

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

Ed Hinojosa, Jr.

## OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING

**2:00 p.m. | Wednesday | March 15, 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 1:45 p.m. A Spanish/English translator will be available to citizens needing translation.

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

### PUBLIC HEARING

3. Public Hearing regarding Resolution 6335, authorizing the proposed 2023-2024 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan (Richard Milk, Planning Officer)

### PRESENTATION

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

### INDIVIDUAL ITEMS

5. Consideration and appropriate action regarding Resolution 6335, authorizing the proposed 2023-2024 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year Capital



Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan (Richard Milk, Planning Officer; Christine Patrick, Assistant Director of Operations Support; Sara Eaves, Senior Policy and Planning Manager)

6. Consideration and appropriate action regarding Resolution 6332, approving the Anti-Bullying Policy Public Housing Lease attachment (Joel Tabar, Director of Resident Services)
7. Consideration and appropriate action regarding Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15 authorizing Woodhill, Cottage Creek, Pecan Hill, Alazan, and Westside Reinvestment Initiative to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$17,419,293 (Brandee Perez, Chief Operating Officer; Timothy E. Alcott, Chief Legal and Real Estate Officer)
8. Consideration and appropriate action regarding Resolutions 6340, 23FAC-03-16, and 23DEV-03-15, authorizing the payoff of loans up to \$13,000,000 plus related transaction costs, using Moving To Work funds, for the Bella Claire, Churchill Estates, Claremont, Homestead, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities (Brandee Perez, Chief Operating Officer; Diana Kollodziej Fiedler, Chief Financial Officer)
9. Consideration and appropriate action regarding Resolution 6336, authorizing the award of contracts for plumbing and related services to 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) 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; Joel Tabar, Director of Resident Services)
10. Consideration and appropriate action regarding Resolution 6338, authorizing the ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series, and two 2022 Ford Edge SUVs to McCombs Ford West for an amount of \$371,195 (George Ayala, Director of Procurement)
11. Consideration and appropriate action regarding Resolution 6333, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Notes (Rosemont at University Park) Series 2023A and Series 2023B (the "Notes"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-03-15 authorizing the Notes; (iii) San Antonio Housing Facility Corporation to approve 23FAC-03-15; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
12. Consideration and appropriate action regarding Resolution 6334, authorizing a subordinate loan in the amount of \$750,000 for the Costa Mirada Project, which may be funded using Moving to Work funds; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

## **DISCUSSION ITEMS**

13. Update and discussion regarding Beacon Program Overview (Melissa Garza, Director of Beacon Communities)
14. Update and discussion regarding Wi-Fi Expansion Project (Jo Ana Alvarado, Director of Innovative Technology)
15. Discussion regarding resident concerns

## **CLOSED SESSION**

### 16. Closed Session

#### **Personnel/Consultation with Attorney**

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

- Discussion with attorney regarding resident complaint

#### **Real Estate/Consultation with Attorney**

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

- Discussion with attorney regarding MTW contractual requirements under "Substantially the Same" requirements

## **REPORTS**

- Procurement Activity Report

## **RESOURCE**

- Schedule of Units Under Development

### 17. Adjournment

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

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

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



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### PROPOSED 2023-2024 MOVING TO WORK AGENCY PLAN AND PUBLIC HOUSING LEASE UPDATES

1. Introduction and Background (Richard Milk, Planning Officer)
2. Proposed 2023-2024 Moving to Work Agency Plan (Richard Milk, Planning Officer)
3. Moving to Work Plan (Richard Milk, Planning Officer)
  - Public Housing Admissions and Continued Occupancy Plan
  - Housing Choice Voucher Administrative Plan
  - Capital Fund Program Plan
  - Family Self-Sufficiency (FSS) Program Action Plan
4. Public Comments/Feedback
5. Summary and Next Steps (Richard Milk, Planning Officer)
6. Adjournment

"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."

# Annual **MTW PLAN**

Fiscal Year 2023-2024

**July 1, 2023 to June 30, 2024**

Formerly San Antonio Housing Authority



Document submission date:

MTW Plan DRAFT Released For Public Comment: February 14, 2023

MTW Plan DRAFT Submitted to HUD for review: Scheduled for April 15, 2023

Final MTW Plan Submitted to HUD for approval: TBD

Final MTW Plan Approved by HUD: TBD





## Section I | Introduction

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## Section I. B. | Overview of Short-term and Long-Term MTW Goals and Objectives

### Strategic Plan Summary

The 2025 Strategic Plan describes the agency's priorities for the next five years. It also describes how those priorities connect to a shared understanding of the environment in which the agency works (theory of change), the impact of the agency's work on the broader community, questions that are critical to research, and annual implementation strategies.

### Guiding Principles and Statements

- **Vision:** Compassionate, equitable, and vibrant communities where people thrive
- **Mission:** Improve the lives of residents by providing quality affordable housing and building sustainable, thriving communities.
- **Impact Statement:** The San Antonio area has a high quality of life where all are thriving -- starting with Opportunity Home residents.
- **Values:** The Organization has adopted a set of core values.
  - **Equity:** Opportunity Home delivers services in a manner that creates fair outcomes, not just equal opportunities. Equity ensures that systems -- policies, programs, and rules -- do not create unfair results.
  - **Compassion:** Opportunity Home delivers services in a manner that relieves suffering and improves the quality of life of residents.
  - **Excellence:** Opportunity Home delivers services in a manner that sets high standards and improves continuously

### Long-term Outcomes

The strategic plan focuses on priority outcomes for two key populations, residents and employees. Six outcomes have been identified as high priorities:

Two employee-focused outcomes

- Employees respect and value equity, diversity and inclusion
- Employees thrive at work

Four Resident-focused outcomes

- Residents have meaningful housing choice
- Residents live in quality homes
- Residents feel safe
- Residents have affordable utilities

In FY2022 (July 2021 - June 2022), surveys went out to all residents to capture changes to resident sentiment since baselines established the previous year. The results of this survey provided valuable strategic plan information. First, the survey results updated key indicators for the four priority resident-focused strategic plan outcomes (see list above). Second, the survey results also updated the list of key challenges to achieving each of the four priority outcomes. In some cases, the survey results confirmed the importance of existing strategies, in other cases





they challenged them. Several planning groups decided to reassess and rebuild strategies to better reflect and respond to resident feedback. Additionally, the Employees Thrive at Work planning group researched, proposed, and finalized a new employee survey that went out in July 2022. The organization's emphasis on Equity continued with the recruitment and onboarding of a new Director of Equity, Diversity, and Inclusion.

The strategic plan is being updated through a process that will periodically assess the following plan elements in light of new information:

1. Theory of Change
2. Guiding Statements (Vision, Mission, Impact)
3. Navigation: Outcomes, Indicators, Targets, Strategies
4. Impact: Neighborhood, Local Economy, Social
5. Performance Monitoring: Operational, Financial, Resident



## Section II | General Operating Information

### Section II. A. | Housing Stock Information

#### Section II. A. i. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

ASSET MANAGEMENT PROJECT (AMP) FILL IN NAME AND NUMBER	0/1 Bdm	2 Bdm	3 Bdm	4 Bdm	5 Bdm	TOTAL UNITS	POPUL ATION TYPE**	Section 504 Access Units* (Mobility)	Section 504 Units* (Hearing / Vision)
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N/A

**Total Public Housing Units to be Added in the Plan Year:** 0

\* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>

\*\* Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

**If "Population Type" is "Other" please describe:**

NA

#### Section II. A. ii. Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Springview TX0060000031 202 Garcia St and 700 Garcia St (Sheriff's Annex and Surrounding Vacant land)	25 18 (Bldg B) 7 (Bldg C)	The organization will be obtaining HUD approval to dispose of real estate. This disposition is planned for FY2024.
Victoria Plaza/OP Schnabel TX0060000008 Victoria Commons, YMCA building located at 440 Labor Street, San	0	The organization will be obtaining HUD approval to dispose of real estate, there are no existing PH units. The units that will be created will be for sale market rate townhomes. The revenue received from the sales



Antonio, Texas 78210		will go towards future affordable housing.
Victoria Plaza/OP Schnabel TX006000008 Victoria Commons Administration Building located at 400 Labor Street, San Antonio, Texas 78210	0	The organization will be obtaining HUD approval to dispose of real estate, there are no existing PH units. The building may be swapped with the City of San Antonio for another parcel of vacant land that can be utilized to create affordable housing or developed into mixed-use that consists of affordable housing and leased space.
<b>TOTAL:</b>	<b>0</b>	
Public Housing Units to be Removed in the Plan Year		

## Section II. A. iii. Planned New Project Based Vouchers

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year.

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASE D	RAD?	DESCTIO N OF PROJECT
N/A			
<b>TOTAL:</b>	<b>0</b>		
Planned new Project Based Units in Plan Year			

## Section II. A. iv. Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year.

PROPERTY NAME	NUMBER OF PROJECT- BASED VOUCHERS	PLANNE D STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Gardens at San Juan	31	Leased / Issued	No	Mixed-income Community
East Meadows	8	Leased / Issued	No	Initial phase of Choice Neighborhood
Wheatley Park Senior	36	Leased /	No	Final phase of Choice





		Issued		Neighborhood
Woodhill	35	Leased / Issued	No	Beacon Community - 10 support Next Step Housing Program (FY21-1 Activity) & 25 support VASH PBVs (Note: VASH PBVs are not funded through MTW and are only subject to specific MTW policies per HUD approval)
Rosemont at Highland Park	20	Leased / Issued	No	Beacon Community - supports Family Homeless Referral Program (FY15-3 Activity)
<b>Total:</b>	<b>180</b>			
Planned Existing Project-Based Vouchers				

## Section II. A. v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

### PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR

#### Description

Victoria Plaza - total 185 units are currently offline due to a planned comprehensive modernization. As of the drafting of the MTW Plan, It is anticipated that the property will begin re-occupancy in March 2023. This project has had substantial delays due to COVID-19 and other litigation issues.

