRI)

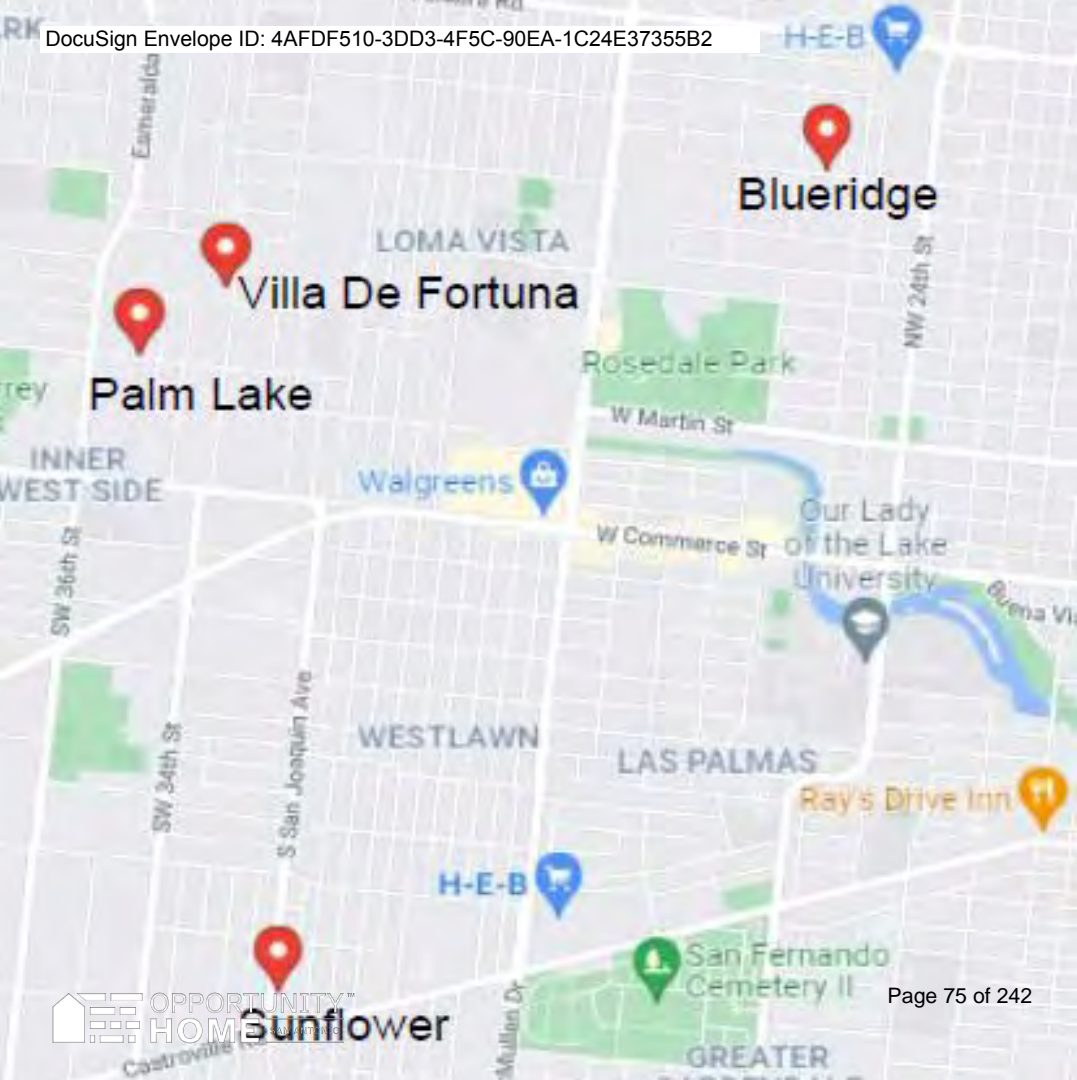
Timothy E. Alcott

Chief Legal and Real Estate Officer



Lorraine Robles

Director of Development Services
and Neighborhood Revitalization



Mirasol Subdivision

Neighborhood	# of Homes
Villa de Fortuna	5
Palm Lake	11
Sunflower	9

Summary

WRI has completed construction on 40 homes located in the Blueridge subdivision and 23 homes located in the Villas de Fortuna subdivision

- 63% of families who purchased homes in the Blueridge Subdivision were qualified at 80% or below Area Median Income (AMI).
- 74% of families who purchased homes in the Villas de Fortuna Subdivision were qualified at 80% or below Area Median Income (AMI).

25 additional homes will be constructed in the Villas de Fortuna, Sunflower, and Palm Lake subdivisions.



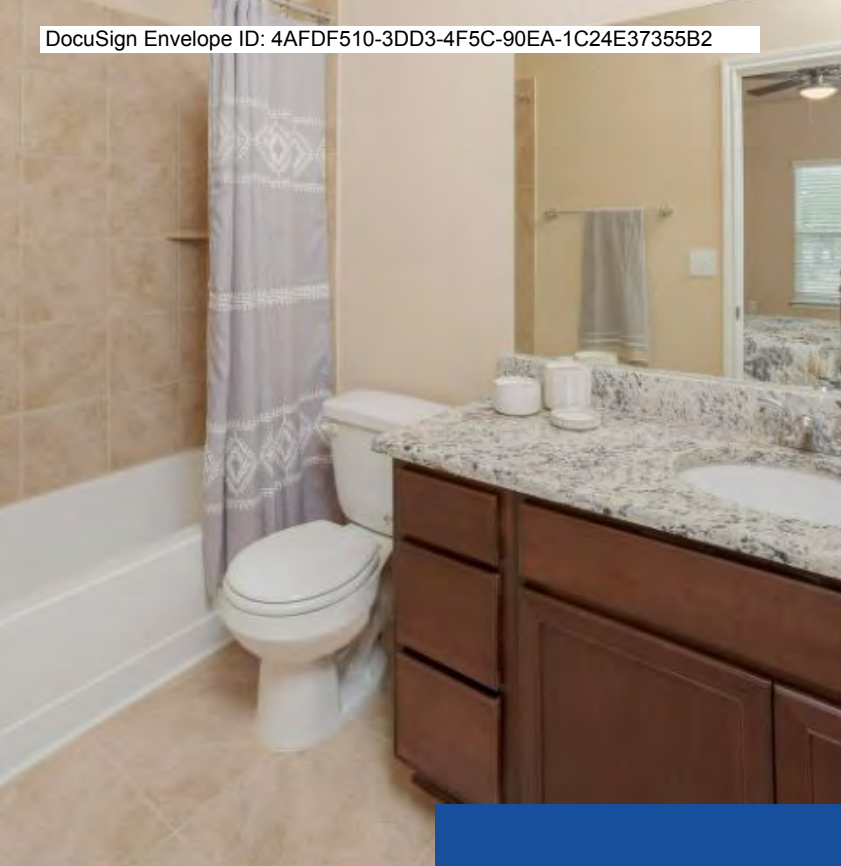
Homebuyers



Exterior



Exterior



Interior

Questions?

New Affordable Home Construction Services for WRI

Procurement Process

Procurement Process

Solicitation Process

On November 10, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2210-5353 for **New Affordable Home Construction Services** for Villas de Fortuna, Sunflower, and Palm Lake which closed on December 1, 2022.

IFB was published on multiple websites
Directly solicited to 699 vendors
One bid was received

Evaluation criteria included:

- Experience
- Project Management Plan
- Capacity/financial viability
- Cost proposal
- Strength of the respondent's Section 3 and SWMBE Plans

Best and Final Offer requested and two negotiation meetings were conducted

Staff are recommending contract award to **Brizo Construction**. They are qualified to perform the project, and their pricing was determined to be consistent with the construction costs of other new construction projects.

Procurement Process


Financial Impact

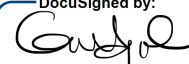
The current award recommendation for New Affordable Home Construction Services for Villas De Fortuna, Sunflower and Palm Lake is not expected to exceed an amount of **\$5,492,165.**

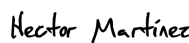
Award includes pricing for construction of up to 25 homes across an approximate two year period.

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6327, AUTHORIZING THE AWARD OF A CONTRACT FOR HIGHVIEW DRAINAGE IMPROVEMENT PROJECT TO JERDON ENTERPRISES, LP (SBE) FOR AN AMOUNT NOT TO EXCEED \$543,732

DocuSigned by:

 D7D48F73643F4FA...
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 23FA86FCF5954A7...
George Ayala
 Director of Procurement

DocuSigned by:

 ABBB9B06737A4D5...
Hector Martinez
 Director of Construction
 Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6327, authorizing the award of a contract for Highview Drainage Improvement Project to Jerdon Enterprises, LP (SBE) for an amount not to exceed \$543,732.

SUMMARY:

The Highview Apartments is a Public Housing family community located in the near east side of San Antonio, in City Council District 2. The Highview Apartments were built in 1977 and consist of thirty-five one-story duplex buildings, with a total of 68 units, including three units that are handicap accessible.

Opportunity Home San Antonio requires the services of a qualified contractor to provide site, civil, and stormwater improvements to the existing site stormwater runoff, which currently causes two duplexes with a total of four units to incur rainwater intrusion, resulting in the duplexes unit to be taken offline. The estimated time for completion for this project is 120 days.

PROCUREMENT PROCESS:

On December 6, 2022, Opportunity Home issued an "Invitation for Bids" (IFB) #2210-5348 for Highview Drainage Improvement Project, which closed on January 5, 2023. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 686 vendors.

One bid was received in response to this solicitation from Jerdon Enterprise, LP. The bid was evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet Opportunity Home's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, staff are recommending a contract award to Jerdon Enterprise, LP. They are qualified to perform the project and their cost has been deemed both fair and reasonable.

COMPANY PROFILE:

Jerdon Enterprise, LP was established in 1984 and is headquartered in Stafford, Texas, with a field office location in San Antonio, Texas. This contractor has been certified as a SBE by the South Central Texas Regional Certification Agency. They are a civil engineering general

Opportunity Home San Antonio**February 22, 2023**

contractor whose services include, but are not limited to, fountains, set monuments and amenity foundations; pedestrian bridges; site work; street paving, road paving, sidewalks, pavers and slope paving; structural concrete - walls and columns; and underground utilities, water lines and sewer lines. Their client list includes, but is not limited to, Bexar County; City of New Braunfels; City of San Antonio; Ford Powell & Carson, Architects & Planners, Inc.; HDR Engineering, Inc.; Jordan Foster; Northside Independent School District; Pape-Dawson Engineers; San Antonio River Authority; San Antonio Water Systems; Terra Design Group; Texas Parks and Wildlife Department; and The General Land Office.

PRIOR AWARDS:

The contractor has received prior awards from Opportunity Home for Cassiano Homes water, sewer, and utility modifications and performed satisfactorily under the awarded contract.

CONTRACT OVERSIGHT:

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

STRATEGIC OUTCOMES:

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

ATTACHMENTS

Resolution 6327
Advertisement List
Procurement Process

**Opportunity Home San Antonio
Resolution 6327**

RESOLUTION 6327, AUTHORIZING THE AWARD OF A CONTRACT FOR HIGHVIEW DRAINAGE IMPROVEMENT PROJECT TO JERDON ENTERPRISES, LP (SBE) FOR AN AMOUNT NOT TO EXCEED \$543,732

WHEREAS, on December 6, 2022, Opportunity Home issued an “Invitation for Bids” (IFB) #2210-5348 for Highview Drainage Improvement Project, which closed on January 5, 2023; and

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

WHEREAS, staff are recommending a contract award to Jerdon Enterprise, LP. They are qualified to perform the project and their price has been deemed fair and reasonable.

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

- 1) Approves Resolution 6327, authorizing the award of a contract for Highview Drainage Improvement Project to Jerdon Enterprises, LP (SBE) for an amount not to exceed \$543,732.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of March 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



Advertisement List

2210-5348 Highview Drainage Improvement Project

#	Email Address or Domain Name	Date Invited
1	1bellevuecrecm@gmail.com	Dec 6th 2022, 3:02 PM CST
2	360premierconstruction@gmail.com	Dec 6th 2022, 3:02 PM CST
3	abel@davilaconstruction.com	Dec 6th 2022, 3:02 PM CST
4	abelardohdz28@gmail.com	Dec 6th 2022, 3:02 PM CST
5	abrasov@arlingtonva.us	Dec 6th 2022, 3:02 PM CST
6	abrworks@austin-ind.com	Dec 6th 2022, 3:02 PM CST
7	adam@knightrenovations.com	Dec 6th 2022, 3:02 PM CST
8	adamprovost@solidearth.co	Dec 6th 2022, 3:02 PM CST
9	adan@arivacontracting.com	Dec 6th 2022, 3:02 PM CST
10	adeoliveira@goodwillsa.org	Dec 6th 2022, 3:02 PM CST
11	admin@bairdfoundationrepair.com	Dec 6th 2022, 3:02 PM CST
12	admin@boleroventures.com	Dec 6th 2022, 3:02 PM CST
13	Admin@dincontracting.com	Dec 6th 2022, 3:02 PM CST
14	admin@hcadesa.org	Dec 6th 2022, 3:02 PM CST
15	admin@sawomenschamber.org	Dec 6th 2022, 3:02 PM CST
16	adriananavarro3@hotmail.com	Dec 6th 2022, 3:02 PM CST
17	ads@access-data.com	Dec 6th 2022, 3:02 PM CST
18	aflores@air-streamservices.com	Dec 6th 2022, 3:02 PM CST
19	afr@foundationrepairs.com	Dec 6th 2022, 3:02 PM CST
20	ag@easlp.com	Dec 6th 2022, 3:02 PM CST
21	agray@reevescc.com	Dec 6th 2022, 3:02 PM CST
22	ahernandez@sovrex.com	Dec 6th 2022, 3:02 PM CST
23	ahodges@atlanticunderground.com	Dec 6th 2022, 3:02 PM CST
24	al@southsa.org	Dec 6th 2022, 3:02 PM CST
25	alex@avewholdings.com	Dec 6th 2022, 3:02 PM CST
26	alex@eadiesconstruction.com	Dec 6th 2022, 3:02 PM CST
27	alex@funkandcompany.com	Dec 6th 2022, 3:02 PM CST
28	alex@mobilconstruction.com	Dec 6th 2022, 3:02 PM CST
29	alexdelcampo@mdcpainting.com	Dec 6th 2022, 3:02 PM CST
30	alluther@rivalwellservices.com	Dec 6th 2022, 3:02 PM CST
31	amber@biltriteinsulation.com	Dec 6th 2022, 3:02 PM CST
32	amelie@gmrcctx.com	Dec 6th 2022, 3:02 PM CST
33	amelietinajero@yahoo.com	Dec 6th 2022, 3:02 PM CST
34	amills@tlmconstructors.com	Dec 6th 2022, 3:02 PM CST
35	ampire@ampireco.com	Dec 6th 2022, 3:02 PM CST
36	amyk@kayconstructionco.com	Dec 6th 2022, 3:02 PM CST

37	andrew.cueto@c3-llc.net	Dec 6th 2022, 3:02 PM CST
38	andrew@tejaspremierbc.com	Dec 6th 2022, 3:02 PM CST
39	Andrew@tejaspremierbc.com	Dec 6th 2022, 3:02 PM CST
40	andy_cook@midcontinental.com	Dec 6th 2022, 3:02 PM CST
41	angel@halogc.com	Dec 6th 2022, 3:02 PM CST
42	anitakegley44@gmail.com	Dec 6th 2022, 3:02 PM CST
43	annahayden@jmicontractors.com	Dec 6th 2022, 3:02 PM CST
44	anne@acectx.org	Dec 6th 2022, 3:02 PM CST
45	aohara@irsi.net	Dec 6th 2022, 3:02 PM CST
46	aram98.pr@gmail.com	Dec 6th 2022, 3:02 PM CST
47	arossberg@apremodelingco.com	Dec 6th 2022, 3:02 PM CST
48	ashley@nrtruck.com	Dec 6th 2022, 3:02 PM CST
49	asilva@mcortpx.com	Dec 6th 2022, 3:02 PM CST
50	athens@cactuscontracting.net	Dec 6th 2022, 3:02 PM CST
51	atlasconstructioncorp@gmail.com	Dec 6th 2022, 3:02 PM CST
52	aundrea@chasereline.us	Dec 6th 2022, 3:02 PM CST
53	awilson@jrwilsonconstruction.com	Dec 6th 2022, 3:02 PM CST
54	b.holroyd@triadrc.com	Dec 6th 2022, 3:02 PM CST
55	bandbcontractors@icloud.com	Dec 6th 2022, 3:02 PM CST
56	bdupree@fortis-eng.com	Dec 6th 2022, 3:02 PM CST
57	beatriz@ramondemolition.com	Dec 6th 2022, 3:02 PM CST
58	ben@bcacunderground.com	Dec 6th 2022, 3:02 PM CST
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60	benitoccmx@gmail.com	Dec 6th 2022, 3:02 PM CST
61	benny@onsite-contracting.com	Dec 6th 2022, 3:02 PM CST
62	bert@benco-rfg.com	Dec 6th 2022, 3:02 PM CST
63	bexarpepp@sbcglobal.net	Dec 6th 2022, 3:02 PM CST
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74	bids@wbea-texas.org	Dec 6th 2022, 3:02 PM CST
75	BidsDFW@harperbro.com	Dec 6th 2022, 3:02 PM CST
76	billclark@dljcoatings.com	Dec 6th 2022, 3:02 PM CST
77	billf@whiteconst.com	Dec 6th 2022, 3:02 PM CST
78	bjameson@acepipe.com	Dec 6th 2022, 3:02 PM CST
79	bk@roeschco.com	Dec 6th 2022, 3:02 PM CST

80	blackchamber@aol.com	Dec 6th 2022, 3:02 PM CST
81	bmclachlan@rondano.com	Dec 6th 2022, 3:02 PM CST
82	bob.fitzner@gcinc.com	Dec 6th 2022, 3:02 PM CST
83	bob.syme@nv5.com	Dec 6th 2022, 3:02 PM CST
84	bobbowen@flashfillservices.com	Dec 6th 2022, 3:02 PM CST
85	bobbyl@swpcontracting.com	Dec 6th 2022, 3:02 PM CST
86	bosmithhart@resinatingllc.com	Dec 6th 2022, 3:02 PM CST
87	bpiper@rkmtexas.com	Dec 6th 2022, 3:02 PM CST
88	brenda@lazercci.com	Dec 6th 2022, 3:02 PM CST
89	brian@fsspecialists.com	Dec 6th 2022, 3:02 PM CST
90	brian@ramjack.com	Dec 6th 2022, 3:02 PM CST
91	briannad@sahcc.org	Dec 6th 2022, 3:02 PM CST
92	britanie@bitservicesinc.com	Dec 6th 2022, 3:02 PM CST
93	brancosanantonio@yahoo.com	Dec 6th 2022, 3:02 PM CST
94	brooks@bpconstruction.com	Dec 6th 2022, 3:02 PM CST
95	brosig23@hotmail.com	Dec 6th 2022, 3:02 PM CST
96	brtx@brtexas.com	Dec 6th 2022, 3:02 PM CST
97	Bruce.Merrill@sam-cs.biz	Dec 6th 2022, 3:02 PM CST
98	bryanh3874@yahoo.com	Dec 6th 2022, 3:02 PM CST
99	bscott@ferreiraconstruction.com	Dec 6th 2022, 3:02 PM CST
100	btew@dorazioenterprises.com	Dec 6th 2022, 3:02 PM CST
101	bugconst@gmail.com	Dec 6th 2022, 3:02 PM CST
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413	llambrix@teamipr.com	Dec 6th 2022, 3:02 PM CST
414	llbrown.vickiebrown@gmail.com	Dec 6th 2022, 3:02 PM CST
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417	loried@talus.us	Dec 6th 2022, 3:02 PM CST
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419	lpesick@plazaconstruction.com	Dec 6th 2022, 3:02 PM CST
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421	lucas.menebroker@harperbro.com	Dec 6th 2022, 3:02 PM CST
422	Luttrellbrothers@gmail.com	Dec 6th 2022, 3:02 PM CST
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426	Madeline@masarchitecture.com	Dec 6th 2022, 3:02 PM CST
427	mail@ohnoconstruction.com	Dec 6th 2022, 3:02 PM CST
428	majesticvcinc@aol.com	Dec 6th 2022, 3:02 PM CST
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431	marc@717construction.com	Dec 6th 2022, 3:02 PM CST
432	margaret@fourstarconst.com	Dec 6th 2022, 3:02 PM CST
433	marianogarcia1211@gmail.com	Dec 6th 2022, 3:02 PM CST
434	mario.jaimes@kingsolutionservices.com	Dec 6th 2022, 3:02 PM CST
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438	marlo.montoyaconstruction@gmail.com	Dec 6th 2022, 3:02 PM CST
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441	martin.ortiz@lonestarttrs.com	Dec 6th 2022, 3:02 PM CST
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Highview Drainage Improvement Project

Procurement Process

Procurement Process

Solicitation Process

On December 6, 2022, Opportunity Home issued an “Invitation for Bids” (IFB) #2210-5348 for **Highview Drainage Improvement Project**, which closed on January 5, 2023.