Local, non-traditional units - the Agency has several new developments under construction that will increase the Agency's LNT portfolio. In addition, the Agency is pursuing other new construction developments and preservation of non section 8/9 affordable units in its Beacon portfolio that may include MTW investment. The organization will report on any actions taken in a subsequent MTW Report. The Agency's preservation and expansion activities are also under Section 4, Activity FY2011-1e and listed in Appendix E, Asset Management Plan.

## Section II. A. vi. General Description of All Planned Capital Expenditures During the Plan Year

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

### GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR

The organization's capital expenditures during the plan year will be dedicated to capital improvement projects, A/E related costs, construction management fees, and operating-administration costs throughout the public



housing portfolio. The capital plan will address Life-Safety repairs, comprehensive modernization and substantial renovations at several public housing developments. Other capital projects may be added based upon capital planning efforts in addition to the results of the physical needs assessment study was completed in 2022.

Property	Budget (\$)	Description
Alazan-Apache	581,000	Admin. Building Roof / Foundation
Blanco	224,000	Cooling Tower
Cross Creek	20,000	Foundation / Drainage
Fair Avenue	1,087,320	Elevator Modernization
Highview	526,500	Stormwater Drainage Improvements
Lewis Chatham	TBD	Generator Modernization
Lincoln Heights	160,000	Computer Lab ADA - Access
Lincoln Heights	3,209,000	Lead Based Paint Project
Mission Park	951,000	Lead Based Paint Project
Mission Park	25,000	Foundation Repairs
Morris Beldon	350,000	Site Improvements - Parking Lot
Parkview	884,000	Elevator Modernization
Riverside	700,000	Lead Based Paint Project
Riverside	TBD	Ext Repairs, Roof, Siding, Site Improv.
Springview	140,000	S&S Solar Lights, Security Cameras
Springview	47,000	Site Improvements-Asphalt Curb
Victoria Plaza	100,000	1st Floor / Unit Flooring
Victoria Plaza	2,000,000	Roof Replacement
Villa Tranchese	120,000	S&S Camera, Intrusion Control System
W.C. White	TBD	Generator Modernization
William Sinkin	20,000	Foundation Repairs

## Section II. B. | Leasing Information

### Section II. B. i. Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLD TO BE SERVED**
MTW Public Housing Units Leased	71,456	5,955
MTW Housing Choice Vouchers (HCV) Utilized	146,442	12,204
Local, Non-Traditional: Tenant-Based^	NA	NA
Local, Non-Traditional: Property-Based^	13,139	1,095
Local, Non-Traditional: Homeownership^	NA	NA
<b>Planned Total Households Served:</b>	<b>231,037</b>	<b>19,253</b>



\* “Planned Number of Unit Months Occupied/Leased” is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

\*\*“Planned Number of Households to be Served” is calculated by dividing the “Planned Number of Unit Months Occupied/Leased” by the number of months in the Plan Year.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

Local, Non-traditional MTW Activity Category	MTW Activity Name/Number	Planned Number Of Unit Months Occupied/Leased*	Planned Number Of Household To Be Served**
Tenant-based		NA	NA
Property-Based		13,139	1,095
Homeownership		NA	NA

\* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category, if applicable.

Section II. B. ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	The post-pandemic labor shortage has impacted our ability to hire maintenance technicians, which is impacting our ability to turnover vacant units in a timely manner. Opportunity Home is exploring new recruitment techniques, to include partnering with trades skills training programs to provide an employment pathway for skilled workers, to fill vacancies in the maintenance technician position.
MTW Housing Choice Voucher	The organization continues to experience low staffing levels and an increase of landlords not willing to accept the HCV program as well as other rental market changes.
Local, Non-Traditional	None.

Section II. C. | Waiting List Information

Section II. C. i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.





WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
Housing Choice Voucher	Voucher	10,389	Closed	Yes
Public Housing	Site-Based	59,531	Open	N/A
La Posada MOD Rehab	Site-Based	39,216	Open	N/A
Prospect Hill MOD Rehab	Site-Based	1,599	Open	N/A
Serrento MOD Rehab	Site-Based	26,283	Open	N/A
East Meadows Project-Based Vouchers	Site-Based	17,407	Open	N/A
Gardens at San Juan Project-Based Vouchers	Site-Based	36,803	Open	N/A
Wheatley Park Senior Project-Based Voucher	Site-Based	983	Open	N/A
PBV Preferred Beacon	Site-Based	0	Open (Referrals Only)	N/A
Emergency Housing Voucher	Voucher	0	Open (Referrals Only)	N/A
Local Non-Traditional Property-Based	Voucher	0	Closed (Referrals Only)	Yes

**Please describe any duplication of applicants across waiting lists:**

The total unique number of waitlist applicants across all waitlists is 192,211. There are currently: 10,389 S8 waitlist applicants, 122,291 for MOD/PBV, and 59,531 in PH.

## Section II. C. ii. Planned Changes to Waiting List in the Plan Year

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
Section 8 Tenant Voucher	The HCV WL was reopened from June 29, 2022 - July 13, 2022. At the end of the closing date, all applicants were selected to be placed on the waitlist. Opportunity Home anticipates re-opening the waitlist in Fall 2023 depending on the nature of draws at the beginning of the year.
La Posada MOD Rehab	None
Prospect Hill MOD Rehab	None



Serrento MOD Rehab	None
Public Housing	The 70 preferred development waitlists were closed early FY22 and replaced with three new PH waitlists, which went live on January 14, 2022. Depending on the information applicants enter, they will be matched to at least 1 of these properties or possibly all three. The three PH Lists are: 1. Family Housing 2. Elderly/Disabled Housing 3. 504 Accessible Housing
East Meadows Project Based Vouchers	The Agency is planning to transition away from site-based PBV waitlists.
Gardens at San Juan Project Based Vouchers	The Agency is planning to transition away from site-based PBV waitlists.
Wheatley Park Senior Project Based Voucher	The Agency is planning to transition away from site-based PBV waitlists.
PBV Preferred Beacon	None
Local Non-Traditional Property-Based	The Agency is expecting to establish the local non-traditional property-based waitlist in FY2024.



Section III | Proposed MTW Activities

FY2024-1 | Elimination of Earned Income Disregard

A. Activity Description

- This activity replaces FY2013-2, Simplified Earned Income Disregard (S-EID) MTW Activity and eliminates EID for the Housing Choice Voucher (HCV) and Public Housing (PH) Programs. S-EID was originally implemented in PH as a way to simplify the traditional EID calculation while also expanding the number of months for which EID would be available to participants. However, following updates to the traditional EID rules through the Streamlining Final Rule published on March 8, 2016, the traditional rules were simplified beyond the S-EID established by Opportunity Home. S-EID has now been phased out. Opportunity Home continues to disregard income for Family Self-Sufficiency (FSS) participants and Jobs Plus Program participants in accordance with their program rules.
- Additionally, increases in income are no longer picked up in between recertifications for HCV and PH residents, and all residents are now on a triennial recertification schedule. Therefore, the EID timeframe and rules would no longer be effective in increasing self-sufficiency as Opportunity Home disregards income increases for all residents.
- The elimination of traditional EID will allow staff to focus on furthering the success of the FSS and Jobs Plus Program, which are both self-sufficiency programs that provide caseworker management and supportive education, training, employment and financial counseling coupled with the earned income disregard. The elimination of EID will also reduce cost and administrative burden with managing EID participants and calculating the EID correctly.
- As Opportunity Home has eliminated traditional EID through the S-EID MTW Activity, FY2024-1 will have been implemented already upon approval of the MTW Plan.

B. Activity Metrics Information

CE #3 | Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average error rate in completing a task as a percentage (decrease).	30%	0%	None	None

Data Source: Baseline set using FY2013-2 FY2022 actuals from internal auditing; benchmark set to 0% since the task is eliminated by the activity



## C. Cost Implications

- This activity does not have any cost implications.

## D. Need/Justification for MTW Flexibility

- MTW Agreement Attachment C, Section C(11) -- Rent Policies and Term Limits
  - The Agency is authorized to determine family payment, including the total tenant payment, the minimum rent, utility reimbursements and tenant rent. The Agency is authorized to adopt and implement any reasonable policies for setting rents in public housing including but not limited to establishing definitions of income and adjusted income, or earned income disallowance that differ from those in current statutes or regulations. The Agency is authorized to adopt and implement term limits for its public housing assistance. Such policies must include provisions for addressing hardship cases. This authorization waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A as necessary to implement the Agency's Annual MTW Plan.
- MTW Agreement Attachment C, Section D(2)(a) -- Rent Policies and Term Limits
  - The Agency is authorized to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant-based assistance that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. The Agency is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518, as necessary to implement the Agency's Annual MTW Plan;
- Section C(11) (Rent Policies and Term Limits) and Section D(2)(a) (Rent Policies and Term Limits) authorize the agency to establish earned income disallowances that differ from those in current statutes or regulations.

## E. Rent Reform/Term Limit Information

While this activity is considered a rent reform activity; because the organization has administered a very limited version of EID since 2014 and has phased it out, there is no anticipated impact to existing residents.

### E. i. Impact Analysis

There are currently no households receiving earned income disregard. There are 5 households on SEID which will phase out in FY2023 or within the triennial certification timeframe with no income increases being processed.