IFB was published on multiple websites
Directly solicited to 686 vendors
One bid was received

Evaluation criteria included:

- Purchase price
- Reputation of the bidder and their good or services, including past performance
- Quality of the goods or services
- Extent to which the goods or services meet Opportunity Home’s needs
- Total long term cost
- Any relevant criteria contained within the solicitation document

Staff is recommending contract award to **Jerdon Enterprise, LP**. They are qualified to perform the project and their cost has been deemed both fair and reasonable.

Procurement Process

Financial Impact


The current award recommendation for Highview Drainage Improvement Project is not expected to exceed an amount of **\$543,732**.

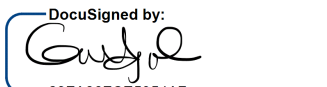
Award includes the following:

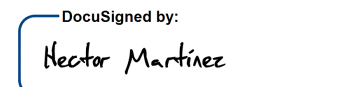
- Site, civil and stormwater improvements to the existing site stormwater runoff
- The estimated time for completion is 120 days

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6328, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MODERNIZATION AT PARKVIEW APARTMENTS TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$1,200,479

DocuSigned by:

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

DocuSigned by:

 23FA86FCE5054A7...
George Ayala
 Director of Procurement

DocuSigned by:

 A8BDB00737A4D5...
Hector Martinez
 Director of Construction
 Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6328, authorizing the award of a contract for elevator modernization at Parkview Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$1,200,479.

SUMMARY:

Parkview Apartments is a fifteen-story high-rise, Senior/Disabled community within Opportunity Home's Public Housing portfolio. The building was constructed in 1971 and is located across from San Pedro Park, near downtown San Antonio. The community comprises 153 units, including 96 studio units, 52 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit.

The elevators at Parkview Apartments are over 50 years in service and received upgrades in 2011 to the elevator controllers, and in 2022 received vandalism control and floor button replacements, and have exceeded their effective life. The average lifespan of an elevator is about 20 to 25 years, at which time modernizing the elevators is recommended as the obsolescence of elevator equipment may pose a safety hazard, including malfunctioning components.

Staff is requesting your approval for Otis Elevator Company to perform full elevator modernizations for both elevators at this development. The modernization of the elevator systems, doors, and cabs will provide several benefits, including safety and fire protection improvements, the upgrade, and improved reliability of the systems for moving clients up and down the building. The estimated time for completion of this project is 126 days. One elevator will remain in service at all times.

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

Opportunity Home San Antonio**February 22, 2023**

where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

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

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

COMPANY PROFILE:

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

PRIOR AWARDS:

Otis Elevator Company is currently under contract with Opportunity Home for monthly elevator maintenance and repair service and elevator emergency response and repair services and has recently received an award for elevator modernization at Villa Tranchese Apartments and is also being recommended for a contract award for elevator modernization at Fair Avenue Apartments. They were previously awarded a contract for pre-maintenance services. They have performed satisfactorily under the awards.

CONTRACT OVERSIGHT:

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

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.

Opportunity Home San Antonio

February 22, 2023

Opportunity Home residents feel safe.

ATTACHMENTS

Resolution 6328

Presentation

Procurement Process

**Opportunity Home San Antonio
Resolution 6328**

RESOLUTION 6328, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MODERNIZATION AT PARKVIEW APARTMENTS TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$1,200,479

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

WHEREAS, staff are requesting approval to award a contract to Otis Elevator through Omnia Partners, Public Sector to perform full elevator modernizations for both elevators at Parkview Apartments.

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

- 1) Approves Resolution 6328, authorizing the award of a contract for elevator modernization at Parkview Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$1,200,479.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of March 2023.

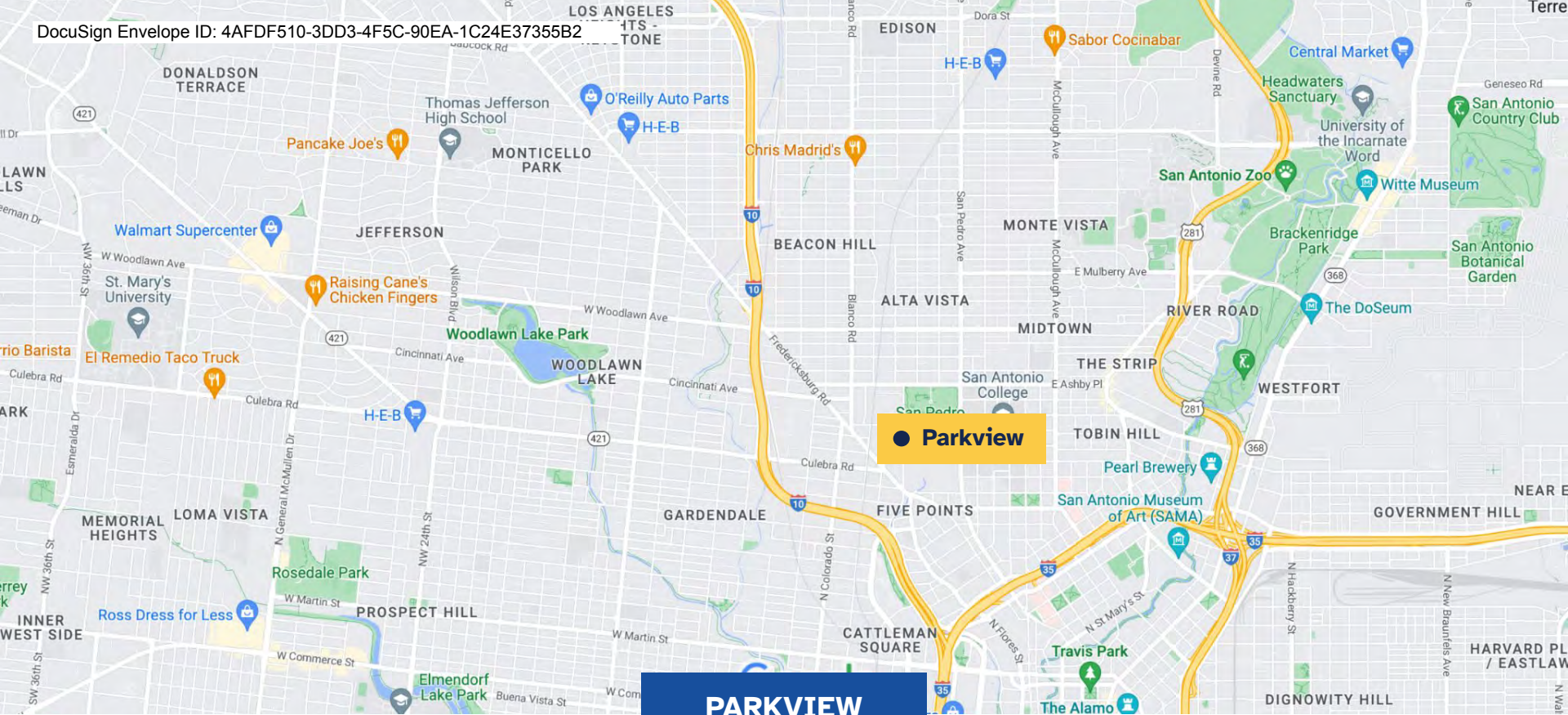
Ana M. "Cha" Guzman

Chair, Board of Commissioners

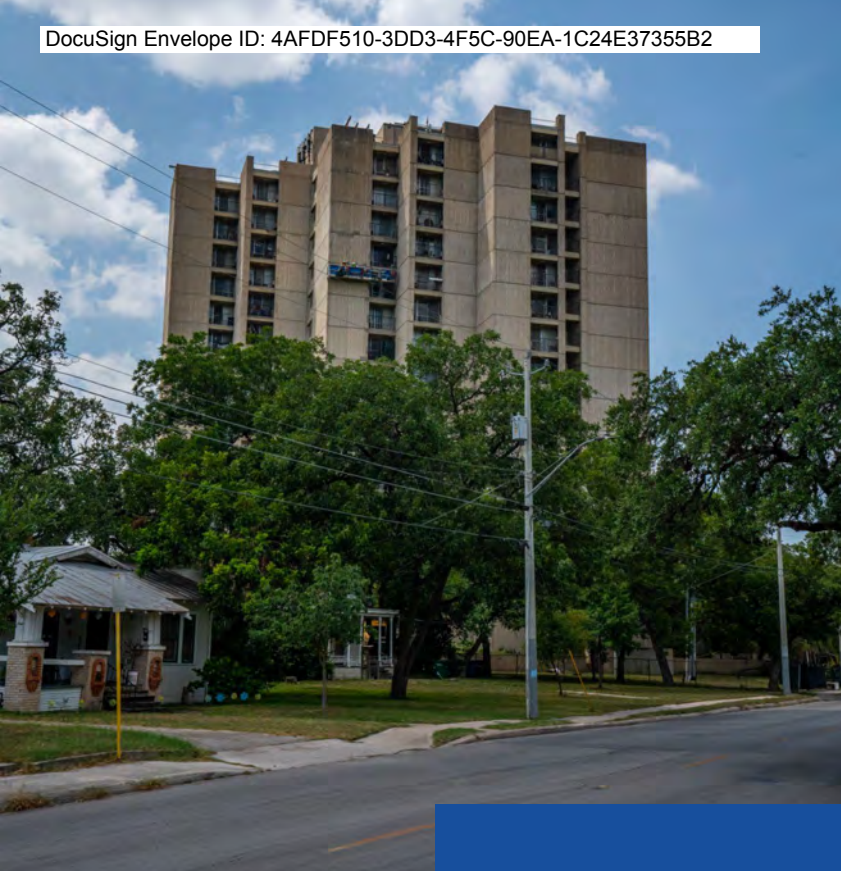
Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO



PARKVIEW MAP



Parkview

Elevator Modernization at Parkview Apartments

Procurement Process

Procurement Process

Solicitation 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.

Opportunity Home is currently a member of Omnia Partners, a nationwide cooperative program.

This cooperative awarded a contract for Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization to Otis Elevator Company that was effective October 1, 2019 to September 2024, with the option to renew for five additional one year periods through September 2029.

Staff is recommending a contract award to **Otis Elevator Company**. They have performed satisfactorily on all previously awarded contracts.

Procurement Process

Financial Impact

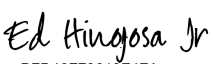
The current award recommendation for elevator modernization at Parkview Apartments is not expected to exceed an amount of **\$1,200,479**.

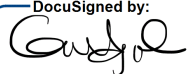
Award includes the following:

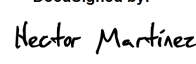
- Full elevator modernization for both elevators
- Estimated time for completion is 126 days

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6329, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MODERNIZATION AT FAIR AVENUE APARTMENTS TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$1,077,982

DocuSigned by:

 D7D46F73643C4FA...
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 23FA86FCE5954A7...
George Ayala
 Director of Procurement

DocuSigned by:

 ABBB9B06757A4D5...
Hector Martinez
 Director of Construction
 Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6329, authorizing the award of a contract for elevator modernization at Fair Avenue Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$1,077,982.

SUMMARY:

Fair Avenue Apartments, built in 1971, is a Senior/Disabled, eleven-story high-rise community located on the south side of San Antonio. This community comprises 216 units, including 130 efficiencies, 85 one-bedroom units, and one three-bedroom unit; eleven of the units at this development are ADA accessible.

The elevators at Fair Avenue Apartments are over 50 years in service and received upgrades in 2011 to the elevator controllers, and in 2021 received vandalism control and floor button replacements, and have exceeded their effective life. The average lifespan of an elevator is about 20 to 25 years, at which time modernizing the elevators is recommended, as obsolescence of elevator equipment may pose a safety hazard, including malfunctioning components.

Staff is requesting your approval for Otis Elevator Company to perform full elevator modernizations for both elevators at this development. The modernization of the elevator systems, doors, and cabs will provide several benefits, including safety and fire protection improvements, and improved reliability of the systems for moving clients up and down the building. The estimated time for completion of this project is 126 days. One elevator will remain in service at all times.

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

Opportunity Home San Antonio**February 22, 2023**

where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

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

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

COMPANY PROFILE:

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

PRIOR AWARDS:

Otis Elevator Company is currently under contract with Opportunity Home for monthly elevator maintenance and repair service and elevator emergency response and repair services and has recently received an award for elevator modernization at Villa Tranchese Apartments and is also being recommended for a contract award for elevator modernization at Parkview Apartments. They were previously awarded a contract for pre-maintenance services. They have performed satisfactorily under all awards.

CONTRACT OVERSIGHT:

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

STRATEGIC OUTCOME:

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

Opportunity Home San Antonio

February 22, 2023

ATTACHMENTS:

Resolution 6329

Presentation

Procurement Process

**Opportunity Home San Antonio
Resolution 6329**

RESOLUTION 6329, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MODERNIZATION AT FAIR AVENUE APARTMENTS TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$1,077,982

WHEREAS, Opportunity Home requests the services of a contractor to perform a full elevator modernization for both elevators at Fair Avenue Apartments; 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. 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 24, 2019, the University of California, as the Principal Procurement Agency, issued RFP #000289-APR2018, to establish national cooperative contracts for Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization that closed on June 3, 2019. The University of California, through OMNIA Partners, Public Sector awarded several contracts, one of which was to Otis Elevator Company (Contract #2019001563) that was effective October 1, 2019. The contract has an Initial five (5) year term from October 1, 2019 through September 30, 2024, with the option to renew for five (5) additional one (1) year periods through September 30, 2029; and

WHEREAS, staff are requesting approval to award a contract to Otis Elevator through Omnia Partners, Public Sector to perform full elevator modernizations for both elevators at Fair Avenue Apartments.

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

- 1) Approves Resolution 6329, authorizing the award of a contract for elevator modernization at Fair Avenue Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$1,077,982.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of March 2023.

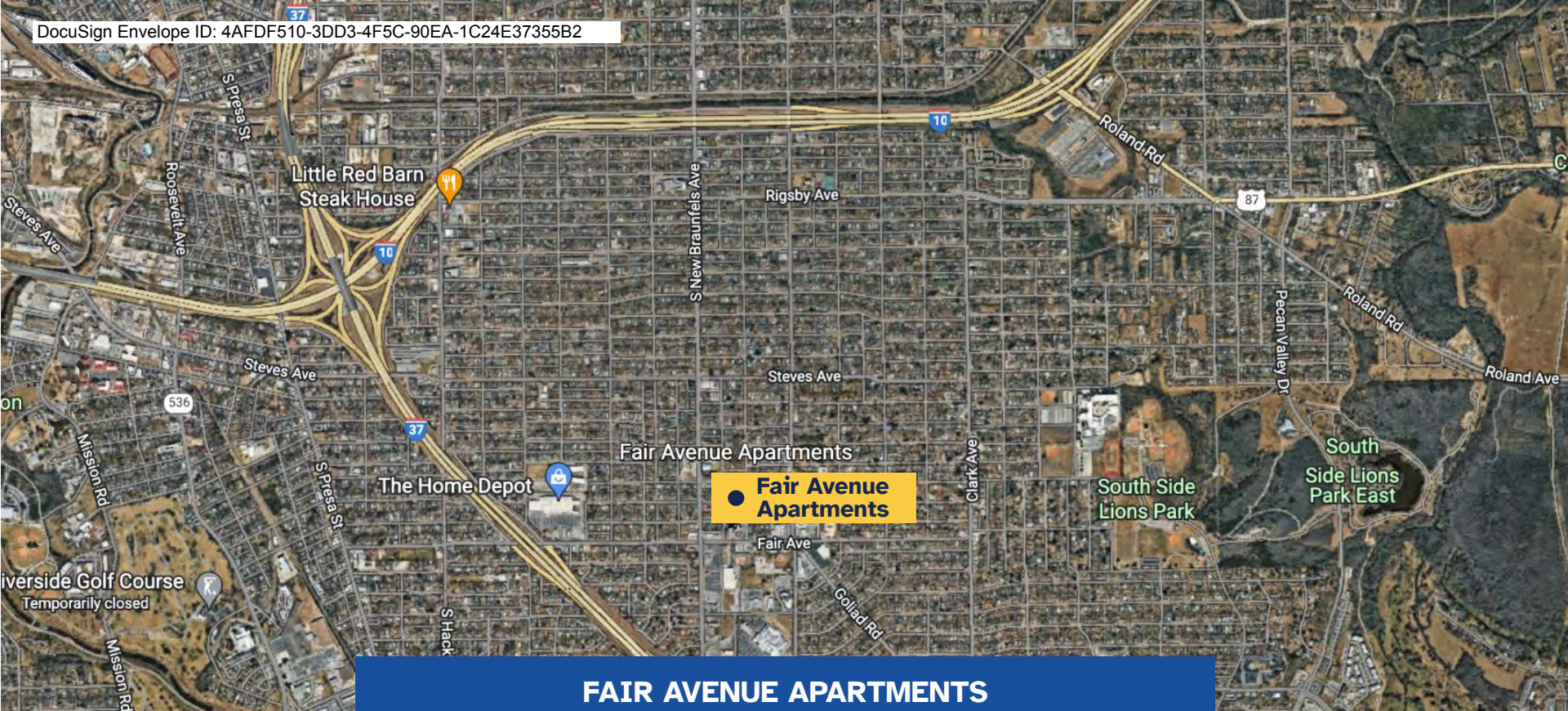
Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

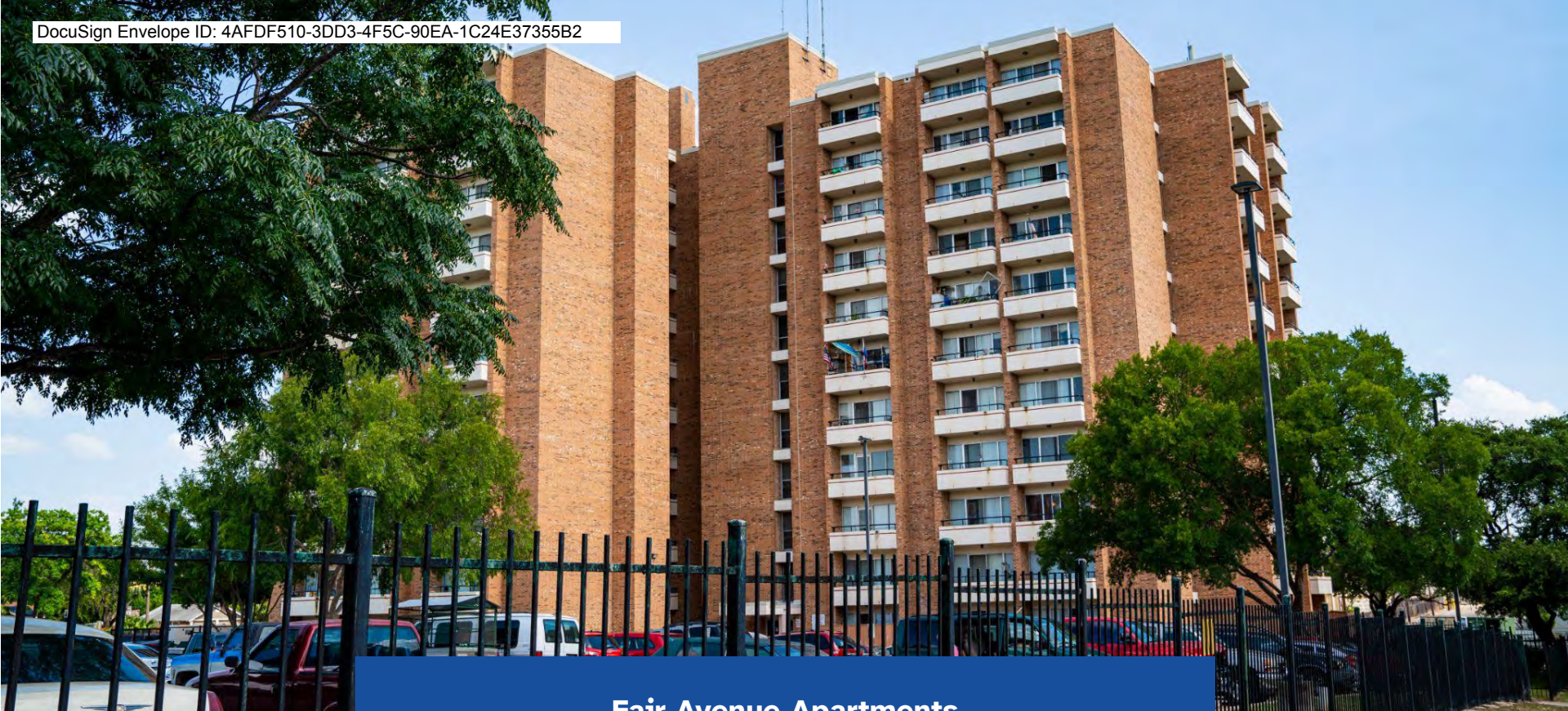
President and CEO



FAIR AVENUE APARTMENTS
AERIAL MAP



FAIR AVENUE APARTMENTS AERIAL MAP



Fair Avenue Apartments

Elevator Modernization at Fair Avenue Apartments

Procurement Process

Procurement Process

Solicitation 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.