#### **E. ii. Hardship Criteria**

There are currently no households receiving earned income disregard; therefore, there is no need to hardship criteria.

#### **E. iii. Description of Annual Re Evaluation**

Not applicable.

#### **E. iv. Transition Period**

The organization has already transitioned to no earned income disregard by phasing out the original SEID activity FY2013-2 and moving to not picking up income increases in between triennial recertifications.





## Section IV | Approved MTW Activities

### A. Implemented Activities

#### FY2011-1e | Preservation and Expansion of Affordable Housing

##### Plan Year Approved, Implemented, Amended

This activity was approved and implemented in the FY 2010-2011 MTW Plan.

##### Description/Update

**Update:** This activity is ongoing and continues to facilitate the expansion and preservation of affordable housing. The Agency has several projects in the development pipeline that are planned to utilize MTW funding. In addition, the agency is currently reviewing other existing affordable housing units that are either nearing the end of the 15 year compliance period or in need of preservation. The Agency anticipates leveraging MTW investments for these investments (see Appendix E. Asset Management Plan for additional details on the Agency's preservation and expansion plans)

**Description:** Under Opportunity Home's broader uses of funds authority, Attachment D, the Agency may use MTW funding for local, non-traditional units providing that the activities meet the requirement of the MTW statute. While the organization has had the authority to utilize this flexibility since 2011, the Agency has not utilized it for the construction of new units; all development reported under this activity in past years occurred outside the scope of MTW as it used other funding sources, including tax credits, HOME funding, CDBG and other local and state funding.

the organization began utilizing this ability to fund local, non-traditional units in combination with a new flexibility to combine replacement housing factor (RHF) funds with the MTW block grant; the Agency executed an RHF amendment and RHF Plan that was approved by HUD in FY2014.

This activity operationalizes the expansion policies adopted in FY2011 by utilizing the local, non-traditional unit authorization under the organization's broader uses of funds authority and securing the approval to combine RHF funds into the MTW block grant, which requires the Agency to construct new affordable units (defined as units reserved for households with income at or below 80% AMI).

While the organization may develop new communities with market-rate units in addition to affordable units, this activity does not authorize the use of MTW funds (including RHF funds) for the development of those market-rate units.



Important to note is the organization's flexibility to construct new Section 8 or 9 units that are authorized under MTW single-fund flexibility, and those outcomes are reported in the Sources and Uses of Funds section of this report (Section V.). The only units authorized under this activity FY2011-1e are those reserved for households with income at or below 80% AMI that receive no Section 8 or 9 funding.

This activity was revised for FY2016. Language describing Preservation and Expansion Policy context, background, and process was moved to Appendix 3. While the Preservation and Expansion Policy language can provide a helpful backdrop to the goals of FY2011-1e, it can also distract from the specific use of MTW flexibility. The language in FY2011-1e is now focused on the use of MTW funds to preserve or expand affordable housing units without any Section 8 or Section 9 subsidy. Since no preservation of non-Section 8 or 9 units is planned for FY2016, the metric "HC #2: Units of Housing Preserved" has been set to a benchmark of 0 (zero).

## Planned non-Significant Changes

In addition to new construction plans during the plan year, the agency expects to evaluate possible investment and/or acquisition of existing Low Income Housing Tax Credit (LIHTC) that are at or approaching the end of the initial 15 year compliance period. This may include properties where an Opportunity Home related entity already holds an ownership interest in the asset, or has no ownership interest in the asset. The Agency may elect to use its border uses of funds authority to execute these financial deals. Listed below, are properties that are either at or approaching the fifteenth year where the Agency might use MTW funds either as part of the acquisition or at the time the tax credits are re-syndicated:

1. The Ravello
2. Tigoni Villas
3. Costa Mirada
4. Costa Almadena
5. Rosemont at University Park
6. Midcrown Senior Pavillion
7. San Juan Square I
8. Elan Gardens
9. Alhambra
10. Artisan at Mission Creek
11. Artisan at Salado Falls

The Agency also maintains an affordable housing portfolio, Beacon Communities, and expects to evaluate possible investment in these properties as part of an agency-wide preservation effort.

## Planned Changes to Metrics / Data Collection



**HC #1: Additional Units of Housing Made Available**

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	None	None

**HC #2: Units of Housing Preserved**

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number).	Expected housing units preserved after implementation of the activity (number).	None	None

**Planned Significant Changes**

None.



## FY2011-9 | Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services

### Plan Year Approved, Implemented, Amended

This activity was approved in FY 2010-2011 and implemented in the same fiscal year. This activity has been amended as follows:

- FY 2019-2020:
  - Added up to forty (40) additional tenant-based vouchers to support a Permanent Supportive Housing (PSH) provider currently partnered with the organization administering the Move On Program.
  - Adopted alternative portability policies for all set-asides under this activity to ensure participants are able to continue receiving supportive services by partners while receiving the set-aside housing assistance. Under this alternative policy, recipients would not be able to port or take their set-aside voucher to another jurisdiction.
  - Adopted a hardship policy: a set-aside voucher recipient may be given the opportunity to port out of the organization's jurisdiction in the following cases:
    - If the recipient has an approved reasonable accommodation need; or
    - If the recipient requests an emergency transfer request under the VAWA Act of 2013.

### Description/Update

**Update:** This activity is ongoing and continues to assist the Agency in its efforts to reduce homelessness in San Antonio by increasing housing choices.

**Description:** the organization allocates up to 240 tenant-based vouchers for households referred by non-profit sponsors who commit to provide supportive services. The set-aside vouchers support two main programs:

- The Set Aside Homeless Voucher (SHVP) Program: The Set Aside Homeless Voucher Program (SHVP) provides rental voucher assistance to homeless individuals through a collaborative referral process. San Antonio Metropolitan Ministries (SAMMs) and the Center for Health Care Services (CHCS) screen applicants to ensure they meet all eligibility criteria and then forward referral packets to the organization. A total of 200 vouchers have been allocated for the Set Aside Homeless Voucher Program (SHVP) program. Case management and supportive services are provided by CHCS and SAMMs.
- Move On Program: The Move On Program provides 40 tenant-based vouchers for families currently residing in Permanent Supportive Housing (PSH), Rapid Rehousing (RRH), or other supportive housing to transition to subsidized housing via the housing choice voucher. The program is designed to serve those who previously experienced



chronic homelessness, have been successfully served through supportive housing and will benefit from on-going housing subsidies to prevent a return to homelessness. Current partner is the South Alamo Regional Alliance for the Homeless (SARAH).

## Planned non-Significant Changes

None.

## Planned Changes to Metrics / Data Collection

### HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase housing choice (increase).	0	Up to 340	None	None

### Maintain Households Served

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Percentage of households served that continue to be housed after 2 years (increase).	0	90%	The organization will be replacing these metrics with Average Tenure	None
Percentage of households served that continue to be housed after 1 years	0	90%		None

### Average Tenure

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average tenure or length of stay in the set-aside program	2 year	2 years	The organization will be adding this metric to replace Maintain Households Served	None

## Planned Significant Changes



None.





## FY2013-2 | Simplified Earned Income Disregard (S-EID)

### Plan Year Approved, Implemented, Amended

This activity was approved in FY2012-2013 and implemented in FY 2013-2014. This activity has been amended as follows:

- FY 2014-2015: Removed Family Self-Sufficiency (FSS) from the list of approved self-sufficiency programs due to the Agency's inability to reconcile FSS program requirements with this waiver.
- FY 2015-2016: Established the requirement that families complete financial literacy classes.

### Description/Update

**Update:** This activity is planned for close out during FY2023 and will be superseded by FY2024-01 Elimination of Earned Income Disregard once approved by HUD.

#### Description:

Statutory Goal	Housing Programs	Additional Requirements
<ul style="list-style-type: none"> <li>■ Self-Sufficiency</li> <li>■ Cost Effectiveness</li> </ul>	<ul style="list-style-type: none"> <li>■ MTW Housing Choice Voucher</li> <li>■ Public Housing</li> </ul>	<ul style="list-style-type: none"> <li>■ Must complete financial literacy classes</li> <li>■ Must enroll in an approved self-sufficiency program</li> <li>■ Current approved programs:               <ul style="list-style-type: none"> <li>■ Westside Jobs Plus Program</li> <li>■ Annie E. Casey/East side Jobs Plus Program</li> </ul> </li> <li>■ Self-sufficiency programs NOT approved:               <ul style="list-style-type: none"> <li>■ Family Self-Sufficiency (FSS) Program</li> <li>■ HUD Jobs-Plus at Cassiano Homes</li> </ul> </li> </ul>

This activity eliminated the traditional EID for all programs and established an alternative earned-income disregard (EID) for the MTW Housing Choice Voucher and Public Housing programs that requires enrollment in an approved self-sufficiency program. The alternative disregard expands the number of months for which EID (referred to as earned-income disregard or earned-income disallowance) is available from 24 months to 60 months, and makes the benefit available continuously during the 60 months, without start/stop. Head, Spouse or Co-head of Household qualifies the entire household for SEID (formerly only Head of Household could participate). Income is disregarded on a sliding scale based on year(s) of participation:

- During year 1, 100% of earned income is disregarded
- Year 2: 80%
- Year 3: 60%
- Year 4: 40%
- Year 5: 20%



Participating households must attend quarterly financial counseling sessions in order to ensure that families are equipped with the tools and knowledge to budget effectively in preparation for the annual reduction of SEID, and to increase chances of success in achieving self sufficiency. At the time of the referral, staff schedules an appointment with financial counseling providers such as the Family Service Association or the Financial Empowerment Center. Participating households must attend the counseling sessions prior to the annual incremental reduction of EID, or within one month of the reduction being processed. Staff have access to the appointment log, sign in sheets for financial counseling, and a very good relationship with counseling partners to obtain information on attendance.

Case management Staff monitor attendance, and follow up with members to ensure they are on track. Should they fail to attend, staff report back to management when a member lapses. A hardship provision allows a grace period for unforeseen circumstances.

## Planned non-Significant Changes

None.

## Planned Changes to Metrics / Data Collection

### CE #3 | Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).	None	None

### SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	None	None



**SS #8: Households Transitioned to Self Sufficiency**

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	None	None

**Planned Significant Changes**

This activity is planned for close out during FY2023 and will be superseded by FY2024-01 Elimination of Earned Income Disregard once approved by HUD.



## FY2013-4 | HQS Inspection of Opportunity Home properties by Opportunity Home inspectors

### Plan Year Approved, Implemented, Amended

This activity is designed to reduce cost and increase cost effectiveness, and was originally approved as part of the FY 2012-2013 MTW Plan. Implementation began on January 1, 2013.

### Description/Update

**Update:** This activity is ongoing. The Agency continues to experience cost efficiencies by conducting inspections of Opportunity Home properties by Opportunity Home Inspectors.

**Description:** This activity allows Opportunity Home inspectors (instead of third- party contractors) to inspect and perform rent reasonableness assessments for units at properties that are either owned by Opportunity Home under the Agency's non-profit portfolio or owned by a Opportunity Home affiliate under the Agency's partnerships portfolio. At the time of implementation, Opportunity Home's Inspections department was equipped to absorb the additional inspections without the need for additional full-time or part-time equivalent positions.

The organization estimated that the impact to the Agency would be a cost savings of \$55.46 per inspection. This figure was the projected result of replacing third-party contractors with in-house inspectors. At the time this activity was adopted, the cost of contracting with a third party to conduct 2,391 inspections annually was \$182,478 per fiscal year, which translated into a cost per inspection of \$76.32. The cost per inspection using Opportunity Home staff was estimated at \$20.86. The net savings per inspection was projected to be \$55.46.

As required by HUD, "CE #2: Staff Time Savings" has been added to this activity. While the organization recognizes HUD's efforts to standardize metrics across MTW agencies, this metric is not in alignment with the nature of this activity. Agency cost savings in this activity are not the result of staff time savings, but instead of increased efficiency.

### Planned non-Significant Changes

None.

### Planned Changes to Metrics / Data Collection

#### CE #1 | Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	\$61.60 per inspection	\$44.24 per inspection	None	None



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**Planned Significant Changes**

None.



## FY2014-3 | Faster Implementation of Payment Standard Decreases

### Plan Year Approved, Implemented, Amended

This activity is designed to reduce cost and increase cost effectiveness, and was originally approved as part of the FY 2013-2014 MTW Plan.

### Description/Update

**Update:** This activity is ongoing. We are implementing the appropriate payment standard at regular reexaminations and at moves, but not at interim reexaminations.

**Description:** Typically, when Fair Market Rent (FMR) is reduced and the payment standard is adjusted accordingly, the reduced payment standard is applied at each participant’s second regular reexamination. This activity will allow the organization to apply the lower payment standards at each participant’s next reexamination (Move, Interim and/or Annual reexaminations), or as predicated on business need. If the participant’s rent portion increases as a result of applying the new payment standard, the organization will provide the participant a 30-day notice of rental increase.

### Planned non-Significant Changes

None.

### Planned Changes to Metrics / Data Collection

#### CE #1 | Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	12,129 Annual Average Households Served (FY2014) multiplied by \$568.43	12,129 Annual Average Households Served (FY2014) multiplied by \$568.43	The organization will reset baseline and benchmarks to reflect more up to date information: MTW baseline is 12,421 and projected per unit cost for FY24 is \$723.10	None

### Planned Significant Changes

None.





## FY2014-6 | HCV Rent Reform

### Plan Year Approved, Implemented, Amended

#### Previously approved

This activity was approved as two separate activities and subsequently combined into one activity. (FY2014-6: Rent Simplification (HCV) and FY2015-4: Simplified Utility Allowance Schedule)

Both activities are designed to work together to reduce cost and increase cost effectiveness. For FY 2014-6 Rent Simplification, the Agency received HUD approval as part of the FY 2013-2014 Plan and began implementation in July 2014. For FY 2015-4: Simplified Utility Allowance Schedule, the Agency received HUD approval as part of the FY2014-2015 MTW Plan and began implementation in January 2015.

This activity is designed to meet the statutory objective of increasing cost effectiveness, and was originally approved as part of the FY 2014-2015 MTW Plan.

Note that this activity applies only to Housing Choice Voucher (HCV) program participants who are not part of FY2015-1 MDRC/HUD Rent Study. If a household is selected to participate in the control or treatment group of the Rent Study, they will be subject only to FY 2015-1, and not this activity FY2014-6.

### Description/Update

**Update:** This activity is ongoing and continues to minimize administrative costs with minimal to no impact to residents.

This activity has two elements: (1) simplified rent calculation (previously approved under FY2014-6: Rent Simplification) and (2) simplified utility allowance schedule (previously approved under FY2015-4: Simplified Utility Allowance Schedule)

(1) Rent Simplification Description: Previously, rent calculation was based on 30% of the participant's adjusted monthly income. This activity lowers the percentage used to calculate rent to 27.5% of monthly gross income for all MTW HCV participants and new admissions, and eliminates deductions (i.e., medical and child care) with minimal impact to the participant's rent portion. Additionally, the organization will not disregard the participant's income using the traditional Earned Income Disallowance (EID) calculation.

The per-unit cost will be calculated by the total housing assistance payments divided by the total number of units leased each month. The housing assistance payments expense will be obtained from the monthly financial statements and the total units will be obtained from the Unit Month Report. the organization will conduct time studies to verify the number of hours that staff spends



calculating tenant rent portion. The quality control score will be obtained from an Access database..

(2) Description: Prior to this activity, the Agency conducted annual reviews and periodically re-established a Utility Allowance Schedule to represent reasonable utility cost expectations as part of a tenant's lease. The Utility Allowance Schedule is based on utility surveys and analysis of the type of structure, bedroom size, appliances provided by the tenant, and type of appliances (gas/electric).

This activity establishes a new, simplified schedule that is based on the analysis of data collected from the organization's existing HCV portfolio including the most common structure and utility types. The simplified schedule reduces administrative costs associated with the traditional method of applying a Utility Allowance Schedule. Specifically, the activity will allow the HCV department to be more cost effective by reducing staff time spent on calculating multiple utility schedules for 6 different structure types plus various utility types such as gas, electric or propane.

The simplified utility allowance schedule is also anticipated to benefit property owners, who will have a more accurate understanding of the total gross rent to be applied to their properties, and to benefit participants, who will be able to use this new schedule to clarify gross rent in their selection of housing units.

The new utility allowance schedule is implemented at the time of recertification, interim or change of unit. The schedule will be applied to the lesser of these two options:

- the actual size of the unit, or
- the size of the voucher.

The flat utility allowance will not be granted in the case of tenant-provided appliances, which are not considered tenant-supplied or -paid utilities. the organization will continue to use current market consumption data to determine when adjustments to the simplified schedule are needed (upon change of more than 10% in rates).

Hardship Policy: Households that experience a rent increase of \$26 or more due to the rent simplification calculation will be granted a hardship exemption and have the household's TTP calculated in accordance with 24 CFR 5.628 (i.e., non-MTW TTP calculation). Participants who are granted a hardship exemption will remain exempt until their rent portion falls below the \$26 threshold. Hardship exemptions under this provision will be verified at each recertification.

On June 13, 2019, the Agency received HUD approval to extend these MTW Agreement provisions to its HUD-VASH program. The Agency implemented the extension of this waiver to the HUD-VASH Program in FY2020.



## Planned non-Significant Changes

The new FSS final rule eliminated the need for FY 2020-3 to address the 120-day rule. The modified contract element of that activity is still needed to support this activity, FY2014-6 Rent Reform activity. In an effort to streamline activity reporting and group waivers working together, the FSS waiver will be moved under FY2014-6 and the FY2020-3 activity will be closed out in the FY2023 Report. The organization is not making any changes to the waiver or use of waivers; rather, re-grouping the waivers as a result of other HUD streamlining efforts.

## Planned Changes to Metrics / Data Collection

### CE #1 | Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	1 hours per processed file	.25 hours per processed file	None	None

Data Source:

### CE #3 | Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average error rate in completing a task as a percentage (decrease).	11%	40%	None	None

### SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA	0	43	None	None



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uses this metric, the  
"Outcome" number  
should also be  
provided in Section  
(II) Operating  
Information in the  
space provided.

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## **Planned Significant Changes**

None.



## FY2015-2 | Elderly Admissions Preference at Select Public Housing Sites

### Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objective of increasing housing choices for low-income families and was originally approved as part of the FY2014-2015 MTW Plan and implemented November 1, 2014.

### Description/Update

**Update:** This activity is ongoing and continues to allow the Agency to increase housing choices for elderly residents at selected public housing properties. The implementation of the 80/20 mix has been delayed for Marie McGuire, but is expected to be implemented by the end of the current fiscal year.

**Description:** This activity establishes a 4-to-1 elderly admissions preference at specific communities in order to increase housing choices for elderly households.

The goal of the activity is to address continuing concerns of elderly residents at specific communities 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.