Opportunity Home is currently a member of Omnia Partners, a nationwide cooperative program.

This cooperative awarded a contract for Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization to Otis Elevator Company that was effective October 1, 2019 to September 2024, with the option to renew for five additional one year periods through September 2029.

Staff is recommending a contract award to **Otis Elevator Company**. They have performed satisfactorily on all previously awarded contracts.

Procurement Process

Financial Impact


The current award recommendation for elevator modernization at Fair Avenue Apartments is not expected to exceed an amount of **\$1,077,982**.

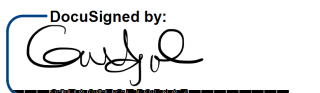
Award includes the following:

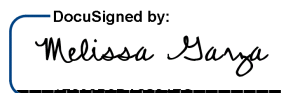
- Full elevator modernization for both elevators
- Estimated time for completion is 126 days

BOARD OF COMMISSIONERS
Operations and Real Estate Committee

RESOLUTION 6330, AUTHORIZING THE AWARD OF CONTRACTS FOR MAKE READY SERVICES FOR BEACON COMMUNITIES TO A&S LANDSCAPING (HABE, VBE), EA CONTRACTOR (HABE), H1 CONTRACTING (ESBE, HABE, MB, SBE, WBE), AND R&J MUNIZ REMODELING (HABE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

DocuSigned by:

 D7B40F73013F4FA...
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 23FA60FCE9934A7...
George Ayala
 Director of Procurement

DocuSigned by:

 1F680B3DA2204EC...
Melissa Garza
 Director of Beacon Communities

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6330, authorizing the award of contracts for make ready services for Beacon Communities to A&S Landscaping (HABE, VBE), EA Contractor (HABE), H1 Contracting (ESBE, HABE, MB, SBE, WBE), and R&J Muniz Remodeling (HABE, WBE) for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one year terms.

SUMMARY:

In order to prepare vacant units for tenant move-in, Beacon Communities requires the services of contractors to provide unit make ready services that includes, but is not limited to, cleaning, interior and exterior painting, minor repairs, and trash outs. Currently, the Department is having to obtain quotes for all unit make ready services required within its portfolio. They are trending an average of 120 days from unit vacancy until the unit is ready for tenant move in. This award will require contractors to complete the unit make ready within 3 days of the project being assigned and supplies being provided by Beacon.

On December 22, 2022, Opportunity Home issued IFB #2212-5363 for Make Ready Services for Beacon Communities, which closed on January 19, 2023. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 245 vendors. A total of 6 bids were received in response to the solicitation: A&S Landscaping Services (HABE, VBE), Antu E/R Enterprise LLC (ESBE, HABE, MBE, SBE, WBE), EA Contractor LLC (HABE), H1 Contracting LLC (ESBE, HABE, MBE, SBE), K&T Services (AABE, WBE), and R&J Muniz Remodeling (HABE, WBE). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, including past performance; quality of the goods or services; extent to which the goods or services meet Opportunity Home's needs; total long term cost; and any relevant criteria contained within the solicitation document. Based on the above, we are recommending contract awards to the four lowest cost qualified bidders.

COMPANY PROFILES:

A&S Landscaping Services was founded in 1992 and is headquartered in San Antonio, Texas.

Opportunity Home San Antonio**February 22, 2023**

This vendor self-certifies as a HABE, VBE. They provide services to include lawn maintenance, tree trimming and planting, installation of flower beds, laying down sod, fertilizer, remodeling, drywall, texture, painting, carpentry, installation of floor tile, re-installation of cabinets, countertops, faucets and commode. Their client list includes, but is not limited to: Fort Sam Houston Family Housing, Sacred Heart Villa Apartments, and Poteet Independent School District.

EA Contractor was established in 2006 and is headquartered in San Antonio, Texas, with a field office location also in San Antonio. This vendor self certifies as a HABE. They provide interior and exterior services to include, but not limited to, cabinetry, carpentry, concrete, cleaning, demolition, drywall, electrical, fencing, flooring, landscaping, leak repair, make-ready, masonry, painting, plumbing, resurfacing, remove and replace bathtubs and shower pans, roofing, and welding. Their client list includes, but is not limited to: GM Construction Co., H1 Contracting, MH Contracting, LLC, Otima Investments, LLC, and Westland Real Estate Group.

H1 Contracting LLC was established in 2018 and is headquartered in San Antonio, Texas. This vendor has been certified as a ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency. They specialize in remodeling and finish out projects. Their client list includes, but is not limited to, Aurora Breast Cancer Center, CentroMed, Edwards Aquifer Authority, Geekdom, Landmark Cancer Center, Olivia Grace Bridal, Oncology San Antonio, Social Health and Research Center, South Alamo Medical Group, South Texas Center for Pediatric Care, VIA Metropolitan Transit, and Vida Mia Mexican Cuisine.

R&J Muniz was founded in 2012 and is headquartered in San Antonio, Texas. They self-certify as a HABE, WBE. This vendor specializes in drywall, sheetrock, painting and finishing, flooring, roofing and siding, tile and trim, windows and doors, cabinets and appliance installation, and handicap accessibility projects. Their client list includes Ray M, Autrey, Reyes Lozano, First City Realtors Real Property Management Services, and Union Stock Yards.

PRIOR AWARDS:

A&S Landscaping is currently under contract with Opportunity Home to provide mowing and grounds maintenance services for both Beacon Communities and Public Housing, tree trimming and maintenance services, unit make ready services for Public Housing, and painting services for Beacon Communities. Additionally, they have received various awards for micro and small purchases. They have performed satisfactorily under all awarded contracts.

EA Contractor is currently under contract with Opportunity Home to provide Resurfacing and Welding Services and they were recently awarded a contract to remove and replace bathtubs and shower pans. They have received prior awards from the organization for: removal and repair of fencing at Villa de Valencia, repair of Woodhill Apartment #2101-1, nursing room at Central Office, and various awards for micro and small purchases. They have performed satisfactorily under the awarded contracts.

H1 Contracting LLC has received no prior awards from Opportunity Home.

R & J Muniz Remodeling has received a prior award from Opportunity Home for unit make ready services for public housing along with various awards for micro and small purchases. They have performed satisfactorily under all awarded contracts.

Opportunity Home San Antonio

February 22, 2023

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.

Opportunity Home residents feel safe.

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

CONTRACT OVERSIGHT:

Contract oversight will be provided by Melissa Garza, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance.

ATTACHMENTS:

Resolution 6330

Bid Tabulation

Advertisement List

Procurement Process

**Opportunity Home San Antonio
Resolution 6330**

RESOLUTION 6330, AUTHORIZING THE AWARD OF CONTRACTS FOR MAKE READY SERVICES FOR BEACON COMMUNITIES TO A&S LANDSCAPING (HABE, VBE), EA CONTRACTOR (HABE), H1 CONTRACTING (ESBE, HABE, MB, SBE, WBE), AND R&J MUNIZ REMODELING (HABE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, on December 22, 2022, Opportunity Home issued IFB #2212-5363 for Make Ready Services for Beacon Communities, which closed on January 19, 2023; and

WHEREAS, a total of 6 bids were received in response to the solicitation language; and

WHEREAS, staff are recommending contract awards to A&S Landscaping (HABE, VBE), EA Contractor (HABE), H1 Contracting (ESBE, HABE, MB, SBE, WBE), and R&J Muniz Remodeling (HABE, WBE). They are the four lowest priced qualified bidders.

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

- 1) Approves Resolution 6330, authorizing the award of contracts for make ready services for Beacon Communities to A&S Landscaping (HABE, VBE), EA Contractor (HABE), H1 Contracting (ESBE, HABE, MB, SBE, WBE), and R&J Muniz Remodeling (HABE, WBE) for an annual cumulative amount not to exceed \$3,000,000; 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 March 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Opportunity Home San Antonio

IFB# 2212-5363 Make Ready for Beacon

Price Comparison

	A & S Landscaping Services	Antu E/R Enterprise LLC	EA CONTRACTOR LLC	H1 Contracting LLC	K&T Services	R & J Muñiz Remodeling
Cleaning Services	\$800.00	\$450.00	\$780.00	\$750.00	\$520.00	\$1,180.00
Painting (<8 ft)	\$1,350.00	\$2,750.00	\$950.00	\$990.00	\$1,930.00	\$1,490.00
Painting (>8 ft)	\$1,500.00	\$2,750.00	\$1,250.00	\$1,290.00	\$2,960.00	\$2,000.00
Crown Moulding	\$125.00	\$175.00	\$100.00	\$125.00	\$700.00	\$225.00
Trashout	\$1,000.00	\$510.30	\$750.00	\$800.00	\$420.00	\$1,250.00
	\$4,775.00	\$6,635.30	\$3,830.00	\$3,955.00	\$6,530.00	\$6,145.00
Item 4 - Doors	\$1,528.00	\$2,930.00	\$941.25	\$974.00	\$3,347.50	\$1,266
Item 5- Door Components	\$173.00	\$1,125.00	\$128.50	\$122.00	\$465.50	\$124.00
Item 6- Windows	\$172.00	\$950.00	\$112.00	\$134.00	\$454.25	\$162.40
Item 7- Walls & Patches	\$289.00	\$254.00	\$333.30	\$311.50	\$1,372.85	\$309.18
Item 8- Texture	\$33.00	\$392.00	\$29.25	\$31.50	\$70.84	\$29.45
Item 9- Electrical Fixtures	\$189.00	\$600.00	\$186.00	\$185.00	\$644.00	\$121.50
Item 10- Detectors	\$63.00	\$130.00	\$38.00	\$40.00	\$115.50	\$18.00
Item 11- Plumbing	\$1,159.00	\$4,190.00	\$1,039.00	\$1,134.50	\$3,213.00	\$885.09
Item 12- Thermostat	\$35.00	\$150.00	\$30.00	\$35.00	\$98.50	\$20.00
Item 13- HVAC	\$72.00	\$180.50	\$50.50	\$58.00	\$125.75	\$63.75
Item 14- Cabinets/Counters	\$359.00	\$1,784.50	\$373.75	\$394.00	\$1,180.75	\$346.35
Item 15-Fencing/Closets	\$260.00	\$1,220.25	\$146.00	\$149.00	\$325.60	\$306.00
	\$4,332.00	\$13,906.25	\$3,407.55	\$3,568.50	\$11,414.04	\$3,651.97
Totals	\$9,107.00	\$20,541.55	\$7,237.55	\$7,523.50	\$17,944.04	\$9,796.97



Advertisement List

2212-5363 Make Ready Services for Beacon Communities

#	Email Address or Domain Name	Date Invited
1	800link@tcommunities.com	Dec 22nd 2022, 5:30 PM CST
2	accuaire000@accuaireonline.com	Dec 22nd 2022, 5:30 PM CST
3	adan@arivacontracting.com	Dec 22nd 2022, 5:30 PM CST
4	adeoliveira@goodwillsa.org	Dec 22nd 2022, 5:30 PM CST
5	admin@hcadesa.org	Dec 22nd 2022, 5:30 PM CST
6	admin@sawomenschamber.org	Dec 22nd 2022, 5:30 PM CST
7	admiralcommelectric@gmail.com	Dec 22nd 2022, 5:30 PM CST
8	adriananavarro3@hotmail.com	Dec 22nd 2022, 5:30 PM CST
9	affordablewindowwash@gmail.com	Dec 22nd 2022, 5:30 PM CST
10	aflores@air-streamservices.com	Dec 22nd 2022, 5:30 PM CST
11	agenthook@gmail.com	Dec 22nd 2022, 5:30 PM CST
12	agriffin@randcc.com	Dec 22nd 2022, 5:30 PM CST
13	al@southsa.org	Dec 22nd 2022, 5:30 PM CST
14	alc@fcabuild.com	Dec 22nd 2022, 5:30 PM CST
15	alerybm@outlook.com	Dec 22nd 2022, 5:30 PM CST
16	alexdelcampo@mdcpainting.com	Dec 22nd 2022, 5:30 PM CST
17	alfonso@rhinohomesvc.com	Dec 22nd 2022, 5:30 PM CST
18	alisonm@tfsccompany.com	Dec 22nd 2022, 5:30 PM CST
19	amlee@fastenal.com	Dec 22nd 2022, 5:30 PM CST
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21	anitakegley44@gmail.com	Dec 22nd 2022, 5:30 PM CST
22	anne@acectx.org	Dec 22nd 2022, 5:30 PM CST
23	aquintero2008@hotmail.com	Dec 22nd 2022, 5:30 PM CST
24	asharlingen@aol.com	Dec 22nd 2022, 5:30 PM CST
25	ashley.byrd@dswhomes.com	Dec 22nd 2022, 5:30 PM CST
26	berthae1960@gmail.com	Dec 22nd 2022, 5:30 PM CST
27	bethacontreras@gmail.com	Dec 22nd 2022, 5:30 PM CST
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31	briannad@sahcc.org	Dec 22nd 2022, 5:30 PM CST
32	britanie@bitservicesinc.com	Dec 22nd 2022, 5:30 PM CST
33	bruce@abconstructionrestoration.com	Dec 22nd 2022, 5:30 PM CST
34	candjpainting94@gmail.com	Dec 22nd 2022, 5:30 PM CST
35	cbch@countryboycool.in.com	Dec 22nd 2022, 5:30 PM CST
36	ccates@olshanfoundation.com	Dec 22nd 2022, 5:30 PM CST
37	cherish.smith@rac.com	Dec 22nd 2022, 5:30 PM CST

38	chris@cdmtek.com	Dec 22nd 2022, 5:30 PM CST
39	chris@taskbuilding.com	Dec 22nd 2022, 5:30 PM CST
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42	cobosdc2cal@yahoo.com	Dec 22nd 2022, 5:30 PM CST
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51	Cynlutz@icloud.com	Dec 22nd 2022, 5:30 PM CST
52	Darren_Friesenhahn@homedepot.com	Dec 22nd 2022, 5:30 PM CST
53	dave@hcadesa.org	Dec 22nd 2022, 5:30 PM CST
54	DGiammarino@constructionjournal.com	Dec 22nd 2022, 5:30 PM CST
55	dominicp@whiteconst.com	Dec 22nd 2022, 5:30 PM CST
56	dpconstructiontx@outlook.com	Dec 22nd 2022, 5:30 PM CST
57	dpetersen@sachamber.org	Dec 22nd 2022, 5:30 PM CST
58	driananavarro3@hotmail.com	Dec 22nd 2022, 5:30 PM CST
59	Ed@h2interiorsllc.com	Dec 22nd 2022, 5:30 PM CST
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61	educationsales@sodexo.com	Dec 22nd 2022, 5:30 PM CST
62	elizabeth@arsllctx.com	Dec 22nd 2022, 5:30 PM CST
63	elva.adams@wellsfargo.com	Dec 22nd 2022, 5:30 PM CST
64	enrique@mtsconstructor.com	Dec 22nd 2022, 5:30 PM CST
65	estimating@mwmorrissey.com	Dec 22nd 2022, 5:30 PM CST
66	estimating@tejaspremierbc.com	Dec 22nd 2022, 5:30 PM CST
67	eurias@earlyriser-maintenance.com	Dec 22nd 2022, 5:30 PM CST
68	exdir@hcadesa.org	Dec 22nd 2022, 5:30 PM CST
69	faircontractingcoalitioninfo@gmail.com	Dec 22nd 2022, 5:30 PM CST
70	femlix@gmail.com	Dec 22nd 2022, 5:30 PM CST
71	fivestarindustries@hotmail.com	Dec 22nd 2022, 5:30 PM CST
72	fizza@atmossolutionsinc.com	Dec 22nd 2022, 5:30 PM CST
73	flipperrfm@yahoo.com	Dec 22nd 2022, 5:30 PM CST
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76	GBMR.REPAIRS@YAHOO.COM	Dec 22nd 2022, 5:30 PM CST
77	glinn@whiteconstructioncompany.com	Dec 22nd 2022, 5:30 PM CST
78	gustavo.trevino17@gmail.com	Jan 5th 2023, 9:56 AM CST
79	Harrellhydrowash@gmail.com	Dec 22nd 2022, 5:30 PM CST
80	hector@hegarciacpa.com	Dec 22nd 2022, 5:30 PM CST
81	Heidi@phcc-sanantonio.org	Dec 22nd 2022, 5:30 PM CST

82	hello@accuracal.com	Dec 22nd 2022, 5:30 PM CST
83	henry.tijerina.jr@gmail.com	Dec 22nd 2022, 5:30 PM CST
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85	houstonroofdoctors@gmail.com	Dec 22nd 2022, 5:30 PM CST
86	hugo@plentyconstructions.com	Dec 22nd 2022, 5:30 PM CST
87	hwhorton925@gmail.com	Dec 22nd 2022, 5:30 PM CST
88	info@alamocitychamber.org	Dec 22nd 2022, 5:30 PM CST
89	info@askiprocurements.com	Dec 22nd 2022, 5:30 PM CST
90	info@rightguysconstructiontx.com	Dec 22nd 2022, 5:30 PM CST
91	info@sharedhousing.org	Dec 22nd 2022, 5:30 PM CST
92	info@superiorcommercialclean.com	Dec 22nd 2022, 5:30 PM CST
93	info@triniconstructionbuilder.com	Dec 22nd 2022, 5:30 PM CST
94	info@westsachamber.org	Dec 22nd 2022, 5:30 PM CST
95	integrated02@aol.com	Dec 22nd 2022, 5:30 PM CST
96	ivy@jstotalservice.com	Dec 22nd 2022, 5:30 PM CST
97	Jacqueline.Jackson@utsa.edu	Dec 22nd 2022, 5:30 PM CST
98	jamison@g2contractors.com	Dec 22nd 2022, 5:30 PM CST
99	Jan@AllbriteConstruction.com	Dec 22nd 2022, 5:30 PM CST
100	jarmstrong@bohcdc.com	Dec 22nd 2022, 5:30 PM CST
101	jay@jm-engineer.com	Dec 22nd 2022, 5:30 PM CST
102	jccrawford.63@gmail.com	Dec 22nd 2022, 5:30 PM CST
103	jcsandrsatx@gmail.com	Dec 22nd 2022, 5:30 PM CST
104	jdavis@basicsdv.com	Dec 22nd 2022, 5:30 PM CST
105	jeannette@virtualbx.com	Dec 22nd 2022, 5:30 PM CST
106	jennifer.mort@utsa.edu	Dec 22nd 2022, 5:30 PM CST
107	jennifer@asasanantonio.org	Dec 22nd 2022, 5:30 PM CST
108	jennifer@tspe.org	Dec 22nd 2022, 5:30 PM CST
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112	jmemartinez@maryenservices.com	Dec 22nd 2022, 5:30 PM CST
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114	joe.vela@velagroupinc.com	Dec 22nd 2022, 5:30 PM CST
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116	joe@vetcis.com	Dec 22nd 2022, 5:30 PM CST
117	joey@weplumbtoplease.com	Dec 22nd 2022, 5:30 PM CST
118	John@teconstructionspecialties.com	Dec 22nd 2022, 5:30 PM CST
119	jonesenterprises2014@mail.com	Dec 22nd 2022, 5:30 PM CST
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121	jrfelan@jsrincorporated.com	Dec 22nd 2022, 5:30 PM CST
122	jsellers@tlwallace.com	Dec 22nd 2022, 5:30 PM CST
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124	julie.ingram@icondiversified.com	Dec 22nd 2022, 5:30 PM CST
125	julie@westsachamber.org	Dec 22nd 2022, 5:30 PM CST

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130	kace@lift-texas.net	Dec 22nd 2022, 5:30 PM CST
131	kami.bendele@axisexteriorsolutions.com	Dec 22nd 2022, 5:30 PM CST
132	kandtservices22@gmail.com	Dec 22nd 2022, 5:30 PM CST
133	kevin@broomandcraft.com	Dec 22nd 2022, 5:30 PM CST
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136	ksutterfield@sabuilders.com	Dec 22nd 2022, 5:30 PM CST
137	landscapeas@yahoo.com	Dec 22nd 2022, 5:30 PM CST
138	laura@mmwtx.com	Dec 22nd 2022, 5:30 PM CST
139	leeshomeimp09@yahoo.com	Dec 22nd 2022, 5:30 PM CST
140	lenzyucs@swbell.net	Dec 22nd 2022, 5:30 PM CST
141	lily@mbwserv.com	Dec 22nd 2022, 5:30 PM CST
142	lily@qacsi.com	Dec 22nd 2022, 5:30 PM CST
143	lily@servproofrichardson.com	Dec 22nd 2022, 5:30 PM CST
144	lipcinc23@yahoo.com	Dec 22nd 2022, 5:30 PM CST
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224	snichols@kokosing.biz	Dec 22nd 2022, 5:30 PM CST
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226	steve@abcsouthtexas.org	Dec 22nd 2022, 5:30 PM CST
227	superiorlock1@gmail.com	Dec 22nd 2022, 5:30 PM CST
228	susanc@gcemechanical.com	Dec 22nd 2022, 5:30 PM CST
229	Suzanne@sabor.com	Dec 22nd 2022, 5:30 PM CST
230	temaria@proaustincleaning.com	Dec 22nd 2022, 5:30 PM CST
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234	tme1construction@gmail.com	Dec 22nd 2022, 5:30 PM CST
235	Tobiorundami@gmail.com	Dec 22nd 2022, 5:30 PM CST
236	tony@fsiconstruction.com	Dec 22nd 2022, 5:30 PM CST
237	treasureboxcreditanalysts@gmail.com	Dec 22nd 2022, 5:30 PM CST
238	trevinocont@live.com	Dec 22nd 2022, 5:30 PM CST
239	villagesell@optimum.net	Dec 22nd 2022, 5:30 PM CST
240	Vvazquezpainting@att.net	Dec 22nd 2022, 5:30 PM CST
241	waynefairley@p3elevation.com	Dec 22nd 2022, 5:30 PM CST
242	willielarryjr@icloud.com	Dec 22nd 2022, 5:30 PM CST
243	xtremepressureclean1@gmail.com	Dec 22nd 2022, 5:30 PM CST
244	ywkang@angelescontractor.com	Dec 22nd 2022, 5:30 PM CST
245	Zwahr3434@gmail.com	Dec 22nd 2022, 5:30 PM CST

Unit Make Ready for Beacon Communities

Procurement Process

Procurement Process

Solicitation Process

On December 22, 2022 Opportunity Home issued an “Invitation for Bids” (IFB) #2212-5363 for **Make Ready Services for Beacon Communities**, which closed on January 19, 2023.

IFB was published on multiple websites
Directly solicited to 254 vendors
Six responses were received

Evaluation criteria included:

- Purchase price
- Reputation of the bidder and their good or services, including past performance
- Quality of the goods or services
- Extent to which the goods or services meet Opportunity Home’s needs
- Total long term cost
- Any relevant criteria contained within the solicitation document

Staff are recommending contract awards to the four lowest cost, qualified bidders

Procurement Process

Financial Impact

The current award recommendation for make ready services for Beacon Communities is not expected to exceed an annual cumulative amount of **\$3,000,000**.

Award includes pricing for the following services:


- Cleaning
- Interior and Exterior Painting
- Minor Repairs
- Trash Outs

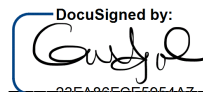
Make readys for Beacon Communities have cost \$1,296,366 for fiscal year 2021 – 2022 and \$1,309,539 for fiscal year 2020 – 2021

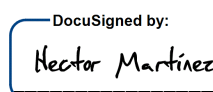
Beacon Communities currently has a total of 400 units that are in need of make-ready services. The estimated make-ready cost per unit has been \$4,250 per unit in the past or an estimated grand total of \$1,700,000 for the 400 units; however, **costs have increased**. In addition, the not to exceed amount will allow Opportunity Home to address make-ready requirements for any new properties brought into the Beacon portfolio.

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6331, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPLACEMENT AT ALAZAN APACHE ADMINISTRATION BUILDING TO GARLAND/DBS, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$605,477

DocuSigned by:

 07D46F73043F4FA...
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 28FA08F0C6054A7...
George Ayala
 Director of Procurement

DocuSigned by:

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Hector Martinez
 Director of Construction
 Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6331, authorizing the award of a contract for roof replacement at Alazan Apache Administration Building to Garland/DBS, Inc. through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$605,477.

SUMMARY:

Alazan-Apache Courts was originally built in 1939 and opened as the first Public Housing community 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.

Due to the age and condition of the roofs on the Alazan Administrative Building, Opportunity Home San Antonio requires the services of a qualified roofing contractor to provide comprehensive roof replacement at this building. This new roof will provide structural decking repairs on a unit-cost basis, along with a new, tapered, insulated roof assembly achieving an R Value of approximately R25, including a highly reflective, granular cap sheet, and will also provide improved rain runoff flow to a new commercial gutter and downspout system. The contract will also address the clay tile pitched roof areas with repairs and replacements to the decking and clay tiles as required.

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

On August 7, 2019, Racine County Wisconsin (lead agency for Omnia Partners) issued an Invitation for Bid #PW1925 for Roofing Supplies and Services, Waterproofing, and Related

Opportunity Home San Antonio**February 22, 2023**

Products and Services that closed on September 9, 2019. Garland/DBS, Inc. was awarded contract #PW1925 that was effective October 15, 2019, to October 14, 2024, with one additional 5-year term.

COMPANY PROFILE:

Garland/DBS, Inc. was founded in 1895 and is located in Cleveland, Ohio. They are a jointly-owned subsidiary of The Garland Company, Inc. and Design-Build Solutions, Inc., and are positioned throughout the United States, Canada, and the United Kingdom providing public agencies and nonprofits a comprehensive selection of roofing material solutions and support services. They provide roofing materials and full-service roof asset management for a wide spectrum of public and private sector roofing applications, including, but not limited to: single ply, modified bitumen, built-up roofing (BUR), low-slope standing seam metal, low-slope flat-seam metal, steep-slope standing seam metal, slate, concrete tile, asphalt shingle, and clay tile.

Garland/DBS, Inc, the general contractor for this project obtained three bids for the roof replacement at the Alazan Administration Building and will be utilizing Advantage USAA, Inc. as their subcontractor. They provided the lowest price to complete the project.

Advantage USAA, Inc. was established in 2000 and is headquartered in Spring Branch, Texas, with a field office location in Midland, Texas. They are a commercial roofing company specializing in flat roofs, coating, built-up/modified, TPO single-ply, metal, and Hyland.

PRIOR AWARDS:

Garland/DBS, Inc. has received prior awards from Opportunity Home for the following projects and performed satisfactorily under all awarded contracts: water leak repairs and sealing of exterior doors and windows at the Convent, reglaze 24 windows, reseal coping joints, clean and reseal brick coping, and repair roof drains at Opportunity Home's Central Office, roof and window replacement at Bella Claire Apartments, roof replacement at Cross Creek Apartments, roof repair and replacement at Escondida Apartments, roof replacement at Frank Hornsby Apartments, roof replacement at Francis Furey Apartments, roof replacement at Lincoln Heights Courts, roof and window replacement at Madonna Apartments, roof repair and replacement at Morris C Beldon Apartments, roof replacement at Tarry Towne Apartments, roof and HVAC replacement at Woodhill Apartments, and roof replacement at Cheryl West Apartments.

CONTRACT OVERSIGHT:

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

STRATEGIC OUTCOME:

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

ATTACHMENTS:

Resolution 6331
Location

Opportunity Home San Antonio

February 22, 2023

Procurement Process

**Opportunity Home San Antonio
Resolution 6331**

RESOLUTION 6331, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPLACEMENT AT ALAZAN APACHE ADMINISTRATION BUILDING TO GARLAND/DBS, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$605,477

WHEREAS, Opportunity Home requires the services of a qualified roofing contractor to provide a comprehensive roof replacement at the Alazan Apache Administration Building; 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. Opportunity Home is currently a member of Omnia Partners, a nationwide cooperative program and may utilize any contract awarded by this Agency; and

WHEREAS, on August 7, 2019, Racine County Wisconsin (lead agency for Omnia Partners) issued an Invitation for Bid #PW1925 for Roofing Supplies and Services, Waterproofing, and Related Products and Services that closed on September 9, 2019. Garland/DBS, Inc. was awarded contract #PW1925 that was effective October 15, 2019, to October 14, 2024, with one additional 5-year term; and

WHEREAS, staff are recommending a contract award to Garland/DBS Inc for the comprehensive roof replacement at the Alazan Apache Administration Building.

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

- 1) Approves Resolution 6331, authorizing the award of a contract for roof replacement at Alazan Apache Administration Building to Garland/DBS, Inc. through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$605,477.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

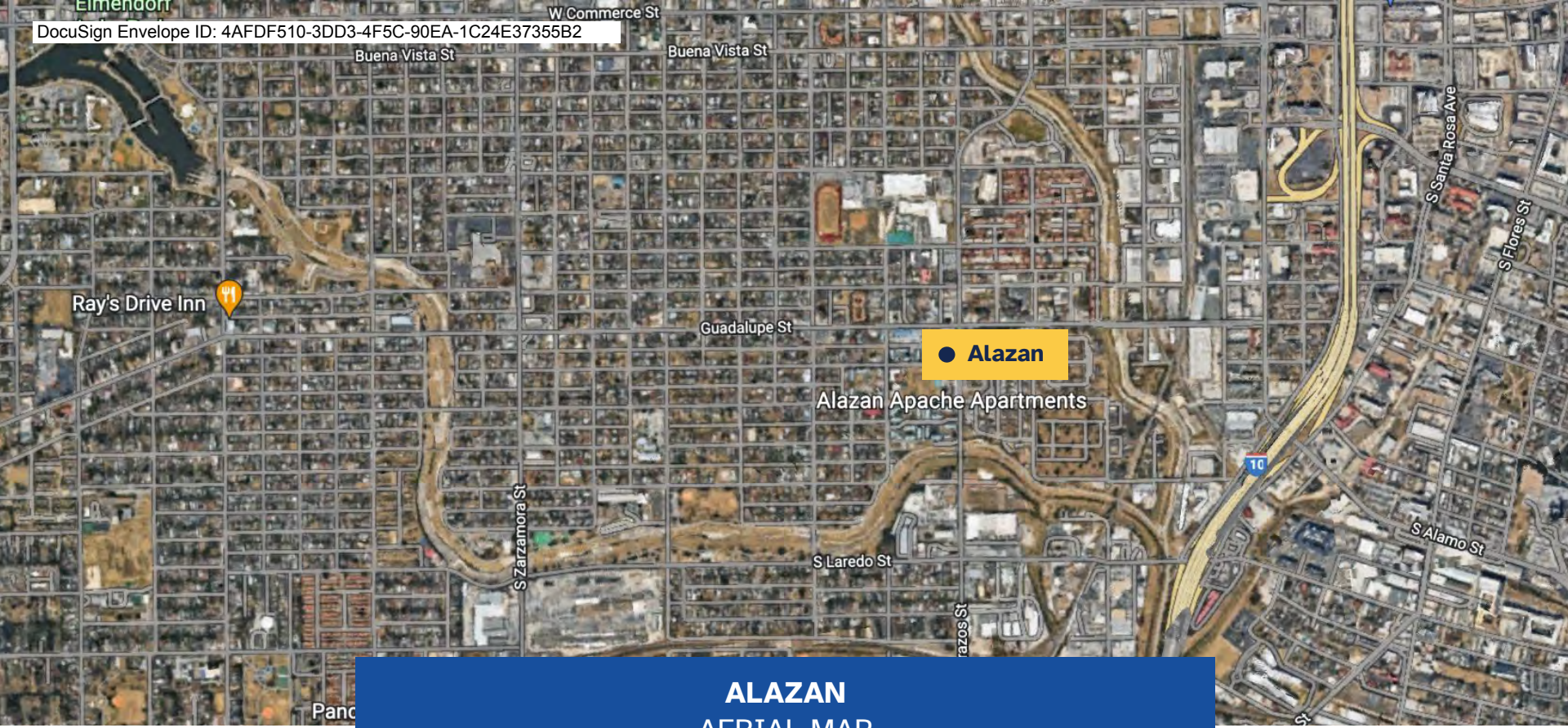
Passed and approved the 1st day of March 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO







Alazan Courts

Roof Replacement for Alazan Apache Administration Building

Procurement Process

Procurement Process

Solicitation 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.

Opportunity Home is currently a member of Omnia Partners, a nationwide cooperative program.

This cooperative awarded a contract for Roofing Supplies and Services, Waterproofing, and Related Services to Garland/DBS, Inc. that was effective October 15, 2019, to October 14, 2024, with one additional five year term.

Staff is recommending a contract award to **Garland/DBS, Inc.** They have performed satisfactorily on all previously awarded projects.

Procurement Process

Financial Impact


The current award recommendation for roof replacement at Alazan Apache Administration Building is not expected to exceed an amount of **\$605,477**.


Award includes the following:

- Structural decking repairs
- New tapered, insulated roof assembly
- New commercial gutter and downspout system
- Repair and/or replacement of clay tile
- The estimated time for completion is 90 days

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTIONS 6326 AND 23DEV-02-22, APPROVING SAN ANTONIO HOUSING FACILITY CORPORATION TO CONTINUE SERVING AS THE SOLE MEMBER OF THE GENERAL PARTNER FOR MIDCROWN PAVILION APARTMENTS AND AUTHORIZING THE SAN ANTONIO HOUSING DEVELOPMENT CORPORATION AND/OR ANY OTHER EXISTING OR TO-BE-FORMED COMPONENT ENTITY OF OPPORTUNITY HOME SAN ANTONIO THAT SHALL ACQUIRE USING MTW FUNDS THE CLASS B LIMITED PARTNERSHIP INTEREST, SPECIAL LIMITED PARTNERSHIP INTEREST FOR MIDCROWN PAVILION TO PURCHASE SUCH INTEREST AND ASSUME AND/OR REFINANCE THE EXISTING DEBT ON THE PROJECT; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 4D1BA70BBE804B3...
Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolutions 6326 and 23DEV-02-22, approving San Antonio Housing Facility Corporation to continue serving as the sole member of the general partner for Midcrown Pavilion Apartments and authorizing the San Antonio Housing Development Corporation and/or any other existing or to-be-formed component entity of opportunity Home San Antonio that shall acquire using MTW funds the Class B limited partnership interest, special limited partnership interest for Midcrown Pavilion to purchase such interest and assume and/or refinance the existing debt on the project; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith.

SUMMARY:

Midcrown Pavilion was developed with Alden Torch Financial as a 4% Tax Credit transaction. The development has exhausted the tax credit benefit and is now beyond the 15-year tax credit compliance period. Opportunity Home has been in discussions with Alden Torch about acquiring its ownership interests in the partnership now serving as the tenant of the property. Opportunity Home has a 12-month purchase option on Midcrown Pavilion, which is effective at the end of the initial 15-year tax credit compliance period, which occurred on December 31, 2022.

Alden Torch Financial, the ultimate sole member of both the existing Special Limited Partner and the Investor Limited Partner of Midcrowne Senior Pavilion, LP, has agreed to transfer their ownership interest in both the Special Limited Partner and the Investor Limited Partner for an aggregate purchase price of \$350,000. The project currently has approximately \$5,900,000 of existing debt that must be assumed and/or refinanced. Other than the purchase price and the

Opportunity Home San Antonio

February 22, 2023

existing debt, the transaction does not create any additional financial risk for Opportunity Home.

STRATEGIC OUTCOME:

Opportunity Home residents live in quality affordable housing.

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

ATTACHMENTS:

Resolution 6326

Resolution 23DEV-02-22

Presentation

**Opportunity Home San Antonio
Resolution 6326**

RESOLUTION 6326, APPROVING SAN ANTONIO HOUSING FACILITY CORPORATION TO CONTINUE SERVING AS THE SOLE MEMBER OF THE GENERAL PARTNER FOR MIDCROWN PAVILION APARTMENTS AND AUTHORIZING THE SAN ANTONIO HOUSING DEVELOPMENT CORPORATION AND/OR ANY OTHER EXISTING OR TO-BE-FORMED COMPONENT ENTITY OF OPPORTUNITY HOME SAN ANTONIO THAT SHALL ACQUIRE USING MTW FUNDS THE CLASS B LIMITED PARTNERSHIP INTEREST, SPECIAL LIMITED PARTNERSHIP INTEREST FOR MIDCROWN PAVILION TO PURCHASE SUCH INTEREST AND ASSUME AND/OR REFINANCE THE EXISTING DEBT ON THE PROJECT; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio (“Opportunity Home”), has approved and created the San Antonio Housing Development Corporation, a nonstock, nonprofit 501(c)(3) corporation (“SAHDC”); and

WHEREAS, Opportunity Home and the San Antonio Housing Facility Corporation (“SAHFC”) agreed to enter into a partnership with The Alden Torch Group (“Alden Torch”) for the construction, management, and ownership of the Midcrown Pavilion Apartments (the “Project”); and

WHEREAS, Alden Torch, Opportunity Home, SAHFC, and SAHDC desire for Opportunity Home or a component entity of Opportunity Home to acquire using MTW funds the partnership interest in the Project owned by Alden Torch and its various subsidiaries; and

WHEREAS, in exchange for the partnership interests in the Project owned by Alden Torch, Opportunity Home, SAHFC, SAHDC or an existing or to-be-formed component entity of Opportunity Home shall be obligated to pay \$350,000 using MTW funds; and

WHEREAS, the existing debt on the project is approximately \$5,900,000 and would need to either be assumed or refinanced by Opportunity Home, SAHFC, SAHDC, or an existing or to-be-formed component entity of Opportunity Home; and

WHEREAS, the Board of Commissioners (the “Board”) hereby authorizes SAHDC to negotiate and enter into any partnership documentation to effectuate the assumption and/or refinance of the debt on the project and the acquisition of partnership interests in the Project by Opportunity Home, SAHFC, SAHDC or an existing or to-be-formed component entity of Opportunity Home, including the creation of SAHDC subordinate entities; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of SAHDC and that the terms and

conditions of the partnership interests acquisitions and the above-described instruments, including without limitation the sales price and monetary consideration, are advisable.

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

- 1) The terms of the partnership interests acquisitions, and the President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer of the SAHDC are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by SAHDC) and deliver (or to accept, as the case may be), all documents and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the acquisition of the partnership interests, all upon the terms herein approved, and the executing officer is authorized to negotiate and approve such changes in the terms of each such instrument as such officer shall deem necessary or appropriate upon the advice of counsel to SAHDC, and approval of the terms of each such instrument by such officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 2) Approves Resolution 6326, approving San Antonio Housing Facility Corporation to continue serving as the sole member of the general partner for Midcrown Pavilion and authorizing the San Antonio Housing Development Corporation and/or any other existing or to-be-formed component entity of the Opportunity Home San Antonio that shall acquire using MTW funds the class B limited partnership interest, special limited partnership interest for Midcrown Pavilion to purchase such interest and assume and/or refinance the existing debt on the project; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith.
- 3) If any section, paragraph, clause, or provisions 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.
- 4) 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.
- 5) 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.
- 6) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

- 7) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of Opportunity Home San Antonio, San Antonio Housing Development Corporation, and/or San Antonio Housing Facility Corporation.