The idea of an optimal mix is based on research of the reaction to a 1995 Massachusetts law that attempted to limit the percentage of non-elderly disabled tenants living in state-funded elderly housing. In 2002, the Massachusetts Office of Legislative Research provided an update on the success of the 1995 law, which had established optimal proportions of 86.5% elderly and 13.5% non-elderly residents. Housing officials reported that the law had been largely successful in:

1. reducing the number of problems that arise from these mixed populations sharing the same housing;
2. slowing what had been a sharply increasing rate of non-elderly disabled households moving in, and
3. reducing the relatively high percentage of non-elderly disabled tenants in certain projects.

Housing advocates, however, suggested that the optimal proportion should be 80% elderly and 20% non-elderly residents. This MTW activity, FY2015-2, adopts that suggested 80/20 ratio both for its admissions preference as well as for its ultimate unit mix



In practical terms, this activity allows the selection of four elderly applicants from the waiting list before selecting a non-elderly applicant from the waiting list, until such time as an optimal mix of elderly and non-elderly disabled residents is reached for the community. The organization will use a waiting list preference for elderly families to ensure properties are able to reach the target 80/20 ratio. No residents will be required to relocate in order to meet these targets. The Agency is not establishing a date by which to achieve the 80/20 target, and will rely solely on the normal resident turnover process to gradually transition the population balance.

When a property reaches its target 4-to-1 ratio of elderly to non-elderly residents, the organization will start to draw applicants using a 1-to-1 ratio of elderly to non-elderly applicants in order to maintain the overall 4-to-1 balance. Should the mix ever tip in the other direction and start to house elderly residents at a higher ratio than 4-to-1, then the organization will draw non-elderly disabled residents at a higher rate than elderly residents in order to maintain the overall 4-to-1 balance.

The current properties with the Elderly Admissions Preference are: Fair Avenue, WC White, and Lewis Chatham.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	None	None
Total	231	378	None	None
Fair Avenue	110	173	None	None
WC White	38	60	None	None
Lewis Chatham	60	95	None	None





Marie McGuire	23	50	None	None
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Elderly Household Percentage

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Percentage of units occupied by elderly households	Percentage of units occupied by elderly households prior to implementation of the activity	Expected percentage of units occupied by elderly households after implementation of the activity	None	None
Total	51%	80%	None	None
Fair Avenue	51%	80%	None	None
WC White	51%	80%	None	None
Lewis Chatham	51%	80%	None	None
Marie McGuire	34%	80%	None	None

Data Source:

Planned Significant Changes

None.



## FY2015-3 | Modified Project Based Vouchers (MPBVs)

### Plan Year Approved, Implemented, Amended

This activity was approved in FY 2014-2015 and implemented in the same fiscal year. It has been amended two times since implementation.

#### FY 2019-2020 Amendments:

- Allocated eighty (80) additional project-based vouchers to support the follow initiatives:
  - THRU Project: Up to ten (10) modified PBVs at Opportunity Home properties will be committed to support a local non-profit organization, THRU Project, in their mission to help foster youth aging out of the foster care system.
  - Family Homeless: Up to twenty (20) modified PBVs at Opportunity Home properties will be committed to support the South Alamo Regional Alliance for the Homeless (SARAH). SARAH is the local Continuum of Care Lead Agency charged to create an improved service system that effectively provides support, coordination, and housing to all homeless populations within San Antonio and Bexar County, with a primary focus on moving individuals and families out of homelessness efficiently and permanently.
  - Beacon Communities or Partnerships: Up to fifty (50) modified PBVs at one of Opportunity Home's Beacon or Partnership properties. These units will support a new workforce initiative as outlined in the proposed activity, FY2020-4: Time-Limited Workforce Housing Pilot Program.
  - Beacon Communities: Up to thirty (30) modified PBVs at a new Opportunity Home - Beacon development. These units will support a new homeless college program as outlined in the proposed activity, FY 2020-2: St. Phillips College Homeless Program (SPC-HP).
- Adopted an alternative waitlist policy for the modified PBVs committed that support the THRU Project, Family Homeless Initiative, Workforce Initiative, and St. Phillips College Homeless Program so that the units would be reserved for direct referrals from these partners. (24 C.F.R. 983.251: How participants are selected)
- Received waiver to remove the twenty-five percent (25%) per project cap for the Agency's modified project based units.

#### FY 2020-2021 Amendments:

- Relocated ten (10) MPBVs previously approved under this activity to a new activity, FY 2021-1: Next Step Housing Program (THRU Project).
- Removed the plan to commit 30 modified project based vouchers to support a college homeless program at a tiny home development. This development is no longer moving forward.



- Committed 44 modified project based vouchers at a new development. 100 Labor, an approximately 213-unit multifamily project, is located at 100 Labor Street. The project is expected to cost approximately \$54,599,095. This project is planned to receive gap financing through the Agency's Moving to Work funding flexibility.
- Family Homeless: Twenty (20) MPBVs were allocated to Rosemont at Highland Park, a property in the Agency's Beacon Communities Portfolio. Due to lack of vacancies, the Agency plans to allocate these vouchers across multiple properties to ensure they are utilized and occupancy needs are met.
- FY2020-4: Time-Limited Workforce Housing Pilot Program: Fifty (50) PBVs have been allocated to St. John's Square, a new property to be constructed under the Agency's Partnerships Portfolio.
- Received waiver to determine contract rents and increases and to determine the content of contract rental agreements that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. In alignment with the agency's goal to increase housing choice, this waiver also allows the organization to analyze the MAFMRs and SAFMRs and use the higher payment standard on future MPBV contracts.
- Received waiver to remove the requirement that an independent entity must determine the initial contract rent and annual redetermination of rent. This waiver allows the organization to determine the contract rent in accordance with PBV regulations. Current regulations require the organization to rely on a third-party to initiate the HAP contract and adjust the rent at any request for rental increase. PBV regulations for determining rent to owner, on the other hand, specify that the amount of rent to owner must be set at the lower of:
  - an amount based off payment standard minus UA;
  - the reasonable rent (determined by a third party); or
  - the rent requested by the owner.

## Description/Update

**Update:** This activity is designed to meet the statutory objectives of increasing housing choices for low-income families and increasing cost effectiveness. This activity is ongoing and continues to facilitate the expansion and preservation of affordable housing thereby increasing housing choices.

**Description:** This activity modifies the standard Project Based Voucher program in two ways. First, this activity allows the organization to commit vouchers to developments in the organization's new and existing properties. The vouchers increase the number of units that are affordable to households based on their actual ability to pay. For example, a tax credit rent affordable to a 30% AMI household will be affordable to a 4-person household earning \$17,640 or more. However, many households earn much less than that, and a 4-person household earning



\$10,000 (typical for Opportunity Home-assisted households) is not able to afford a tax credit rent affordable to a 30% AMI household.

the organization may commit vouchers to any Opportunity Home owned or controlled development. This activity applies only to commitment of vouchers to Opportunity Home owned or controlled units. Any commitment of vouchers to privately-owned developments will be made through a competitive process outside the scope of this activity.

Secondly, this activity also increases cost effectiveness by removing the automatic provision of a tenant-based voucher to a household who wishes to relocate from a unit associated with a local project based set aside voucher. The removal of the automatic provision reduces HAP costs, and also stabilizes overall occupancy at the communities where vouchers are committed. Previously, activity FY2011-8 provided a tenant-based voucher to a household after two years in the local project based set aside unit.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	0	None	None

Median Household Income

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Median income of households living in local project based	AMI upper limit of households living in units	Targeted AMI upper limit of households living in units	None	None



set-aside voucher units, by income bracket				
80% AMI	80% AMI	75% AMI	None	None
60% AMI	60% AMI	55% AMI	None	None
50% AMI	50% AMI	45% AMI	None	None
30% AMI	30% AMI	25% AMI	None	None

**Planned Significant Changes**

None.



## FY2019-1 | Local Implementation of SAFMR

### Plan Year Approved, Implemented, Amended

This activity was approved in FY 2018-2019 and implemented in the same fiscal year.

- FY 2018-2019: Phase I was approved and implemented
  - Established 2-Tier Policy Map
  - Set a subsidy cap of \$1.5M for higher cost areas
  - Set payment standard schedule outside the 90-110% of the MAFMR and SAFMRs
  - Established an exception overlay
- FY 2019-2020: Phase II was approved and implemented
  - Expanded the number of small areas from two (2) to ten (10),
  - Eliminated the subsidy cap from Phase I,
  - Set payment standard schedule outside the 90-110% of the MAFMR and SAFMRs, and
  - Updated the exception overlay mechanism.

### Description/Update

**Update:** This activity is ongoing and continues to assist the Agency in its efforts to increase housing choices. A new schedule and modifications to the groupings under Phase II was implemented for new admissions and movers effective January 1, 2022 and recertifications effective February 1, 2022.

**Description:** This activity is designed to achieve the MTW statutory objective to increase housing choices for low-income families, by creating payment standards that better reflect market conditions in different parts of San Antonio, and so making a larger number of San Antonio neighborhoods affordable for voucher households. This activity is a local implementation of HUD's Small Area Fair Market Rents (SAFMR).

Because of the potential impact (positive and negative) on a large number of voucher households, the organization implemented the activity over multiple fiscal years in order to control for negative and unanticipated consequences, to make use of the latest research and market data, and to maintain the number of households served. HUD approved this phased-in approach in FY2019. Below are the principles and parameters the Agency used in the development of the activity:

1. Maintain Number of Households Served
  - a. No decrease in capacity to serve the same number of households
2. Minimize Negative Impact
  - a. Minimize negative impact for existing households in low-cost neighborhoods
  - b. No disparate impact on protected classes, including locally recognized classes (sexual orientation, gender identity, veteran status, and age)
3. Make the SAFMR as easy to use as possible
  - a. Households and landlords have limited time and resources; program design should facilitate program implementation
4. Leverage the Value of the Voucher



- a. Maximize value of vouchers in targeted growth areas and rapidly changing neighborhoods

**Local Submarket Payment Standards:** This activity makes use of one waiver: establish local submarket payment standards.