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

- 8) This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of March 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**San Antonio Housing Development Corporation
Resolution 23DEV-02-22**

RESOLUTION 23DEV-02-22, APPROVING SAN ANTONIO HOUSING FACILITY CORPORATION TO CONTINUE SERVING AS THE SOLE MEMBER OF THE GENERAL PARTNER FOR MIDCROWN PAVILION APARTMENTS AND AUTHORIZING THE SAN ANTONIO HOUSING DEVELOPMENT CORPORATION AND/OR ANY OTHER EXISTING OR TO-BE-FORMED COMPONENT ENTITY OF OPPORTUNITY HOME SAN ANTONIO THAT SHALL ACQUIRE USING MTW FUND THE CLASS B LIMITED PARTNERSHIP INTEREST, SPECIAL LIMITED PARTNERSHIP INTEREST FOR MIDCROWN PAVILION TO PURCHASE SUCH INTEREST AND ASSUME OR REFINANCE THE EXISTING DEBT ON THE PROJECT; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio (“Opportunity Home”), has approved and created the San Antonio Housing Development Corporation, a nonstock, nonprofit 501(c)(3) corporation (“SAHDC”); and

WHEREAS, Opportunity Home and the San Antonio Housing Facility Corporation (“SAHFC”) agreed to enter into a partnership with The Alden Torch Group (“Alden Torch”) for the construction, management, and ownership of the Midcrown Pavilion Apartments (the “Project”); and

WHEREAS, Alden Torch, Opportunity Home, SAHFC, and SAHDC desire for Opportunity Home or a component entity of Opportunity Home to acquire the partnership interest using MTW funds in the Project owned by Alden Torch and its various subsidiaries; and

WHEREAS, in exchange for the partnership interests in the Project owned by Alden Torch, Opportunity Home, SAHFC, SAHDC or an existing or to-be-formed component entity of Opportunity Home shall be obligated to pay \$350,000 using MTW funds; and

WHEREAS, the existing debt on the project is approximately \$5,900,000 and would need to either be assumed or refinanced by Opportunity Home, SAHFC, SAHDC, or an existing or to-be formed component entity of Opportunity Home; and

WHEREAS, the Board of Directors of SAHDC (the “Board”) hereby authorizes SAHDC to negotiate and enter into any partnership documentation to effectuate the acquisition of partnership interests in the Project by Opportunity Home, SAHFC, SAHDC or an existing or to-be-formed component entity of Opportunity Home, including the creation of SAHDC subordinate entities; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of SAHDC and that the terms and conditions of the partnership interests acquisitions and the above-described instruments, including without limitation the sales price and monetary consideration, are advisable.

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

- 1) The terms of the partnership interests acquisitions, and the President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer of the SAHDC are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by SAHDC) and deliver (or to accept, as the case may be), all documents and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the acquisition of the partnership interests, all upon the terms herein approved, and the executing officer is authorized to negotiate and approve such changes in the terms of each such instrument as such officer shall deem necessary or appropriate upon the advice of counsel to SAHDC, and approval of the terms of each such instrument by such officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 2) All action not inconsistent with provisions of this Resolution heretofore taken by this Board of Directors and the officers of SAHDC directed toward the acquisition of partnership interests in the Project and, if necessary, the substitution of SAHFC as the Key Principal for any non-recourse carve-outs on any permanent mortgages shall be and the same hereby is ratified, approved and confirmed, including the refinance of any such debt. The officers of this Board are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 3) If any section, paragraph, clause, or provisions 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.
- 4) 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.
- 5) 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.
- 6) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

- 7) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of Opportunity Home San Antonio, San Antonio Housing Development Corporation, and/or San Antonio Housing Facility Corporation.

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

- 8) This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of March 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
 Secretary/Treasurer

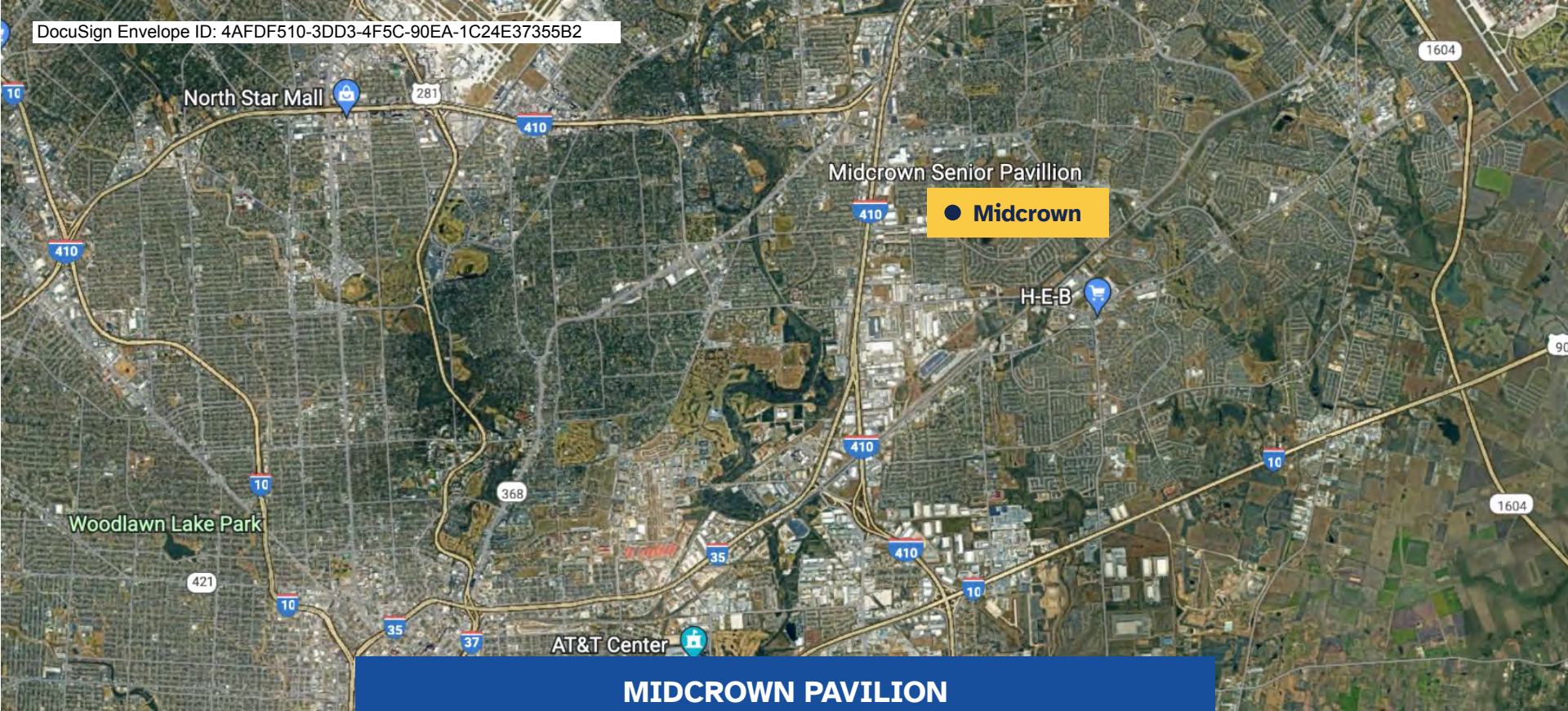
Midcrown Senior Pavilion

Timothy E. Alcott

Chief Legal and Real Estate Officer



MIDCROWN PAVILION



MIDCROWN PAVILION

5415 Midcrown Dr. | San Antonio, TX 78218

Regional Centers

PHASE 1 CENTERS

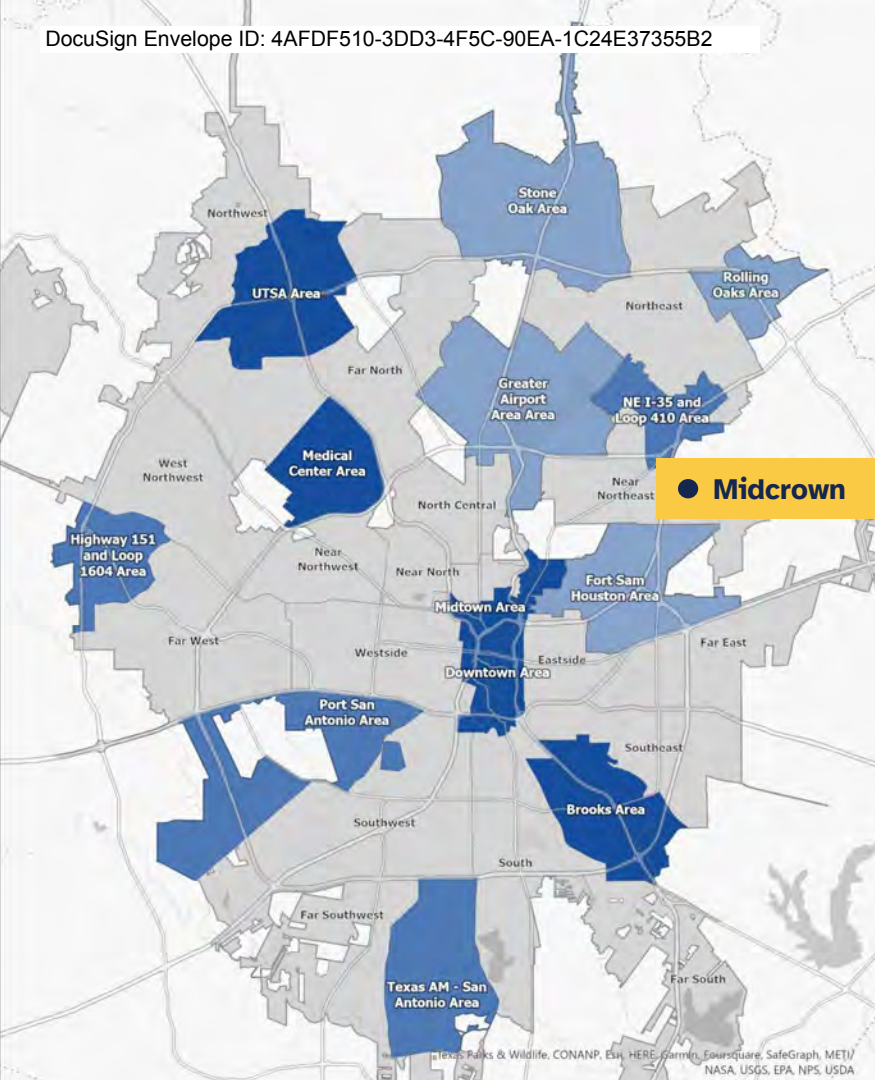
Downtown
Medical Center
UTSA
Midtown
Brooks

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



Overview



City Council District 2

North East ISD

Total Units: **196**


196 Units up to 60% AMI


39 Public Housing Units

4% Tax Credits

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTIONS 6324 AND 23FAC-02-22, AUTHORIZING, IN CONNECTION WITH THE PREVIOUSLY APPROVED FIESTA TRAILS 9% TAX CREDIT TRANSACTION, OPPORTUNITY HOME SAN ANTONIO TO LOAN \$500,000 OF MOVING TO WORK (MTW) FUNDS TO THE FIESTA TRAILS LTD., AS THE PARTNERSHIP OF THE FIESTA TRAILS TRANSACTION, AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

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Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolutions 6324 and 23FAC-02-22, authorizing, in connection with the previously approved Fiesta Trails 9% tax credit transaction, Opportunity Home San Antonio to loan \$500,000 of Moving to Work (MTW) funds to the Fiesta Trails Ltd., the partnership of the Fiesta Trails transaction, and other matters in connection therewith.

SUMMARY:

Fiesta Trails received final Board approval on December 7, 2022. The project will be an approximately 60-unit family development serving families who are at or below 60% of area median income. The property is located at 12485 W. Interstate 10, San Antonio, Texas. The new development will provide a mix of one-, two-, and three-bedroom units with appropriate design considerations and amenities.

Opportunity Home is an MTW agency. As part of its obligations as such an agency, it is credited for creating more affordable housing units and it must meet its baseline of having the same number of affordable housing units as when it became an MTW agency. For new units to be counted as affordable housing units, Opportunity Home must contribute financially toward the creation of those units. Originally, this project had no funds allocated to it. However, for Opportunity Home's benefit, the organization will contribute approximately \$500,000 to the project.

FINANCIAL IMPACT:

Opportunity Home San Antonio will contribute \$500,000 in the project as a loan. The loan amount will accrue interest at a rate of 5% per annum and will mature 15 years from the date of conversion from construction to permanent financing. The payments shall be subject to the available cash flow of the project. The principal balance and all accrued and unpaid interest shall be due and payable on or before the Maturity Date. The loan will be fully amortized over the 15-year term, and the payments will be adjusted to reflect any changes in the amortization schedule due to insufficient cash flow. The loan of MTW funds shall be contingent upon the

Opportunity Home San Antonio

February 22, 2023

closing of all other financing and equity sources for the Project as set forth in the sources and uses previously provided.

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 6324

Resolution 23FAC-02-22

**Opportunity Home San Antonio
Resolution 6324**

RESOLUTION 6324, AUTHORIZING, IN CONNECTION WITH THE PREVIOUSLY APPROVED FIESTA TRAILS 9% TAX CREDIT TRANSACTION, OPPORTUNITY HOME SAN ANTONIO TO LOAN \$500,000 OF MOVING TO WORK (MTW) FUNDS TO THE FIESTA TRAILS LTD., AS THE PARTNERSHIP OF THE FIESTA TRAILS TRANSACTION, AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

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

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

WHEREAS, the Partnership will require a construction loan in the approximate amount of \$10,475,000 and a permanent loan in the approximate amount of \$4,500,000, both expected to be provided to the Partnership by JPMorgan Chase Bank, N.A.; and

WHEREAS, Opportunity Home San Antonio has been asked to provide a loan of \$500,000 to the Partnership that shall be sourced from Moving to work (MTW) funds; and

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

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

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

- 1) Confirms that it supports the proposed Fiesta Trails located at 12485 W. Interstate 10 in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by Opportunity Home San Antonio.
- 2) Approves Resolution 6324, authorizing, in connection with the previously approved Fiesta Trails 9% tax credit transaction, Opportunity Home San Antonio to loan \$500,000 of Moving to Work (MTW) funds to Fiesta Trails Ltd., as the partnership of the Fiesta Trails transaction, and other matters in connection herewith.
- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of Opportunity Home San Antonio and/or San Antonio Housing Facility Corporation.

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

Passed and approved the 1st day of March 2023.

Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

**San Antonio Housing Facility Corporation
Resolution 23FAC-02-22**

RESOLUTION 23FAC-02-22, AUTHORIZING, IN CONNECTION WITH THE PREVIOUSLY APPROVED FIESTA TRAILS 9% TAX CREDIT TRANSACTION, OPPORTUNITY HOME SAN ANTONIO TO LOAN \$500,000 OF MOVING TO WORK (MTW) FUNDS TO THE FIESTA TRAILS LTD., AS THE PARTNERSHIP OF THE FIESTA TRAILS TRANSACTION, AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

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

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

WHEREAS, the Partnership will require a construction loan in the approximate amount of \$10,475,000 and a permanent loan in the approximate amount of \$4,500,000, both expected to be provided to the Partnership by JPMorgan Chase Bank, N.A.; and

WHEREAS, Opportunity Home San Antonio has been asked to provide a loan of \$500,000 to the Partnership that shall be sourced from Moving to Work (MTW) funds; and

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

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

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

- 1) Confirms that it supports the proposed Fiesta Trails located at 12485 W. Interstate 10

in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Facility Corporation.

- 2) Approves Resolution 23FAC-02-22, authorizing, in connection with the previously approved Fiesta Trails 9% tax credit transaction, Opportunity Home San Antonio to loan up to \$500,000 of Moving to Work (MTW) funds to Fiesta Trails Ltd., as the partnership of the Fiesta Trails transaction, and other matters in connection herewith.
- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of Opportunity Home San Antonio and/or San Antonio Housing Facility Corporation.

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

Passed and approved the 1st day of March 2023.


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


Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTIONS 6325 AND 23FAC-02-23, APPROVING THE VISTA AT SILVER OAKS 9% LOW INCOME HOUSING TAX CREDIT PROJECT AND APPROVING AND AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION FOR SUCH TRANSACTION

DocuSigned by:

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

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Timothy E. Alcott
 Chief Legal and Real Estate Officer

SUBJECT:

Consideration and appropriate action regarding Resolutions 6325 and 23FAC-02-23, approving the Vista at Silver Oaks 9% low income housing tax credit project and approving and authorizing the San Antonio Housing Facility Corporation to approve the resolution for such transaction.

SUMMARY:

The Project is a 76-unit, 9% low-income housing tax credit project located at approximately the southern side of the intersection of Silver Oaks and Brazil Drive, San Antonio, Bexar County, Texas 78213. Of the 76 units, all will be 2- and 3-bedroom units to accommodate families, and there will be 8 total units reserved for tenants making 30% AMI or less, 22 total units reserved for tenants making 50% AMI or less, and 46 total units reserved for tenants making 60% or less AMI.

The Project is expected to cost approximately \$28,147,350. The Project does not have tax exempt bonds as this is not a requirement of the 9% LIHTC Program. The sources of funds are as follows: approximately \$17,998,200 in tax credit equity to be provided by PNC Bank's purchase of the tax credits; approximately \$19,500,000 in construction financing that will be reduced upon conversion to approximately \$5,900,000 in permanent financing from CommunityBank of Texas; approximately \$3,300,000 in a loan from the City of San Antonio from the proceeds of the Housing Bond, the award of which was authorized by the City Council in December 2022.

San Antonio Housing Facility Corporation (SAHFC) will be the general contractor for the Project to obtain a sales tax exemption. SAHFC will also own the land and lease it to the tax credit partnership.

Opportunity Home San Antonio has previously approved the Fiesta Trails 9% tax credit transaction and will receive a developer fee, cash flow, and a bargain purchase option. Opportunity Home San Antonio's developer fee will be paid over the closing, construction, and

Opportunity Home San Antonio

February 22, 2023

stabilization.

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 6325

Resolution 23FAC-02-23

Presentation

**Opportunity Home San Antonio
Resolution 6325**

RESOLUTION 6325, APPROVING THE VISTA AT SILVER OAKS 9% LOW INCOME HOUSING TAX CREDIT PROJECT AND APPROVING AND AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION FOR SUCH TRANSACTION

WHEREAS, one of the strategic goals of the Housing Authority of the City of San Antonio, Texas 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; and

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio (the “Board”) previously approved the inducement by the San Antonio Housing Facility Corporation (“SAHFC”) of the application by Vista at Silver Oaks, L.P., a Texas limited partnership (the “Partnership”), to acquire and construct an approximately 76-unit low-income housing tax credit facility (the “Housing Facility”) located at approximately the southern side of the intersection of Silver Oaks and Brazil Drive, San Antonio, Bexar County, Texas 78213 and to be known as Vista at Silver Oaks Apartments (the “Project”); and

WHEREAS, the Project has received an allocation of 9% low-income housing tax credits; and

WHEREAS, pursuant to 303.042 of the Texas Local Government Code, the Board must approve the Project; and

WHEREAS, pursuant to section 303.042(d) of the Texas Local Government Code, as amended, Opportunity Home San Antonio conducted a public hearing at the regular meeting of the Board on March 1, 2023, with respect to the Project; and

WHEREAS, at the request of the Partnership, SAHFC has agreed to (i) serve as the sole member of SAHA Silver Oaks GP, LLC, a Texas limited liability company (the “General Partner”), which shall serve as sole general partner of the Partnership in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease, and (iii) serve as the general contractor for the Project; and

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

WHEREAS, this Board has reviewed the foregoing and determined that the action herein

authorized is in furtherance of the public purposes of Opportunity Home San Antonio and SAHFC.

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

- 1) The Board hereby approves the Project.
- 2) The Board hereby approves Resolution 23FAC-02-23, authorizing the transactions for the Project and the participation of SAHFC, General Partner and any affiliates thereof in the Project.
- 3) The officers of Opportunity Home San Antonio and SAHFC, 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.
- 4) If any section, paragraph, clause, or provisions 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.
- 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.
- 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.
- 7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 8) This Resolution shall be in force and effect from and after its passage.

<u>Name of Commissioner/Officer</u>	<u>Title</u>
Dr. Ana M. "Cha" Guzman	Chair, Board of Commissioners
Gabriel Lopez	Vice Chair, Board of Commissioners
Gilbert Casillas	Commissioner
Dalia Flores Contreras	Commissioner
Loren Dantzler	Commissioner
Olga Kauffman	Commissioner
Ignacio Perez	Commissioner
Ed Hinojosa, Jr.	President and CEO
Diana Fiedler	Chief Financial Officer
Timothy E. Alcott	Chief Legal & Real Estate Officer

Muriel Rhoder
Brandee Perez
Michael Reyes
Richard Milk

Chief Administrative Officer
Chief Operating Officer
Public Affairs Officer
Planning Officer

Passed and approved the 1st day of March 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-02-23**

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 March 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-02-23, AUTHORIZING THE VISTA AT SILVER OAKS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF MEMBERSHIP INTEREST IN SAHA SILVER OAKS, GP, LLC, AND ITS ADMISSION AS THE GENERAL PARTNER OF VISTA AT SILVER OAKS, LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; 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 March 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-02-23**

RESOLUTION 23FAC-02-23, AUTHORIZING THE VISTA AT SILVER OAKS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF MEMBERSHIP INTEREST IN SAHA SILVER OAKS, GP, LLC, AND ITS ADMISSION AS THE GENERAL PARTNER OF VISTA AT SILVER OAKS, LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas 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 for persons of low income in the City of San Antonio; and

WHEREAS, Vista at Silver Oaks, L.P., a Texas limited partnership (the “Partnership”), and SAHA Silver Oaks GP, LLC, a Texas limited liability company and its sole general partner (the “General Partner”), have been formed to acquire and construct an approximately 76-unit low-income housing tax credit facility (the “Housing Facility”) located at approximately the southern side of the intersection of Silver Oaks and Brazil Drive, San Antonio, Bexar County, Texas 78213 and to be known as Vista at Silver Oaks Apartments (the “Project”); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation (“SAHFC”) has agreed to (i) serve as the sole member of the General Partner in connection with the financing of the Project (with an affiliate of the Developer (as hereinafter defined) acting as a special limited partner in the Partnership), (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the “Ground Lease”), and (iii) serve as the general contractor for the Project; and

WHEREAS, in connection with the financing for the Project, the Partnership will also enter into a transaction with CommunityBank of Texas, N.A for a construction and permanent loan (the “Loan”) in an aggregate amount of approximately \$19,500,000; and

WHEREAS, in connection with the execution of the Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to,

loan agreements, promissory notes, deeds of trust, environmental indemnity agreements, security agreements, pledge agreements and various other similarly named documents and ancillary agreements, assignments, documents and certificates relating to or required in connection with the Loan (collectively, the “Loan Documents”); and

WHEREAS, in order to provide additional funds for the construction of the Project, the Partnership may enter into one or more subordinate loan transactions, including, but not limited to, a loan of City of San Antonio Housing Bond funds from the City of San Antonio in the approximate amount of \$3,300,000 (the “City Loan”, and any other subordinate loan transactions, if applicable being referred to herein collectively as the “Subordinate Loan”); and

WHEREAS, in connection with the City Loan and or the Subordinate Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, program, development or loan agreements, promissory notes, deeds of trust, restrictive covenants, security agreements, pledge agreements, intercreditor and subordination agreements, and various other similarly named documents and ancillary agreements, assignments, documents and certificates relating to or required in connection with the City Loan (collectively, the “City Loan Documents”) or the Subordinate Loan (collectively, the “Subordinate Loan Documents”); and

WHEREAS, Vista at Silver Oaks Development, LLC or its affiliate (the “Developer”), on behalf of the Partnership, has applied for low-income housing tax credits (the “LIHTCs”) from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner and/or SAHFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (the “TDHCA Documents”); and

WHEREAS, the Partnership will contribute approximately \$17,998,200 of equity to the construction of the Project, which will be raised from the sale of the LIHTCs, which is anticipated to be made to PNC Bank, National Association or an affiliate thereof (the “Equity Financing”); and

WHEREAS, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Agreement of Limited Partnership or any such similarly named document, and any documents attached as exhibits thereto, and closing certificates (collectively, the “Equity Documents”); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction materials for the Project, SAHFC will serve as the general contractor for the Project (the “General Contractor”) and enter into any required construction contracts, subcontracts and ancillary documents, and various other similarly named documents (the “Construction Documents”); and

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

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Gabriel “Gabe” Lopez	Vice President and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Olga Kauffman	Director
Loren D. Dantzler	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Assistant Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Michael Reyes	Assistant Secretary/Treasurer
Richard Milk	Assistant Secretary/Treasurer

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 Partnership may construct the Project; and

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

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

Section 1. The Project, the various forms of financing contemplated for the Project, including, but not limited to, the Loan, the City Loan, the Subordinate Loan, the LIHTCs, and the Equity Financing and the terms of the Loan Documents, the City Loan Documents, the Subordinate Loan Documents, the TDHCA Documents, the Equity Documents, and the Construction Documents are hereby authorized and approved, when such documents are executed by the officers provided below.

Section 2. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, 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 Loan Documents, the City Loan Documents, the Subordinate Loan Documents, the TDHCA Documents, the Equity Documents and the Construction Documents, indemnity agreements and guaranties covering the Land or the Project, and all other documents relating to the Loan, the City Loan, the

Subordinate Loan, the LIHTCs, the Equity Financing and the Construction Documents to which the Partnership, the General Partner, and/or SAHFC is a party.

Section 3. The purchase of the Land, the Ground Lease, the acquisition of membership interest in the General Partner by SAHFC and General Partner's admission as the sole general partner of the Partnership, and the role of SAHFC as the General Contractor are each approved and the President, any Vice President, the Secretary/Treasurer, and any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such transactions.

Section 4. The President, any Vice President, the Secretary/Treasurer, and the Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, 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/Treasurer, any Assistant Secretary/Treasurer 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 5. The members and 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 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 hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board, 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 March 2023.

Ana M. "Cha" Guzman

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Silver Oaks

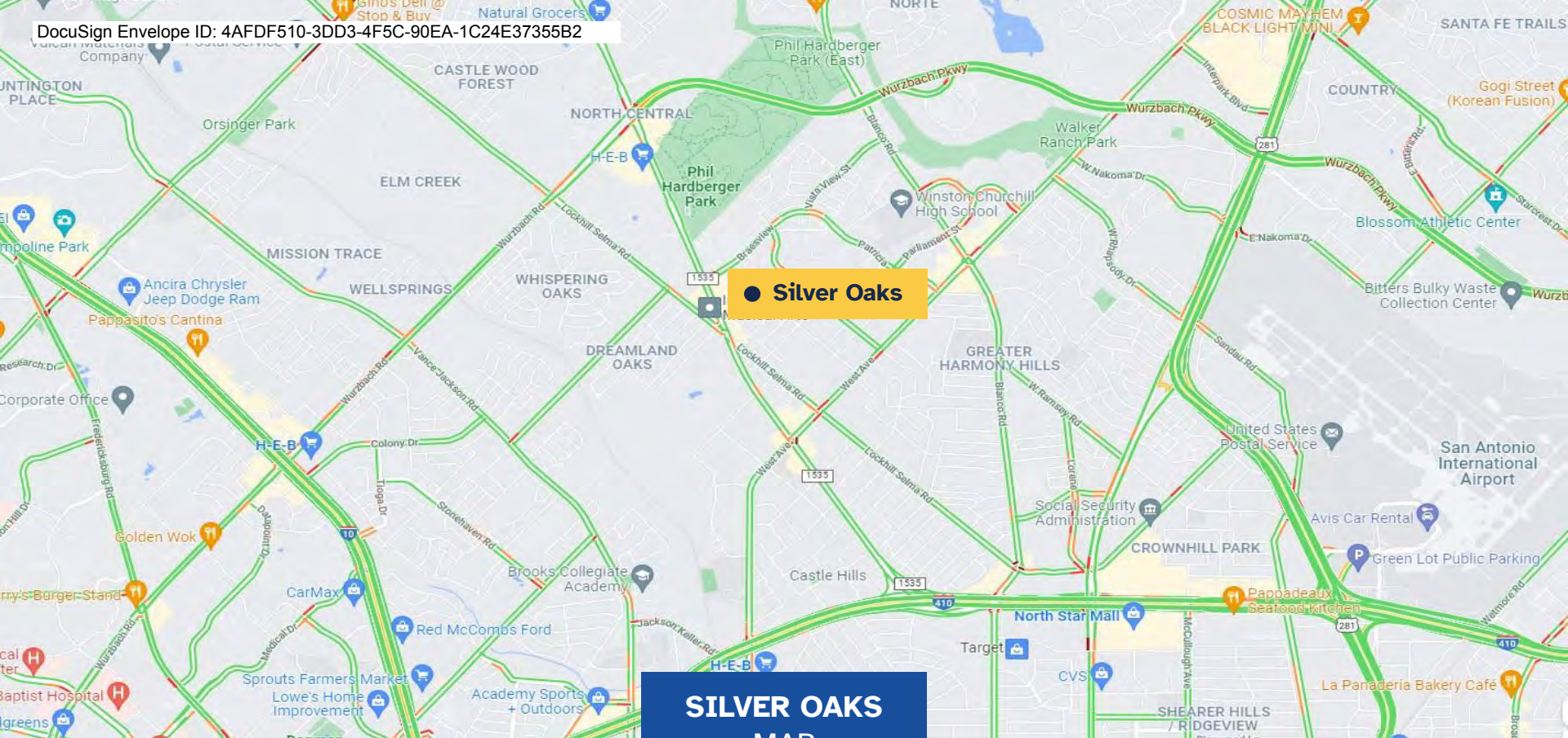
Timothy E. Alcott

Chief Legal and Real Estate Officer

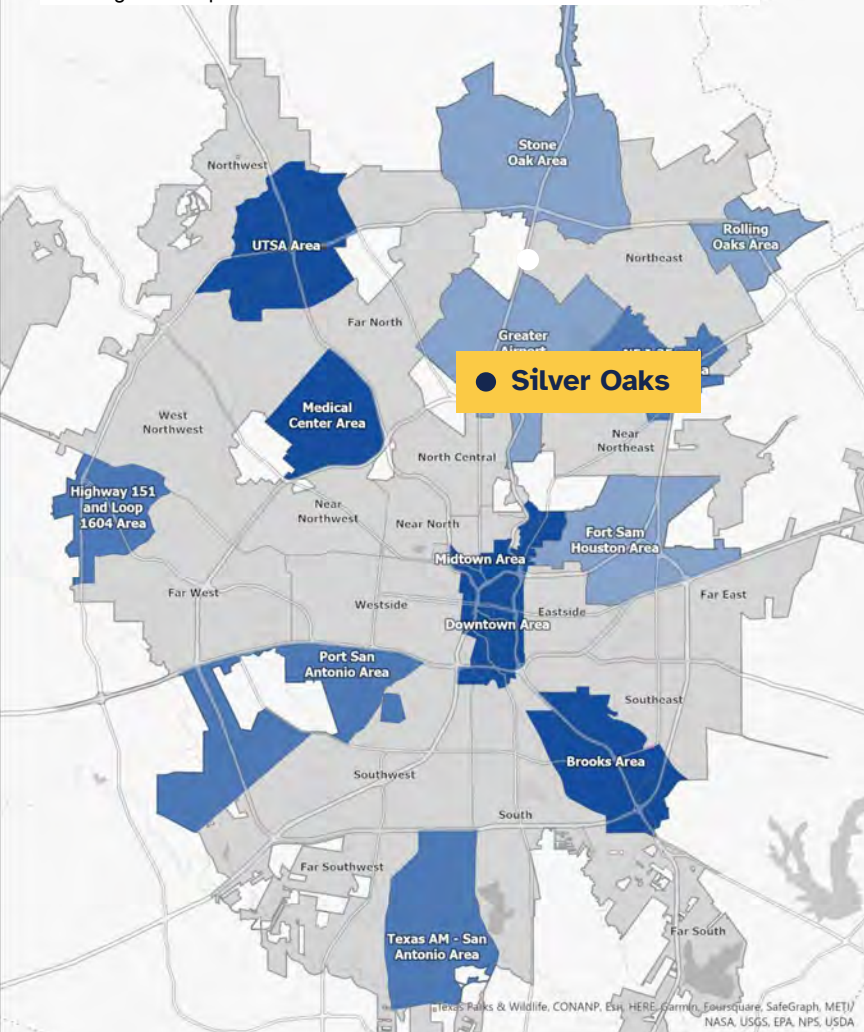


Lorraine Robles

Director of Development Services
and Neighborhood Revitalization



SILVER OAKS 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

Overview



City Council District 9

North East ISD

76 Units

8 units at 30% AMI

22 units at 50% AMI

46 units at 60% AMI

9% Tax Credit Deal

Total Development Cost:

\$28,147,350

PROFORMA BREAKDOWN

(approximate)

Construction Costs	\$15,831,231
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A&E	\$531,500
-----	-----------

Other Soft Costs, Etc.	\$5,961,339
------------------------	-------------

Per Unit Cost	\$370,360
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Rentable Per Square Foot Cost	\$365.66
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Acquisition Costs	\$5,050,000
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Construction Contingency	\$773,280
--------------------------	-----------

Total Development Cost Approx.	\$28,147,350
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Questions?

Public Housing (PH) Program Overview

Feb. 22, 2023

PH PROGRAM OVERVIEW

What is the PH Program?

- The Public Housing (PH) Program offers low-income families housing at an Opportunity Home-owned property.
- Public Housing assistance **cannot** be used at private rental units or transferred to other cities.
- At the time the family is called off the waitlist, they will be offered a unit based on availability.

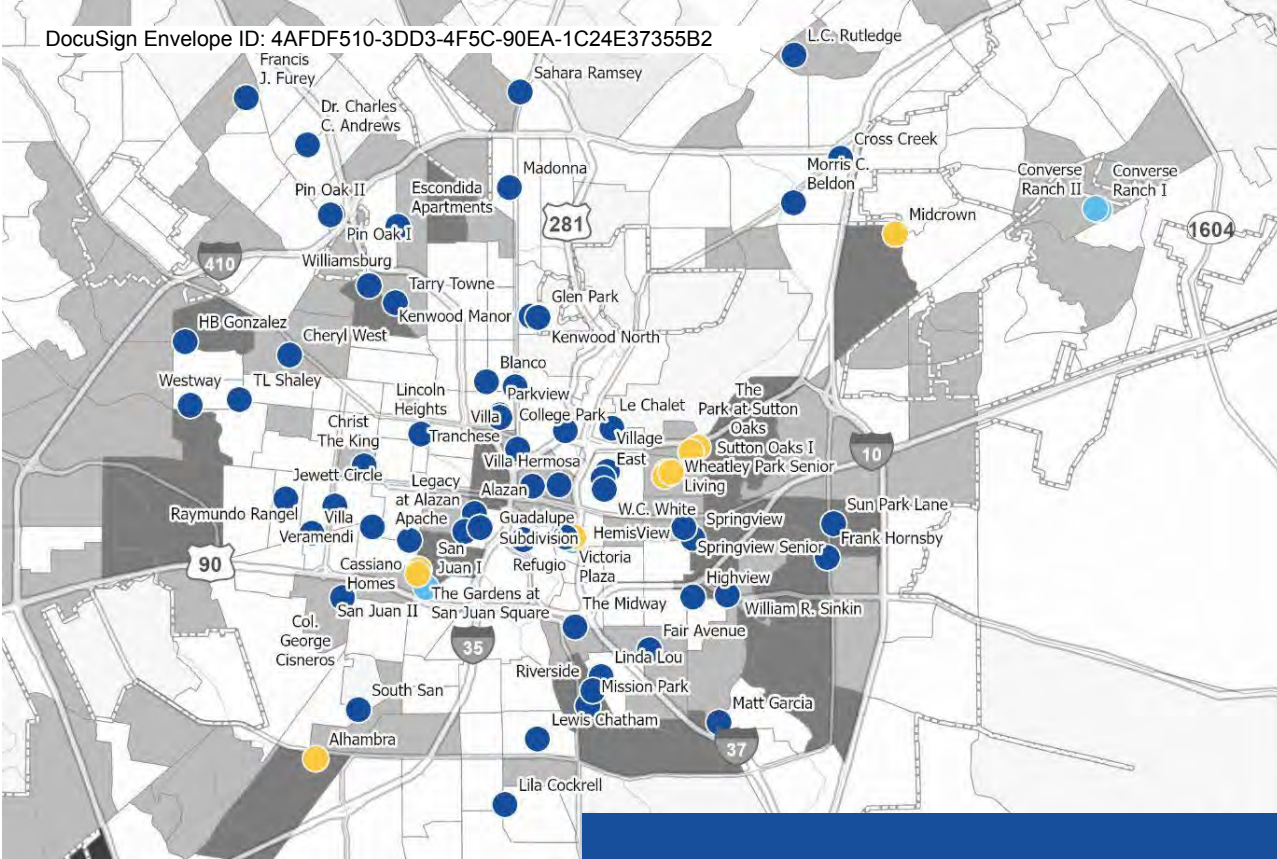
PH PROGRAM OVERVIEW

How PH Funding Works

Two separate funding streams cover the cost of the PH Program:

- **Operating Subsidy** to help cover each development's cost to operate, excluding utilities and taxes
- **Capital Fund** to cover development, financing, modernization, and management improvements

Public Housing funding amounts are calculated the same way under MTW as they are for non-MTW agencies.



6,070

rental units

at nearly 70 properties

Portfolio

- Beacon
- Partnerships
- Public Housing
-  SA City Limits

4.5 Miles



Notes: OHSa inventory as of June 2022.
Sources: OHSa GIS, Texas Legislative Council
Human Geography Detail: Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA
Human Geography Base: Texas Parks & Wildlife, CONANP, Esri

Communities with Public Housing Units

PH PROGRAM OVERVIEW

PH Report as of Jan. 2023

Family Type	# of Applicants
Elderly	1,220
Disabled	10,969
Elderly/Disabled	1,614
Family	44,815

58,618

Total Number of Applicants on Waitlist

Household Size and Composition

Demographics of Public Housing Portfolio: July - Dec. 2022



Population
13,085



Households
5,535

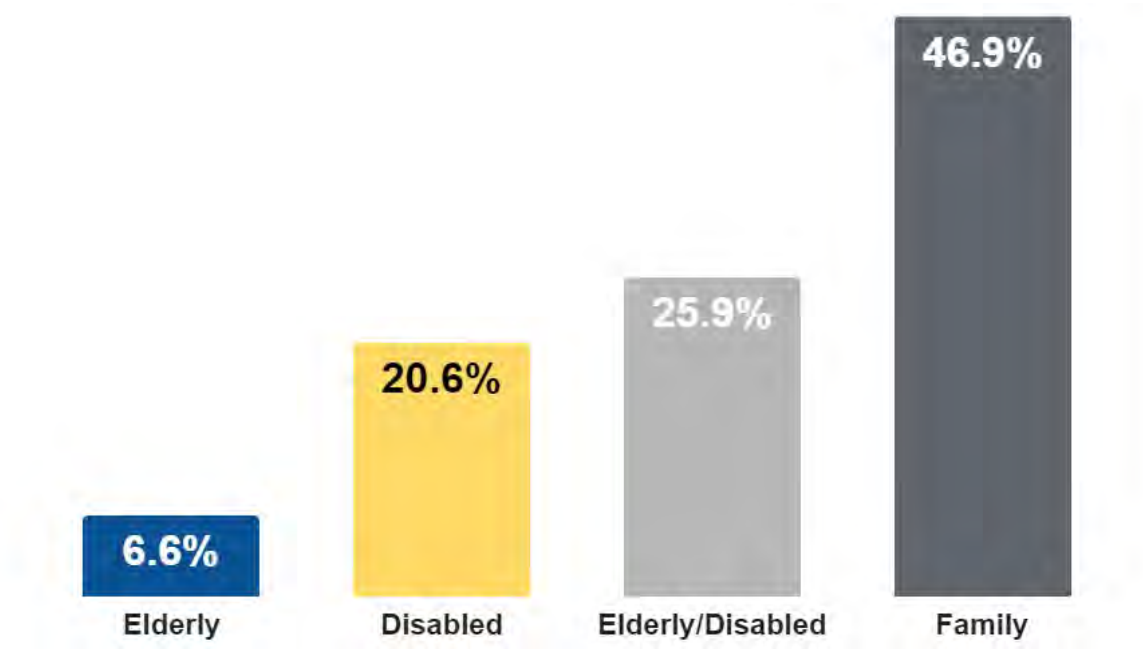


% City Renters
2.4%

Older (62+) or Disabled Households	Non-Elderly/ Non-Disabled Households	Average Household Size	Median Household Income	Median Tenure
53%	47%	2.4	\$10,194	6.3 yrs

PH Report

Demographics of Public Housing Residents: Dec. 2022



PH PROGRAM OVERVIEW

Family Eligibility Requirements

To be eligible for the PH Program, applicants **must meet the below requirements:**

- Low income: A family whose annual income does not exceed 80% of the median income for the area, adjusted for family size
- Successful pre-screening for criminal history, bad debts to other PHAs, registered sex offender status, citizenship status, and former and existing assisted tenancy

Once the household has been determined eligible and starts receiving assistance, the **household remains eligible** as long as it continues to **meet program obligations**.

PH PROGRAM OVERVIEW | HOW RENTAL ASSISTANCE WORKS

What is Total Annual Income?

Total annual income is all of the family's income sources before any taxes or other exclusions/deductions have been subtracted.

- All sources of income are counted for all adults in the household.
- No employment income is counted for children under 18.
- Only the first \$480 of employment income is counted annually for an adult full-time student (never the head of household, spouse, or co-head).

PH PROGRAM OVERVIEW | HOW RENTAL ASSISTANCE WORKS

What is Adjusted Income?

Adjusted income is calculated by taking the total annual income and deducting specific amounts when certain situations are present in the household, such as:

- Family members younger than 18 years old
- Full-time students
- Elderly or disabled families
- Out-of-pocket medical expenses of any elderly/disabled family
- Unreimbursed attendant care and expenses for disabled family member(s) to work
- Any reasonable child care expenses (under 13 years old) necessary to enable a member of the family to be employed or to further their education

PH PROGRAM OVERVIEW | HOW RENTAL ASSISTANCE WORKS

Utility Allowance

Utility allowances (UA) are provided to families paying income-based rents when the cost of utilities is not included in the rent.