Currently, the Department of Housing and Urban Development (HUD) publishes fair market rents (MAFMRs) annually for each metropolitan statistical area in the United States and requires each housing authority to adopt a payment standard schedule for each MAFMR area in its jurisdiction. HUD allows housing authorities to establish the payment standard amounts at any level between 90% and 110% of the published FMR. Payment Standards are used to calculate the maximum subsidy that the PHA will pay each month toward rent and utilities for families with Housing Choice Vouchers.

Prior to the implementation of SAFMR, the process for establishing payment standards includes analyzing the published MAFMRs when published, presenting the recommended schedule to the Board of Commissioners for approval, and implementing the new schedule over a twelve month phase-in for clients that have a reexaminations and all new admission contracts effective on or after the effective date. Due to biennial and triennial recertifications under the Agency's MTW status, the impact to HAP expenditures are typically phased-in over a period of three years.

Under the new Small Area Fair Market (SAFMR) regulation, the Opportunity Home is required to implement this process using SAFMRs which are based on ZIP codes as opposed to the San Antonio-New Braunfels Metropolitan Statistical Area; however, because the Agency is designated as a Moving to Work (MTW) Program, it is authorized to adopt and implement any reasonable policy to establish payment standards for housing choice vouchers that differ from the currently mandated program requirements. The Agency requested and received a waiver in Year 1 (FY 2018-2019).

On June 27, 2019, the Agency received HUD approval to extend this MTW Agreement provision to its HUD-VASH program. The Agency implemented the extension of this waiver to the HUD-VASH Program in FY2020.

To stay consistent with the annual payment standard update approval process, new payment standard schedules will be approved by a separate Board Resolution. Annual modifications to payment standards are allowed with the organization Board approval where appropriate/necessary. The Agency anticipates reviews of the payment standards every year in August/September when new SAFMRs are published by HUD.

**Zip Code Grouping methodology:** The Agency explored a variety of grouping options ranging from five to fifteen groups using a cluster analysis based on the published HUD SAFMRs. The goal of the clustering was to minimize within tier rent differences and maximize between tier differences. This would ensure that when the payment standard was set for each tier, it would be an appropriate amount for all zip codes within the tier. The ten tier option was chosen after considering administrative burden, financial impact, and after building consensus with local stakeholders. In addition, the Agency had implemented HUD's SAFMR for its smaller special programs using ten (10) tiers - which offered some consistency for staff, clients, and landlords. As of FY2020, special programs are now under the organization's MTW implementation of SAFMRs. .





**Payment Standard methodology:** The Agency reviewed various methods for setting the payment standard in each Tier. The goal of the review was to establish a method that allowed the Agency to consistently determine payment standards for each tier and bedroom size while also balancing the financial impact. The method that found the balance between the financial impact and the goals of the SAFMR policy was determined to be ninety percent (90%) of the minimum SAFMR within each Tier. For example, in Tier 1 there are seven (7) ZCTAs. The minimum or lowest SAFMR for a two-bedroom among these seven ZCTAs is \$790. The payment standard for the two-bedroom is set to ninety percent (90%) of \$790, or \$711. This method was applied to all ten tiers and all bedroom sizes.

**Exception Overlay methodology:** The intent of the exception overlay is to establish a mechanism that provides greater flexibility to adjust payment standard schedules to mitigate involuntary displacement in rapidly changing markets and/or coordinate support for place-based redevelopment or revitalization initiatives (such as Choice Neighborhood). The overlay can include entire ZIP codes or smaller geographies such as census blocks, tracts, and locally defined neighborhoods. Areas are selected based on timely market information and other local information that support the need for a higher payment standard.

The Agency established an exception overlay in FY2018 that consisted of seven (7) ZCTAs. These areas were selected after reviewing a City of San Antonio report on housing vulnerability that highlighted areas where property values had risen the fastest in the city.

As part of the update to Phase II, the Agency reviewed additional available data including change in land value, home value, gross rents and determined that only minor updates to the current overlay were justified. Two ZCTAs (78215 and 78235) were removed from the overlay because there were no voucher holders. Thus, the need for involuntary displacement of existing voucher clients is not appropriate; rather, the goal for these ZCTAs is to make them more accessible to new clients through the new tiered system. Both ZCTAs are now in tiers with substantially higher payment standards than the current payment standards.

The Agency has also developed a list of ZCTAs that are anticipated to experience market pressures in the near future. As an early warning mechanism, these areas will be monitored closely during Phase II in addition to the relief provided under the exception overlay policy. The Agency may conduct targeted market studies to determine if any area needs to be added to the exception overlay and/or moved to a higher payment standard tier.

**Hardship policies:** This activity is not expected to impact existing clients' tenant share; however, the Agency recognizes the need for a hardship policy in concert with the proposed policy changes to ensure that households with documented urgent needs or extenuating circumstances are not unduly burdened by the policy changes.

The organization's current policy on financial hardships regarding minimum rent and zero income declaration will continue to apply to participants under this activity in accordance with §6.3.A(3) and §6.3.B of the Administrative Plan. In addition, the Agency has two MTW activities with special hardship policies: FY2014-6: Rent Simplification and FY2015-1: MDRC/HUD Rent Reform Study. Hardships outlined in those activities will apply under this activity. Please refer to the MTW activities listed above in Section 4 of this plan for specific hardship criteria. Unless otherwise noted, all elements are applicable for all three activities.



The agency has adopted two SAFMR-specific mechanisms to provide protection for clients including (1) Hold Harmless Policy and (2) Exception Overlay Policy. In addition, clients have access to existing hardship and reasonable accommodation policies outlined in 16.2.B(7) of the Administrative Plan. The mechanisms specific to SAFMR are described below.

**Hold Harmless Policy:** For families whose payment standard falls outside of the basic range as a result of a decrease in FMRs (including a decrease in FMRs due to the implementation of Small Area FMRs), the organization will not reduce the payment standard amount for as long as the HAP contract remains in effect.

**Exception Overlay Policy**

**A. Exception Overlay Policy:** Households will receive automatic exception overlay relief, as discussed below, if:

- a. The household is currently under contract for a unit located in the Agency’s exception overlay.
- b. The landlord requests an increase in the rent amount after the first contract year and the new contract rent is determined to be reasonable through the Agency’s rent reasonableness process.
- c. The household’s new total monthly family contribution as a percent of household income (rent burden) increases by more than 10% from the current rent burden and the household realizes it’s unable to afford their rent portion as a result of the increased contract rent.
- d. The new monthly increase is not a result of a change in household circumstances.

**B. Exception Overlay Policy Remedy:**

- a. the organization will cap the total monthly family contribution at the current amount for the remaining months in their current lease term.

**Planned non-Significant Changes**

None.

**Planned Changes to Metrics / Data Collection**

**HC #5: Increase in Resident Mobility**

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	41%	41%	None	None

Data Source:

**Lease-up Success Rate by Post-Move Group**



Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Percent of vouchers issued that were leased-up within 120 days	89%	86%	Benchmarks are being updated	None

Data Source:

#### Average # of days searching by Post-Move Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average number of days between the date the voucher is issued and the date the request for tenancy (RTA) is approved.	58 days	58 days	None	None

Data Source:

#### Average HAP by Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average Housing Assistance Payment by Group	Group 1: \$601	Group 1: \$601	None	None
	Group 1 - EO: \$609	Group 1 - EO: \$609		
	Group 2: \$608	Group 2: \$608		
	Group 2 - EO: \$591	Group 2 - EO: \$591		
	Group 3: \$614	Group 3: \$614		
	Group 4: \$620	Group 4: \$620		
	Group 5: \$690	Group 5: \$690		
	Group 6: \$603	Group 6: \$603		
	Group 7: \$707	Group 7: \$707		
	Group 8: \$847	Group 8: \$847		
	Group 9: \$755	Group 9: \$755		
	Group 10: \$876	Group 10: \$876		

#### Households moving to a better neighborhood by Post-Move Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Percentage of	87%	87%	In FY2024, the	Due to the



households self-reporting that they consider the unit for which they submitted a request to be in a better neighborhood than their current place of residence on post-move surveys (increase).	organization may adjust the metric and/or baselines and benchmarks to reflect the new data collection effort through a new surveying function	pandemic, the survey used for this indicator was put on hold. The organization has developed a new organization-wide surveying function and is working to incorporate this question or a derivative in forthcoming surveys.
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HCV Concentration by Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
HCV households living in each Group as a percentage of total renter households	Group 1: 8% Group 2: 8% Group 3: 10% Group 4: 3% Group 5: 2% Group 6: 3% Group 7: 2% Group 8: 0% Group 9: 1% Group 10: 1%	Group 1: 8% Group 2: 8% Group 3: 10% Group 4: 3% Group 5: 2% Group 6: 3% Group 7: 2% Group 8: 0% Group 9: 1% Group 10: 1%	None	None

Planned Significant Changes

None.



## FY2019-2 | Alternate Recertification Process

### Plan Year Approved, Implemented, Amended

This activity is designed to achieve the MTW statutory objective to reduce cost and achieve greater cost effectiveness in Federal expenditures, by providing an alternate schedule for the annual reexamination process, specific PH review procedures, and certification methods of income and assets. The use of oral verifications reduces the organization's administrative costs for postage, paper and envelopes when mailing written third party verification to the client's employer. The activity was approved in the FY 2018-2019 MTW Plan and implemented in FY 2018-2019.