When determining a family's income-based rent, Opportunity Home must use the utility allowance applicable to the type of dwelling unit leased by the family.

Opportunity Home must annually review its schedule of utility allowances. Between annual reviews, UA schedules must be revised if there is a rate change that results in a change of 10% or more from the rate on which such allowances were based.

PH PROGRAM OVERVIEW | HOW RENTAL ASSISTANCE WORKS

Total Tenant Payment

Each family's total tenant payment (TTP) is based on 30% of their monthly adjusted income.

1. **Calculate Annual Income** | all sources of income would be multiplied by their pay frequency then added together (*if multiple sources of income*)
2. **Calculate the Annual Adjusted Income** | any and all allowances would be deducted from the annual income
3. **Calculate the Monthly Adjusted Income** | the adjusted annual income will be divided by 12 (months)
4. **Calculate the TTP** | the Monthly Adjusted Income will be multiplied by 30%

PH PROGRAM OVERVIEW

REAC

The U.S. Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC) issues public housing agencies (PHA) an overall score based on the physical condition of a development site, buildings, common areas, and interior of dwelling units.

The purpose of this inspection is to help ensure that **Opportunity Home maintains healthy and safe communities**, and that individual units are clean and sanitary.

PH PROGRAM OVERVIEW

REAC Scores

A **score in the 80s** exempts a property from undergoing another REAC inspection for **two years**.

A **score in the 90s** exempts a property from undergoing another REAC inspection for **three years**.

Average REAC Scores* for Opportunity Home Managed Properties (FY15 — FY19)	
FY16	84
FY17	73
FY18	76
FY19	87
FY22	75

PH PROGRAM OVERVIEW

REAC Scoring Model

The “REAC” score is the informal term for the physical condition indicator of an Opportunity Home-owned property. **Properties are scored from 0-100.** Scores for each area will be different every year as scoring models change based on the size of Asset Management Projects (AMPs).

Scores are broken down by five areas:

- Site | Up to 20 points
- Exterior | Up to 20 points
- System | Up to 20 points
- Common Areas | Up to 0 – 15 points
- Units | Up to 35 – 40 points

Table 1: REAC Scoring Multiplier

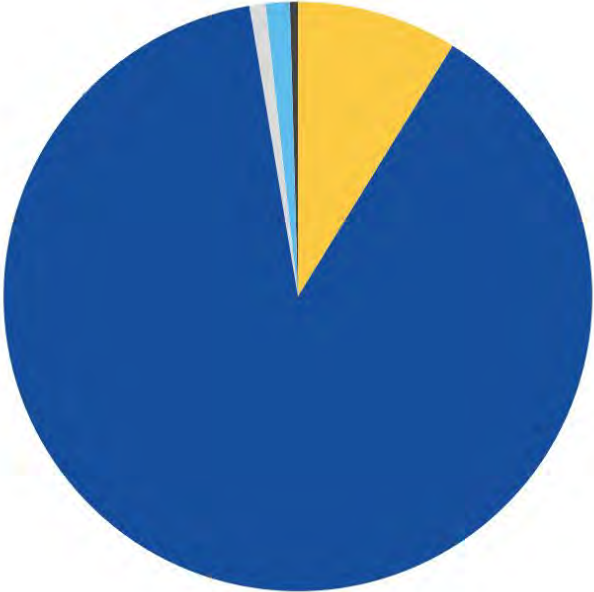
# of Buildings	Multiplier
1	20
2	10
4	5
5	4
7	3
10	2
13	1.5

PH PROGRAM OVERVIEW

Units Offline

Unit Status	Number of Units Offline
Agency	20
Capital Fund	201
Flood Unit	2
Insurance Claim-Fire	3
Maintenance Shop	1
Grand Total	227

- Agency (8%)
- Capital Fund (89%)
- Flood Unit (<1%)
- Insurance Claim-Fire (1%)
- Maintenance Shop (<1%)



PH PROGRAM OVERVIEW

Transfer Waitlist

Opportunity Home is required to maintain a centralized transfer list so that transfers are processed in the correct order and procedures are uniform across properties. The transfer process must be clearly auditable to ensure that residents do not experience inequitable treatment.

Emergency transfers are handled immediately on a case-by-case basis. If the emergency cannot be resolved by a temporary accommodation, and the resident requires a permanent transfer, the family will be placed at the top of the transfer list.

Emergency Transfers

- Unit's condition threatens resident's life/health/safety
- Resident's life is threatened as verified by threat assessment from law enforcement or due to VAWA (Violence Against Women Act) status

PH PROGRAM OVERVIEW

Transfer Waitlist

Some transfers requested by residents are **higher priority than others due to the urgent need** for the transfer. Transfers are processed in order of the following categories and according to the date the family was placed on the transfer list, starting with the earliest date:

Administrative Category - 1

- Resident is a witness to a crime
- Resident is a victim of a hate crime or harassment
- Verified medical problem (non-life threatening)
- Reasonable Accommodation
- Transfer to make an accessible unit available
- Demolition, Disposition, or Rehabilitation
- Mixed Finance Tax Credit Properties Over-Income (or to meet property requirements)
- Opportunity Home-Required Occupancy Standards Transfer - Overcrowded

Administrative Category - 2

- Resident-Requested Occupancy Standards Transfer
- Split Family

PH PROGRAM OVERVIEW

Occupancy Action Plan

Opportunity Home partnered with Haven for Hope to create a newly established waitlist preference.

The Single Family Preference allows individuals who are elderly, displaced, experiencing homelessness, or a person with disabilities referred from Haven for Hope to move into available efficiency units.

Make Ready Initiative

The make ready incentive program is paid to eligible exempt and nonexempt employees who volunteer to complete a make ready in our Public Housing or Beacon Communities portfolio.

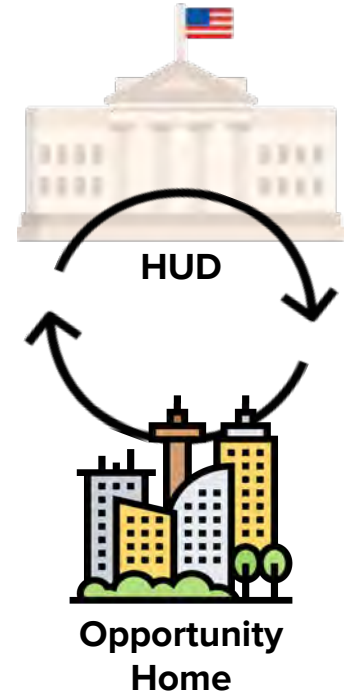
PH PROGRAM OVERVIEW

Moving to Work Activities

Opportunity Home is a Moving to Work (MTW) agency

The MTW demonstration program allows PHAs the opportunity to design and test innovative, locally designed strategies that:

- Use federal dollars more efficiently
- Help residents find employment and become self sufficient
- Increase housing choices for low-income families



PH PROGRAM OVERVIEW

Moving to Work Activities

FY2015-2

This activity establishes a 4-to-1 elderly admissions preference at specific communities in order to increase housing choices for elderly households. **The current properties with the Elderly Admissions Preference are: Fair Avenue, WC White, and Lewis Chatham.**

The goal of the activity is to address continuing concerns of elderly residents regarding lifestyle conflicts between elderly and non-elderly residents. Property Management's ability to address these conflicts is reduced significantly when the ratio of non-elderly to elderly residents rises above a certain proportion. The 4-to-1 admissions preference is proposed in order to create and maintain an optimal mix of elderly and non-elderly residents in each community. This activity is ongoing and continues to allow the Agency to increase housing choices for elderly residents at selected public housing properties.

PH PROGRAM OVERVIEW

Moving to Work Activities

FY2019-2

This activity is designed to provide an alternate schedule for the annual reexamination process, specific PH review procedures and certification methods of income and assets.

This activity has three main components designed to **streamline and simplify the recertification process**:

- Triennial reexamination schedule
- Streamlined Public Housing flat rent review procedures
- Streamlined income verification methods

Questions?

Recruitment Update

Fiscal Year Activity: July 1, 2022 - Feb. 2, 2023

AGENDA

- Year To Date FY 22–23
 - Total Headcount
 - Variance
 - Actual Vacancies
- Staffing by Department FY 22–23
- Recruitment Processes
 - Promotions/Working Out of Class
 - Temporary Status Employees
- Recruitment and Marketing Activity

Year to Date FY 22-23

Total Headcount

DESCRIPTION	7/1/22 - 02/03/23
FT Headcount On 7/1/2022	505
New Hires	99
Departures	-79
Total Headcount	525

Year to Date FY 22-23

Variance

DESCRIPTION	7/1/22 – 02/03/23
Current Budgeted Position 07/01/22	673
Net New Positions Through 02/03/23	11
Current Total Headcount	-525
Variance	159

Year to Date FY 22-23

Actual Vacancies

DESCRIPTION	7/1/22 - 02/03/23
Variance on 02/03/23	159
Positions on Hold	-22
Temp Status, WOCs, Interims, PreScreen Process	-75
Actual Vacancies	62

Total Full Time Staff by Department

7/1/2022 – 02/03/2022

TOTALS FOR THE PERIOD												
07/01/22 through 02/03/23												
Department	FT HC ON 07/01/2022	FT HIRES	TRANSFERS IN	TRANSFERS OUT	Add C&D	FT TERMS	CURRENT FT HC	BUDGETED FT	BUDGET VARIANCE	HOLDS	TEMP/WOC OR PRE-HIRE	BUDGET VACANCIES
Asset Management	4	0	1	0	5	-1	4	5	1	0	0	1
Assisted Housing Programs	49	11	1	-1	60	-9	51	66	15	0	-14	1
Beacon	92	24	1	-1	116	-19	97	133	36	-14	-13	9
Community Development Initiatives	44	15	3	-1	61	-14	47	59	12	0	-7	5
Construction	10	1	0	0	11	0	11	14	3	-1	0	2
DSNR	5	1	1	-1	6	0	6	9	3	-1	0	2
Equity Diversity Inclusion	0	1	0	0	1	0	1	1	0	0	0	0
Executive	9	0	0	0	9	0	9	9	0	0	0	0
Finance and Accounting	20	3	0	0	23	-4	19	26	7	-3	-1	3
General Services	5	0	0	0	5	0	5	6	1	-1	0	0
Human Resources	11	0	0	0	11	0	11	13	2	0	-1	1
Innovative Technology	8	3	0	0	11	-1	10	14	4	0	-3	1
Internal Audit	4	1	0	0	5	0	5	5	0	0	0	0
Legal	2	0	0	0	2	0	2	2	0	0	0	0
Operations Support	42	11	0	0	53	-5	48	59	11	-1	-4	6
Policy And Planning	4	0	0	0	4	0	4	6	2	0	0	2
Procurement	7	2	0	-1	8	-2	6	7	1	0	0	1
Public Affairs	7	0	1	0	8	-2	6	9	3	0	-1	2
Public Housing	173	25	1	-3	196	-22	174	231	57	0	-31	26
Regulatory Oversight	3	0	0	-1	2	0	2	3	1	-1	0	0
Risk Management	2	1	0	0	3	0	3	3	0	0	0	0
Security	4	0	0	0	4	0	4	4	0	0	0	0
TOTAL	505	99	9	-9	604	-79	525	684	159	-22	-75	62

Recruitment Processing

7/1/2022 – 2/2/2023

Promotions

- 49 Formal Promotions
- 16 Current Working Out of Class (WOC)

Temporary Status Activity

- 49 Active Temporary Status Employees
- 8 Project Temps
- 58 Transitions from Temporary Status to Full Time Hires

Recruitment Activity

New Hire Bonus

New full-time hourly hires after Dec. 5, 2022 will receive an \$800 bonus 45-days after hire

Temporary Status Conversion Fees

Continuance of Authorized Adjustments for Full Time Placements

Compensation and Classification Survey

Survey data expected by end of Feb. 2023

Marketing Activity

Radio

- Dual Language Stations KQXT-FM (101.9, Adult Contemporary/Holiday) and KZEP-FM (104.5, Latino Hits)
- 30 Second Advertisement [English](#)
- 30 Second Advertisement [Spanish](#)

Cinema | Opportunity Home Hits the Big Screen

- 21 Theatres across San Antonio, Boerne, and New Braunfels
- Played on all screens from Nov. 23, 2022 to Dec. 31, 2022
- Shown a total of 38,808 times
- [Cinema Clip](#)

Marketing Activity



Fleet Vehicles

150 magnets placed on all fleet vehicles

Feather Flags

12 flags placed at our larger, more visible communities

Questions?

TOTALS FOR THE PERIOD
07/01/22 through 02/03/23

Department	FT HC ON 07/01/2022	FT HIRES	TRANSFERS IN	TRANSFERS OUT	Add C&D	FT TERMS	CURRENT FT HC	BUDGETED FT	BUDGET VARIANCE	HOLDS	TEMP/WOC OR PRE-HIRE	BUDGET VACANCIES	VACANCY RATE
Asset Management	4	0	1	0	5	-1	4	5	1	0	0	1	20.00%
Assisted Housing Programs	49	11	1	-1	60	-9	51	66	15	0	-14	1	22.73%
Beacon	92	24	1	-1	116	-19	97	133	36	-14	-13	9	27.07%
Community Development Initiatives	44	15	3	-1	61	-14	47	59	12	0	-7	5	20.34%
Construction	10	1	0	0	11	0	11	14	3	-1	0	2	21.43%
DSNR	5	1	1	-1	6	0	6	9	3	-1	0	2	33.33%
Equity Diversity Inclusion	0	1	0	0	1	0	1	1	0	0	0	0	0.00%
Executive	9	0	0	0	9	0	9	9	0	0	0	0	0.00%
Finance and Accounting	20	3	0	0	23	-4	19	26	7	-3	-1	3	26.92%
General Services	5	0	0	0	5	0	5	6	1	-1	0	0	16.67%
Human Resources	11	0	0	0	11	0	11	13	2	0	-1	1	15.38%
Innovative Technology	8	3	0	0	11	-1	10	14	4	0	-3	1	28.57%
Internal Audit	4	1	0	0	5	0	5	5	0	0	0	0	0.00%
Legal	2	0	0	0	2	0	2	2	0	0	0	0	0.00%
Operations Support	42	11	0	0	53	-5	48	59	11	-1	-4	6	18.64%
Policy And Planning	4	0	0	0	4	0	4	6	2	0	0	2	33.33%
Procurement	7	2	0	-1	8	-2	6	7	1	0	0	1	14.29%
Public Affairs	7	0	1	0	8	-2	6	9	3	0	-1	2	33.33%
Public Housing	173	25	1	-3	196	-22	174	231	57	0	-31	26	24.68%
Regulatory Oversight	3	0	0	-1	2	0	2	3	1	-1	0	0	33.33%
Risk Management	2	1	0	0	3	0	3	3	0	0	0	0	0.00%
Security	4	0	0	0	4	0	4	4	0	0	0	0	0.00%
TOTAL	505	99	9	-9	604	-79	525	684	159	-22	-75	62	23.25%

OPPORTUNITY HOME SAN ANTONIO**February 22, 2023****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

DS
EHJ

SUMMARY:

Through the fourth calendar quarter ending December 31, 2022, Opportunity Home's Procurement Department awarded 28 formal and 29 informal solicitations, receiving a total of 213 responses. This resulted in an average number of responses per formal solicitation of 3.142 and 4.31 responses per informal solicitations, for an overall average response rate of 3.74 per solicitation. New contracts awarded through the 4th calendar quarter ending December 31, 2022, were \$22,588,586.02; contract renewals in the amount of \$14,462,889.34, and \$2,750,000.00 in blanket awards, which resulted in a grand total awarded of \$39,801,475.36. Of this total, \$9,320,350.36 or 23.42 percent was awarded to Small, Women-Owned, and Minority Business Enterprises (SWMBE), and \$2,221,252.66 or 5.6 percent, was awarded to Section 3 business concerns.

Through the calendar quarter ending on December 31, 2022, Opportunity Home contractors reported:

<u>124</u>	Current Section 3 workers
<u>12</u>	Current targeted Section 3 workers
<u>84</u>	Current Non-Section 3 workers
<u>10</u>	New Section 3 workers
<u>9</u>	New Non-targeted Section 3 workers
<u>1</u>	New targeted Section 3 workers

Of the total number of workers which is: 208; 124 of the new hires qualified as Section 3 individuals; of that number, 12 of the new hires qualified as Targeted Section 3 individuals, in total 60% percent of all hires have a Section 3 designation over the last calendar year.

The labor hours breakdown by category is as follows:

<u>4,139.47</u>	Total Current Section 3 Workers labor hours
<u>99.75</u>	Total Current Targeted Section 3 Workers labor hours
<u>213.32</u>	Total New Section 3 Workers labor hours
<u>18.75</u>	Total New Targeted Section 3 Workers labor hours

Through the calendar quarter ending December 31, 2022, Opportunity Home has hired 24 Section 3 employees into full-time positions within the organization.

OPPORTUNITY HOME SAN ANTONIO**February 22, 2023****CURRENT SOLICITATIONS:**

There are three Invitation For Bids (IFB), one Quick Quote (QQ), and one Request for Proposals currently being advertised. The IFB's are for Central Office Lobby Renovations; Fire Safety Systems Inspections, Repairs, and Monitoring; and, Plumbing and Related Services. The QQ is for Purchase and Installation of Lift Gates and the RFP is for Public Relations Consulting Services.

CLOSED/PENDING SOLICITATIONS:

There are currently four solicitations that have closed and are currently being evaluated. The solicitations are for Intrusion Protection and Security Cameras for Multi-Level Properties; Automatic Doors for Victoria Plaza; Lincoln Heights Computer Lab ADA Access Compliance and Parking Lot Renovation; and, Pension Plan Audit.

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; Parcel Lockers; Interior/Exterior Signage for Snowden Apartments; Commercial Real Estate Broker; Build San Antonio Green (BSAG) Professional Services; Development Initiative Consulting Services; Commercial Property Management; Administrator for Opportunity Home's 457(b) Plan; Cloud Unified Communication and Collaboration Solution; Website Redesign, Hosting, Security and Maintenance; Unit Make Ready for Public Housing; Debt Collection Services; Architectural and Engineering Services; Resurfacing Services; Inspection, Evaluation, Repair and/or Stabilization of Foundations; Rent Comparability Study; Floor and Building Schematics; and, Training for Assisted Housing Programs, Beacon, and Public Housing.

BLANKET AWARDS:

Contract Title	Number of Awards	Amount of Blanket Award	Projects Awarded 4th Quarter 2022
Architectural and Engineering Services	8	\$1,500,000.00	\$31,000.00
Architectural and Engineering and Other Forensic Consulting Services	4	\$1,500,000.00	\$0.00
Backflow Inspection, Maintenance, Repair, and Installation	2	\$70,000.00	\$6,935.00
Abatement of Hazardous Materials	2	\$250,000.00	\$4,301.58
Automated and Manual Bulk Pick Up Services	2	\$550,000.00	\$90,186.83

OPPORTUNITY HOME SAN ANTONIO**February 22, 2023**

Carpet and Flooring Purchase, Replacement, and Installation	3	\$1,000,000.00	\$151,141.71
Concrete and Asphalt Maintenance and Repair	2	\$1,000,000.00	\$59,100.79
Consulting and Guidance on HUD and Other Affordable Housing Programs	2	\$100,000.00	\$0.00
Disaster Restoration of Operation Services	3	\$250,000.00	\$46,712.67 (amount reimbursed by insurance)
Electrical Maintenance and Repair	2	\$500,000.00	\$196,766.98
Engineering, Environmental	6	\$1,200,000.00	\$185,551.00
Engineering, Professional	6	\$1,500,000.00	\$268,013.80
Exterior and Interior Painting	2	\$250,000.00	\$86,300.00
Executive and Management Coaching	3	\$250,000.00	\$66,663.00
Inspection, Service, and Replacement of Fire Extinguishers	2	\$250,000.00	\$5,008.32
Land Surveyor Services	3	\$250,000.00	\$0.00
Legal Services	7	\$500,000.00	\$57,784.45
Bond/Mixed Finance Counsel	5	1% of Bond of Issue	
Special Counsel Board Matters	1	\$125,000.00	\$14,278.00
Make Ready Services for Public Housing	3	\$2,200,000.00	\$644,821.81
Mowing and Grounds Maintenance for Beacon Communities	4	\$500,000.00	\$125,410.94
Mowing and Grounds Maintenance for Public Housing	4	\$1,000,000.00	\$149,464.26

OPPORTUNITY HOME SAN ANTONIO**February 22, 2023**

Painting Services for Beacon Communities	2	\$245,000.00	\$196,650.15
Painting, Exterior and Interior	2	\$250,000.00	\$86,300.00
Pest Control for Beacon Communities	2	\$420,000.00	\$16,809.45
Pest Control for Various Opportunity Home Public Housing and Administrative Properties	2	\$650,000.00	\$79,065.61
Plumbing and Related Maintenance Services	2	\$2,200,000.00	\$538,945.15
Public Relations Consulting Services	2	\$150,000.00	\$47,273.38
On Call Real Estate Appraisal Services	2	\$250,000.00	\$0.00
Real Estate Broker Services, Residential	2	\$250,000.00	\$10,549.50
Recertification Services	2	\$500,000.00	\$0.00
Security Services, Various	3	\$1,110,000.00	\$407,795.46
Shingle roof repair and limited replacement	3	\$2,000,000.00	\$23,353.52
Temporary and Contract Personnel Services	4	\$3,670,112.00	\$545,546.45
Uniform Apparel Custom Embroidery and Imprinting Services	2	\$500,000.00	\$0.00

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Amounts paid according to award provisions.