In FY2023, the activity was amended as follows:

- (1) change to the alternate schedule for the housing choice voucher programs and public housing program; all households were moved to triennials.
- (2) adding alternate payment standard increase procedures.

### Description/Update

This activity has four main components that are designed to streamline and simplify the recertification process: (1) alternate schedule, (2) alternate public housing review procedures, (3) alternate income verification methods, and (4) alternate payment standard increase procedures. It consolidates and updates three previously approved activities related to the first two elements (FY2014-4 Biennial Reexaminations, FY2014-5 Triennial Reexaminations, and FY2016-2 Biennial and Triennial Notification of Rent Type Option) and adds a new waiver for the third element.

#### (1) Alternate Recertification Schedule (PH and HCV)

This activity established biennial and triennial schedules for recertifications for the low income public housing and housing choice voucher programs. The Agency has been using alternative schedules since 2011. In FY2023, the agency updated the schedule for all households to triennials.

Beginning FY2016, the organization created a local form with an expiration date of 39 months to replace the HUD-9886 Form with its 15 month expiration date. In the future, the organization may create its own local forms with different expiration dates or other elements to accommodate this activity.

#### (2) Alternate PH Review Procedures (PH only)

Typically in the low income public housing program, PHAs are required to inform public housing residents of the option of paying income-based rent or a flat rent on an annual cycle. Additionally, PHAs are obligated to conduct annual updates of family composition for these public housing families who have chosen to pay flat rent regardless of HUD-allowed triennial recertifications for those families.

As residents move to biennial and triennial recertification schedules, it becomes more efficient to coordinate notification and update requirements in accordance with their new recertification



schedules. This activity allows the organization to conduct review procedures related to flat rent notice and family composition updates for PH individuals at the time of reexamination.

### **(3) Alternate Income Verification Methods (PH and HCV)**

Prior to this activity, the organization accepted self-certification for assets valued below \$5,000. In order to further streamline administrative processes, the organization will accept the family's self-certification of the value of family assets and anticipated asset income for net assets totaling \$25,000 or less. Third-party verification of assets is still required for assets totaling a value more than \$25,000.

According to HUD's Verification Hierarchy, the organization must send a form to third-party sources for verification of income if the tenant-provided documents are not acceptable or are disputed. In order to increase the rate of files completed in a timely manner, the organization will skip the third-party verification form and instead use oral third party verification when tenant-provided documents are unacceptable.

In addition to streamlining methods of document verification, the organization wanted to reduce the number of applicants re-submitting documents for approved extensions of vouchers (if in HCV Program) and/or reasonable accommodations. the organization has revised its policy to extend the length of time that applicant-provided documents would be valid for verification purposes. Applicant-provided documents dated within 90 calendar days from the eligibility appointment would be valid. This does not apply to permanent documents such as social security cards, birth certificates, and identification cards.

Both methods will apply to the low income public housing and housing choice voucher programs, unless explicitly exempted.

On June 13, 2019, the Agency received HUD approval to extend these MTW Agreement provisions to its HUD-VASH program. The Agency implemented the extension of this waiver to the HUD-VASH Program in FY2020.

### **(4) Implementation of Payment Standard Increases at Request for Rental Increase (HCV)**

Typically, when the payment standard amount is increased, the increased payment standard is applied at the family's next regular reexamination. In order to reduce tenant rent burden due to approved rental increases during interim recertification years, this activity allows the organization to apply the increased payment standards at each approved request for rental increase.

## **Planned non-Significant Changes**

None.

## **Planned Changes to Metrics / Data Collection**

### **CE #1 | Agency Cost Savings**



Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	HCV: \$407,067 PH: \$201,964.50 Total: \$609,032	HCV: \$152,264 PH: \$48,570 Total:\$201,224 Expected savings: 407,808	Benchmarks are being updated	None

CE #3 | Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average error rate in completing a task as a percentage (decrease).	HCV: 16% PH: 45%	HCV: 16% PH: 40%	None	None

Planned Significant Changes

None.





## FY2020-1 | College & University Homeless Assistance Program

(formerly Palo Alto College, College Homeless Assistance Program)

### Plan Year Approved, Implemented, Amended

This activity is designed to achieve the MTW statutory objective to increase housing choices, by providing homeless college students stable housing. The activity was approved in the FY 2019-2020 MTW Plan and implemented in the same fiscal year.

### Description/Update

**Update:** This activity is in early implementation and the organization continues to work with partners to address implementation challenges related to the ongoing pandemic.

**Description:** The activity supports the creation of a homeless set-aside program(s) in partnership with local college(s) and university(ies) to address the local housing needs of homeless college and/or university students.

The Agency is tackling this local housing need with a tenant-based set-aside voucher. Because these set-asides will have time limits, alternative eligibility requirements, and are married to homeless college/university pilot program(s), they are being proposed separately from the Agency's set-asides allocated under FY2011-9.

This activity allows the Agency to initially set-aside up to 20 tenant-based housing choice vouchers for households referred by Palo Alto College (PAC) and 30 tenant-based housing choice vouchers for St. Philip's College. The Agency may set-aside additional vouchers to support additional college(s) and/or university(ies) who enter into a partnership with the Agency.

Students seeking housing vouchers through the Homeless Assistance Program(s) must meet criteria outlined by the partner agency. Partner Programs may have slightly different college/university program eligibility requirements. Eligibility for housing will remain consistent across all programs. Students must adhere to both sets of requirements.

Students receiving housing assistance through this set-aside must meet eligibility criteria for income levels, background check and lawful residency. Students will follow all other voucher policies including MTW rent calculations (see FY2014-6: HCV Rent Reform), MTW mandatory orientation (see FY2014-2: Early Engagement), MTW alternative payment standard schedules (see FY 2019-1: Local Small Area Fair Market Rent Implementation), and MTW alternative examinations (see FY 2019-2: Alternate Recertification Process (PH and HCV)). Students have up to one semester after graduation to secure housing at which point students are no longer eligible for the housing voucher.



In addition, this proposed activity is designed to meet the requirements of 24 CFR 5.612 and Section 211 of the Department of Housing and Urban Development Appropriations Act, 2019, which establish parameters within which Section 8 assistance can be provided to individuals enrolled as students in institutes of higher education. Per those parameters, the organization will not provide assistance to any student who meets all of the following criteria:

- is under 24 years of age;
- is not a veteran;
- is unmarried;
- does not have a dependent child;
- is not a person with disabilities, as such term is defined in section 3(b)(3)(E) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(3)(E)) and was not receiving assistance under such section 8 as of November 30, 2005;
- is not a youth who left foster care at age 14 or older and is at risk of becoming homeless; and
- is not otherwise individually eligible, or has parents who, individually or jointly, are not eligible, to receive assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).

For purposes of determining the eligibility of a person to receive assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), any financial assistance (in excess of amounts received for tuition and any other required fees and charges) that an individual receives under the Higher Education Act of 1965 (20 U.S.C. 1001 et seq.), from private sources, or an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall be considered income to that individual, except for a person over the age of 23 with dependent children.

If a student is determined to be independent from his/her parents, then the income of the student's parents will not be considered in determining the student's eligibility. One way for a student to be determined to be independent is to meet HUD's definition of independent child, which requires the individual to be verified during the school year in which the application is submitted as either an unaccompanied youth who is a homeless child or youth, or as unaccompanied, at risk of homelessness, and self-supporting by:

1. a local educational agency homeless liaison
2. the director of a program funded under Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act or a designee of the director; or
3. a financial aid administrator.

Rental leases executed under this program will follow standards as regulated by Section 8(o)(7) of the housing act and 24 CFR 982.308-982.310. While the Agency does not require standard HCV leases, the Agency does ensure leases include language per HUD regulations. The Agency



[and its education partner] will work with the landlord to determine if the leases should have a one year or alternative term length to accommodate the school semester time frame. In addition, if the organization terminates the HAP contract due to program violations the lease will automatically terminate. Upon completion of the program, clients will not be eligible for a traditional Housing Choice voucher. However, the organization will continue to assess if there is a need for continued assistance and will consider a preference for the HCV wait list.

## Planned non-Significant Changes

### Planned Changes to Metrics / Data Collection

#### HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Palo Alto - 0 St. Philips - 0	Palo Alto - up to 20 St. Philips - up to 30	None	None

#### HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase housing choice (increase).	Palo Alto - 0 St. Philips - 0	Palo Alto - up to 20 St. Philips - up to 30	None	None

#### SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of	Palo Alto - 0	Palo Alto - up to 20	None	None



households	St. Philips - 0	St. Philips - up to
receiving services		30
aimed to increase		
self sufficiency		
(increase).		

**Planned Significant Changes**

None.



# FY2020-3 | Family Self Sufficiency (FSS) Program Streamlining

## Plan Year Approved, Implemented, Amended

This activity is designed to achieve the MTW statutory objective to reduce cost and achieve greater cost effectiveness in Federal expenditures, by creating administrative efficiencies in the Family Self-Sufficiency Program. The activity was approved in the FY 2019-2020 MTW Plan.

## Description/Update

**Update:** The new FSS final rule eliminated the need for this activity to address the 120-day rule. The modified contract element is needed due to the FY2014-6 Rent Reform activity. In an effort to streamline activity reporting and group waivers working together, this waiver will be moved under FY2014-6 and the FY2020-3 activity will be closed out in the FY2023 Report.