STRATEGIC OBJECTIVE:

Supports all strategic outcomes.

OPPORTUNITY HOME SAN ANTONIO

February 22, 2023

ATTACHMENT:

Procurement Activity Report
Business Categories

Procurement Activity Report as of February 6, 2023				
Solicitations Currently being Advertised				
Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
Construction Services and Sustainability	IFB	Central Office Lobby Renovations	12/14/2022	2/7/2023
Organization Wide	IFB	Fire Safety Systems Inspections, Repairs, and Monitoring	1/31/2023	2/14/2023
Public Housing	QQ	Purchase and Installation of Lift Gates	N/A	2/21/2023
Organization Wide	IFB	Plumbing and Related Services	N/A	2/28/2023
Public Affairs	RFP	Public Relations Consulting Services	N/A	3/1/2023
Board Items				
Development Services	RFP	New Affordable Home Construction Services for Villas de Fortuna, Sunflower, and Palm Lake	12/1/2022	February 22, 2023 Operations and Real Estate Committee Meeting and March 1, 2023 Regular Board Meeting
Construction Services and Sustainability	IFB	Highview Drainage Improvement Project	1/5/2023	
Beacon Communities	IFB	Make Ready Services for Beacon Communities	1/19/2023	
Construction Services and Sustainability	Coop	Elevator Modernization - Fair Avenue	N/A	
Construction Services and Sustainability	Coop	Elevator Modernation - Parkview	N/A	
Construction Services and Sustainability	Coop	Roof Replacement - Alazan Administrative Building	N/A	
Solicitations Under Evaluation				
Public Housing	RFP	Intrusion Protection and Security Cameras for Multi-Level Properties	11/3/2022	Procurement Negotiations, Due Diligence, and Evaluation
Construction Services and Sustainability	IFB	Automatic Doors for Victoria Plaza	12/7/2022	
Construction Services and Sustainability	IFB	Lincoln Heights Computer Lab ADA Access Compliance and Parking Lot Renovation	1/4/2023	
Human Resources	RFP	Pension Plan Audit	1/13/2023	
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Beacon Communities		Fair Market Rent Survey	Interagency Agreement	
		Consulting Services for Rental Market Study	Interagency Agreement	
		Office Cleaning Services	January 2023	
		Physical Needs Assessment	January 2023	
		Property Management Software for Beacon Communities	Coop Award	
DSNR		Parcel Lockers	Department Hold	
		Interior/Exterior Signage for Snowden Apartments	Department Hold	
		Commercial Real Estate Broker	February 2023	
		Build San Antonio Green (BSAG) Professional Services	February 2023	
		Development Initiative Consulting Services	March 2023	
Executive		Commercial Property Management	March 2023	
Human Resources		Administrator for Opportunity Home's 457(b) Plan	February 2023	
Innovative Technology		Cloud Unified Communication and Collaboration Solution	February 2023	
Public Affairs		Website Redesign, Hosting, Security and Maintenance	February 2023	
Public Housing		Unit Make Ready for Public Housing	February 2023	
Organization Wide		Debt Collection Services	Organization Hold	
		Architectural and Engineering Services	February 2023	
		Resurfacing Services	February 2023	
		Inspection, Evaluation, Repair and/or Stabilization of Foundations	February 2023	
		Rent Comparability Study	February 2023	
		Floor and Building Schematics	March 2023	
		Training for Assisted Housing Programs, Beacon and Public Housing	March 2023	

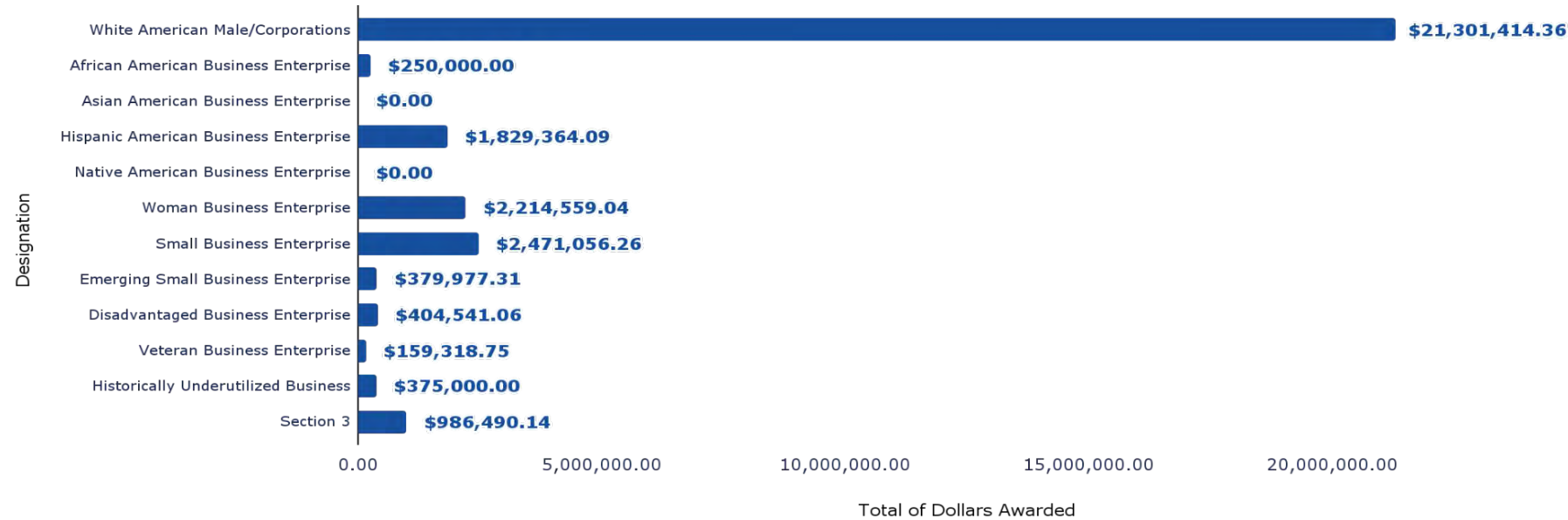
Categories of Procurements

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Organization Wide	Key Management System	KeyWarden Systems Partners through The Interlocal Purchasing System (TIPS)	\$250,000.00	1/23/2023
Organization Wide	Remove and Replace Bathtubs and Shower Pans	EA Contractor, LLC	\$250,000.00	1/23/2023
Organization Wide	Underground Utility Locating Services	Underground Services, Inc. dba SoftDig	\$250,000.00	1/23/2023
Public Housing	Foundation Stabilization for Mission Park and Alazan	Alamo HyTech Foundation	\$107,429.98	1/23/2023
Construction Services and Sustainability	Turnkey WiFi Expansion for Snowden Senior Developments	Lakeway Security, LLC	\$171,175.78	1/27/2023
Beacon Communities	Foundation Stabilization for Cottage Creek and Monterrey Park	Alamo HyTech Foundation	\$92,070.00	2/2/2023
Development Services	Residential Real Estate Broker Services	Xsellence Realty and Partners Realty	\$250,000.00	2/2/2023
General Services	Record Storage Services	Safesite through Texas Smart Buy	\$75,000.00	2/3/2023
Awards Under Contracting Officer Authority				
General Services	Breakroom Renovations at Central Office	Geofill Material Technologies	\$24,732.00	1/11/2023
Public Housing	Exterior Stucco Repair for Alazan Apache	EA Contractor	\$24,990.00	1/27/2023
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))				
There were no awards under this category during the reporting period.				

Demographic Report

Business Enterprise Designations
Jan. – Dec. 31, 2022

Awarded Amount by Business Enterprise Designation





Resident Services

FY 22 – 23 Report

Q1-Q2: July – December 2022

Summary

The Semiannual Resident Services Report includes inquiries from Public Housing (PH) residents, Assisted Housing Programs (AHP) families and landlords, and applicants to both programs. This report provides a breakdown of inquiries to the Resident Services team received from July 2022 through December 2022.

19,237

Total Number of
FHP Calls Answered

7,924

Total Number of
FHP Emails Received

6,126

Total Number of FHP
Voicemails Received
(option when wait
times are high)

PHONE CALLS

Resident Services staff continue to provide assistance and status updates to callers on all inquiries. Step by step instructions are shared with applicants to create their own accounts on the applicant portal to allow them to access status information on their own. Callers in need of immediate assistance are provided community resource information and the City of San Antonio's Health and Human Services Homeless Connection Hotline.

EMAILS

Resident Services staff received 3,278 more emails this period compared to the same period in 2022.

Applicant Inquiries

9,058

Total Number of Applicant Inquiries

TOP INQUIRIES

1

Waitlist Status

5,273

2

Program Information

1,250

3

Eligibility Letter Questions

621

OVERVIEW

Waitlist status inquiries continue to be the top reason, by far, for calls received from applicants who are trying to secure housing assistance. Requests for program information and other immediate resources continue to be the second-highest call reason. The call center also experienced calls from applicants whose names were drawn from the Section 8 Program waitlist to clarify and confirm appointment information.

ASSISTED HOUSING PROGRAMS

TOP INQUIRIES

21,374

**Total Number of
AHP Inquiries**

TOP INQUIRIES

1

Request for Tenancy Approval

1,889

2

Housing Assistance Payment Status

1,810

3

Inspection Status

1,741

OVERVIEW

Inquiries regarding RTAs were the top reason clients reached out as they were eager to determine if their RTA was approved to prepare for their move to a new unit. During this time, RTA reviews were pushed out several weeks, due to the RTA Team being understaffed. Additional staff members have since been added and the turnaround time for RTA reviews is back to two weeks.

PUBLIC HOUSING

TOP INQUIRIES

276

**Total Number of
PH Inquiries**

HIGHEST NUMBER OF INQUIRIES

1 Alazan **2** Springview **3** Cassiano

TOP INQUIRIES

1

Transfer/Request Status

82

2

Customer Service

40

3

Maintenance/Work Orders

28

OVERVIEW

The inquiries for transfer requests increased slightly during this period. Of these requests, 51 were due to domestic violence reasons that required immediate transfers. The number of calls for maintenance issues has slightly decreased compared to last period and maintenance continues to focus on resolving all unit deficiencies. Emergencies are always a priority.

ADDITIONAL UPDATES

- Resident services staff assisted 5,063 clients in the lobby between July-December 2021 compared to the vastly increased number of 17,638 for the same period in 2022.
- Residents visit the lobby for status of requests for tenancy approval (RTA), recertifications, move requests, and voucher extensions.
- Landlords visit the lobby for Housing Assistance Payment statuses, RTAs, move-in inspections, and requests for rental increases.

ASSISTED HOUSING PROGRAMS

- The majority of calls for inspections statuses were from residents eager to move during their recertification period waiting on inspections to take place.
- Residents have shared the need for more time to locate a unit due to difficulty locating a unit within their shopping allowance, or to obtain financial help for deposits and the first month's rent.
- 62 reports of domestic violence cases (VAWA) were received during this period, 11 more cases than last period.

PUBLIC HOUSING

- The Call Center received several calls for assistance from residents who had concerns regarding their property's service or lack of communication. Customer Service Staff continues to assist residents by providing guidance and communicate to property management staff as needed to ensure concerns are properly addressed.

IMPROVEMENTS

LOBBY SOFTWARE

- Staff have implemented lobby software that allows for residents to receive text message alerts at their appointment time from the Federal Housing Programs (FHP) lobby.
- Signage has been added to our lobbies with instructions about how to check in and what to expect. The signage features a QR code for residents to check in from their smartphone and remain in their vehicle. This feature reduces crowding in the lobby and keeps social distancing measures in place for the safety of residents and staff.
- Residents receive a text message at the time of their appointment to enter the building for assistance.

RINGCENTRAL DASHBOARD

- Although RingCentral has streamlined some interactions and processes, the reporting capabilities remain limited, so the Client Services team must continue manually tracking data to ensure numbers reported are accurate.
- Options are being explored to improve call data and take advantage of RingCentral capabilities.

				Est Closing									Income Mix							
Project Name	District	Developer	Financing	Date	TotalDevCost	Developer Fees	Tax Credit Equity	Tax Abatement	# Units	PH/PBV			30%	40%	50%	60%	70%	80%	Market	
Financing Closed (under Construction)																				
1604 Lofts	D2	NRP	4% Tax Credits & Bonds	Closed	\$56,663,651	\$6,158,000	\$17,072,192	\$1,201,269	324				33		0	224		67	0	
Aspire at Tampico*	D5	Mission DG	4% Tax Credits & Bonds	Closed	\$34,115,710	\$4,205,093	\$7,379,055	\$723,253	200				9	10	18	68	21	10	64	
Trader Flats (The Scott)	D4	NRP	4% Tax Credits & Bonds	Closed	\$55,753,169	\$5,847,000	\$16,984,301	\$1,181,967	324				33		0	224	67		0	
Culebra Crossing	D6	Lynd	HUD 221(d)(4)	Closed	\$50,123,889	\$250,000	\$0	\$1,062,626	327				0		0	0		164	163	
Kitty Hawk Flats	Converse	NRP	4% Tax Credits & Bonds	Closed	\$40,503,098	\$4,331,000	\$12,387,511	\$858,666	212				22		0	135	55		0	
Legacy at Alazan*	D5	NRP	9% Tax Credits	Closed	\$19,155,261	\$1,960,000	\$14,061,093	\$406,092	88	40						40		0	8	
100 Labor*	D1	Franklin	HUD 221(d)(4)	Closed	\$52,438,321	\$3,318,932	\$0	\$1,111,692	213				27		17	0		0	169	
Watson Road (Frontera Crossing Apartments)	D4	NRP	4% Tax Credits & Bonds	Closed	\$60,567,278	\$6,803,000	\$24,735,526	\$1,284,026	348					18	18	294	18	0	0	
Copernicus (Seven07 Lofts)	D2	NRP	4% Tax Credits & Bonds	Closed	\$55,389,378	\$6,009,000	\$22,199,005	\$1,174,255	318					17	17	267	17	0	0	
Vista at Interpark	D9	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$17,554,339	\$1,827,570	\$13,948,605	\$372,152	64				7		16	41				
Vista at Everest	D1	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$18,109,812	\$1,823,814	\$13,948,605	\$383,928	64				7		16	41				
Bristol at Somerset	D4	Louis Poppoon Development Consulting	4% Tax Credit & Bonds	Closed	\$63,331,807	\$7,500,000	\$25,552,709	\$1,342,634	348				0	0	0	348	0	0	0	
Horizon Pointe	D2	Integrated Realty Group	4% Tax Credits & Bonds	Closed	\$65,639,352	\$7,498,298	\$25,025,832	\$1,391,554	312				20	35	106	0	151	0	0	
Josephine	D1	Lynd	Conventional Loan	Closed	\$68,463,888	\$250,000	\$0	\$1,451,434	259				0		0	26		104	129	
Palo Alto	D4	Streamline	4% Tax Credits & Bonds	Closed	\$67,848,057	\$7,562,045	\$24,188,411	\$1,438,379	336				16	16	32	244	28			
Potranco	D4	Lynd	Conventional Loan	Closed	\$67,914,812	\$250,000	\$0	\$1,439,794	360				0		0	36		144	180	
Snowden Road*	D7	SAHA	9% Tax Credits	Closed	\$34,700,554	\$2,599,000	\$13,948,605	\$735,652	135	54			14		26	41				
Total					\$828,272,376	\$68,192,752	\$231,431,450	\$17,559,374	4232	94			188	96	266	2029	357	489	713	
Board Has Approved																				
Board Provided Final Approval																				
The Sorento # (resyndication of tax credits)	D7	Fairfield Residential	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/21/22)	\$41,061,812	\$1,521,984	\$22,474,000	TBD	248	0			38	0	0	210	0	0	0	
Bethel Place # (resyndication of tax credits)	D6	Fairfield Residential	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/24/22)	\$42,812,000	\$1,824,099	\$25,787,962	TBD	250	0			38	0	0	212	0	0	0	
Rosemont at University Park (resyndication of tax credits)	D4	Roers Companies	4% Tax Credits & Bonds	acquisition closing estimated 7/31/22	TBD	TBD	TBD	TBD	240	0			36	0	0	294	0	0	0	
Costa Almadena (resyndication of tax credits)	D3	DEVCO	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	TBD	TBD	TBD	176	0			27	0	0	149	0	0	0	
Tigoni Villas (resyndication of tax credits)	D7	DEVCO	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	N/A issuance of bonds only	TBD	N/A	140	0			22	12	22	84	0	0	0	
The Ravello (purchase of limited partnership interest)	D3	SAHA will own 100% of partnership	N/A	11/1/22	N/A	N/A	N/A	TBD	252	0			0	0	0	252	0	0	0	
San Juan II (purchase of limited partnership interest)	D5	SAHA will own 100% of partnership	N/A	5/25/22	N/A	N/A	N/A	TBD	144	48			15	0	0	123	0	0	6	
Fiesta Trails	D8	NRP	9% Tax Credits	Pending	\$21,112,430	\$2,038,000	\$13,386,161	\$447,584	60				18		12	30				
Viento Apartments	D4	NRP	4% Tax Credits & Bonds	Pending	\$82,000,000	N/A Issuance of bonds	N/A	N/A	324	49					161	114				
Total					\$186,986,242	\$5,384,083	\$61,648,123	\$3,964,108	1834	97			194	12	195	1468	0	0	6	
Board Approved Bond Inducement																				
Artisan at Springview*	D2	Franklin	4% Tax Credits & Bonds	Pending	\$64,001,571	\$7,044,312	\$25,074,843	^\$2,014,960	\$1,356,833	325	65		0		8	181	53	18	0	
Victoria Commons - North Pond*	D1	Catellus	TBD	Pending	TBD	TBD	TBD		TBD				TBD		TBD	TBD		TBD	TBD	
Total					\$64,001,571	\$7,044,312	\$27,089,803	\$1,356,833	325	65			0	0	8	181	53	18	0	
Board Approved the Developer																				
Victoria Commons - South Pond*	D1	Catellus	TBD	Pending	TBD	TBD	TBD		TBD				TBD		TBD	TBD		TBD	TBD	
Victoria Commons - Townhomes*	D1	Catellus	TBD	Pending	TBD	TBD	TBD		TBD				TBD		TBD	TBD		TBD	TBD	
Vista at Silver Oaks		Atlantic Pacific Comm.	9% Tax Credits	Pending	\$24,183,539	\$2,307,314	\$18,398,160	\$512,691	76	0			8	0	23	45	0	0	0	
Total					\$24,183,539	\$2,307,314	\$18,398,160	\$512,691	76	0			8	0	23	45	0	0	0	
Pending Board Consideration																				
Alazan Courts*	D5	TBD	TBD	Pending Board Consideration	TBD	TBD	TBD													
Vista at Reed	D6	Atlantic Pacific Comm.	9% Tax Credits	Pending Board Consideration	\$22,000,428	\$2,420,130	\$17,998,200	\$466,409	70				2	5		19	44			
Vista at Henderson Pass	D10	Atlantic Pacific Comm.	9% Tax Credits	Pending Board Consideration	\$21,830,038	\$2,531,903	\$17,998,200	\$462,797	66				2	5		17	42			
Rainbow Lofts	D3	NRP	9% Tax Credits	Pending Board Consideration	\$20,461,005	\$2,046,000	\$15,603,068	\$433,773	60						6	24	30			
Total					\$64,291,471	\$6,998,033	\$51,599,468	\$1,362,979	196	0			4	16	0	60	116	0	0	
Grand Total					\$1,167,735,199	\$89,926,494	\$390,167,004	\$24,755,986	6,663	256	4	406	108	552	3,839	410	507	719		

*SAHA owned land

^ Historical Tax Credits

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