**Description:** The overall goal of this activity is to create operational efficiencies that will maximize engagement in the FSS program. The Agency is requesting the following:

- **Modify FSS Contract:** The Agency is proposing to modify the FSS contract to align its policy in its Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy. Currently in the Agency’s HCV program, a participant’s TTP is calculated per the approved MTW activity, FY2014-6 Rent Simplification. This FSS-related waiver would allow the Agency’s FSS contracting process to be consistent with current and future PH and HCV alternative rent policies.

## Planned non-Significant Changes

The new FSS final rule eliminated the need for this activity to address the 120-day rule. The modified contract element is needed due to the FY2014-6 Rent Reform activity. In an effort to streamline activity reporting and group waivers working together, this waiver will be moved under FY2014-6 and the FY2020-3 activity will be closed out in the FY2023 Report.

## Planned Changes to Metrics / Data Collection

### CE #1 | Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	None	None

Data Source:



## Planned Significant Changes

None.

## FY2021-1 | Next Step Housing Program

### Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objective of increasing housing choices. The activity was approved in the FY 2020-2021 MTW Plan.

### Description/Update

**Update:** This activity has been implemented and is ongoing. The Agency is currently working with the partner to address ongoing challenges as a result of the pandemic.

**Description:** The housing assistance provided by the Agency is intended to allocate vouchers to youth aging out of foster care who are at risk of homelessness. The voucher provides the youth the ability to lease decent, safe, affordable housing in the private housing market.

#### Partner Program Overview

THRU Project's Next Step Housing Program is intended to change the way former foster youth are housed in order to reduce rates of homelessness<sup>1</sup>. It will offer housing options and mandatory life-skills courses so that 10 vetted youth through non-institutionalized living will be unified with the community. This program will be an integral component for local foster youth, in their journey to productive independence. The program is specifically designed as a graduated, systematic approach geared towards one of our community's most vulnerable populations and creates opportunities for individual growth through skill building, practical life skills, support, and ultimately our most basic need; shelter. Each placement will focus on preparing the youth for living on their own while strengthening future families and breaking the negative cycles.

The THRU project will provide a range of services, including:

1. Housing search assistance
2. Life-skills course
3. Home visits by case manager
4. Access to employment specialist
5. Participants are also required to save a percentage of personal income, on a sliding scale, so that at the end of the one year they have at least \$2,500 in savings

### Activity Overview

Currently, ten (10) modified project based vouchers have been allocated and committed to Woodhill Apartments to support this partnership as approved under FY2020 amendments to the

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<sup>1</sup> Youth may currently be in extended foster care.



FY2015-3 Modified Project Based Vouchers activity. To date, there have been no successful placements. After a post-implementation review, the Agency and partner have identified program design changes that require additional MTW waivers.

The organization is proposing to contribute up to 36 months of housing assistance to support youth being served by the Next Step Housing Program. Below is a summary of how the organization's housing assistance will provide support.

#### Year 1 (12 months)

- Youth are enrolled in the Next Step Housing Program and receive housing assistance from the organization through a modified project based voucher at Woodhill Apartments.
  - Youth will have rent calculated as prescribed in FY2014-6 Rent Reform and will also have their portion capped at \$100 -- the organization will cover any additional tenant rent portion with increased housing assistance.
  - Youth will have access to the modified project based unit and rent cap for one year only.
  - The organization will also waive the initial rent burden rule which states that when a family initially leases and the gross rent of the unit exceeds the applicable payment standard for the family, the dwelling unit rent must not exceed 40 percent of the family's adjusted income.

#### Years 2 and 3 (24 months)

- Once youth complete the first year (12 months) Next Step Housing Program, they will have the option of continuing on housing assistance with a traditional tenant based voucher provided by the organization.
  - Youth must be recommended by the partner for continuance in the voucher program
  - Youth will have access to the tenant-based voucher for an additional 24 months and will benefit from the choice to remain at Woodhill Apartments or move to another housing unit within the organization's jurisdiction.
  - Youth will have their tenant rent portion calculated as prescribed in FY2014-6: HCV Rent Reform (consolidates previously approved activities FY2014-6: Rent Simplification (HCV) and FY2015-4: Simplified Utility Allowance Schedule) and will NOT have their portion capped at \$100.

#### Alignment with other MTW activities

- Due to the nature of the program, youth will have an annual recertification every 12 months and will not follow alternative recertification processes established under FY 2019-2: Alternate Recertification Process (PH and HCV).





- Youth admitted under this activity will follow the Agency's alternative implementation of small area fair market rents as established under FY 2019-1: Local Small Area Fair Market Rent (SAFMR) Implementation.

## Planned non-Significant Changes

None.

## Planned Changes to Metrics / Data Collection

### HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	Year 1: 10 PBVs Year 2: up to 20 (10 PBVs 10 TBVs) Year 3 and beyond: up to 30 (10 PBVs, 20 TBVs)	None	None

### HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase housing choice (increase).	0	Year 1: 10 youth Year 2: up to 20 Year 3 and beyond: up to 30	None	None

### SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services	0	Year 1: 10 youth Year 2: up to 20 Year 3 and beyond:	None	None



aimed to increase self sufficiency (increase).	up to 30
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**Planned Significant Changes**

None.



## FY2021-2 | Limiting increases in rents

### Plan Year Approved, Implemented, Amended

This activity is designed to increase housing choices for low-income families who might be experiencing a loss of income or other economic hardship, and are unable to pay additional rent. The activity was approved in the FY 2020-2021 MTW Plan.

### Description/Update

**Update:** This activity is scheduled to be implemented in February 2021.

**Description:** Recent weeks have seen historic levels of unemployment claims in San Antonio and throughout the country. The organization has seen a spike in reports of loss of income from residents. At the same time, landlords are seeking to increase rents. The agency is concerned this will negatively impact tenants as the organization may cover part of the increase (up to the payment standard) but tenants more than likely will receive an increase in their rent portion.

This activity uses the Agency's MTW flexibility to limit voucher contract rent increases to no more than 3%, in order to prevent terminations or evictions, and maintain a constant and predictable tenant rent. The Agency arrived at 3% by conducting a historical rent increase analysis. The Agency will continue to monitor rental rates and make adjustments to the cap as necessary. This activity will be sunsetted after 24 months, or sooner, if the national funding situation improves, and the agency is able to meet MTW requirements of serving substantially the same number of households.

### Planned non-Significant Changes

None.

### Planned Changes to Metrics / Data Collection

#### HC #4: Displacement Prevention

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	230	230	None	None



Average Rent Increase

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average rent increase	\$70.16 average requested increase	\$26.30 average accepted rent increase	None	None

Planned Significant Changes

None.



## FY2022-1 | Resident Income Exclusions

(currently named: SAHA Partnerships Providing Basic Needs for Residents Through Income Exclusions)

### Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objective of increasing housing choices. In addition, this activity is in alignment with the Agency's strategic outcome to pursue partnerships that result in residents having access to basic non-housing needs. By excluding these contributions from the annual income, clients will be able to receive additional local support and not have their housing assistance negatively impacted. The activity was approved in the FY 2021-2022 MTW Plan.

### Description/Update

**Update:** This activity has been implemented.

**Description:** This activity establishes an alternative policy that excludes contributions in the household's annual income calculation. Specifically, contributions received directly by the household from a partner or contributions distributed to a household on behalf of a partner will not be included in the households annual income for purposes of calculating rent.

Contributions covered by this policy include regular monetary and nonmonetary contributions or gifts provided by partners. Examples include: (i) regular payment of a family's bills (e.g., utilities, telephone, rent, credit cards, and car payments), (ii) cash or other liquid assets, and (iii) "in-kind" contributions such as groceries and clothing provided to a family on a regular basis.

Contributions not covered by this policy include any regular monetary and nonmonetary contributions or gifts from persons not residing in the household, including from organizations not officially partnered with the organization.

### Planned non-Significant Changes

None.

### Planned Changes to Metrics / Data Collection

#### HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase	0	Estimated 1,500 served monthly or 18,000 served annually for food	Will be adding partnerships including: San Antonio Food Bank	None



housing choice (increase).	assistance (this may include one household being served multiple months)	City of San Antonio Meals on Wheels Family Service Association (FSA)
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CE #4 | Increase in Resources Leveraged

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Amount of funds leveraged in dollars (increase).	0	Estimated \$700,000 leveraged annually for food assistance	None	None

Planned Significant Changes

None.



## B. Not Yet Implemented Activities

### FY2023-1 | Property-based local, non-traditional rental subsidy program (referred to locally as PH-like)

#### Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objectives of increasing housing choices for low-income families. The activity was approved in the FY 2022-2023 MTW Plan and is expected to be implemented in FY2024.

#### Description/Update

**Background:** The Agency has identified a local housing need for more affordable housing that provides income-based rents for households earning up to 80% AMI. While other housing programs (i.e. tax-credits) offer housing units with relatively affordable rents and reserve these for extremely low income households, the rents are still quite unaffordable for these households. Currently the Agency is estimating that 30% of households on its waiting list have household incomes at or below 15% AMI. An additional 40% are between 15% and 30% AMI.

Under the organization's broader uses of funds authority, Attachment D, the Agency may use MTW funding for local, non-traditional units providing that the activities meet the requirements of the MTW statute. This activity proposed the creation of a new property-based local, non-traditional MTW rental housing program.

This activity leverages existing authorizations in Attachment D and specified in FY2011-1e which allow the agency to invest MTW funds to preserve and expand affordable housing. Local, non-traditional units (LNT) are defined as units that will be rented to or sold to families whose incomes are at or below 80% of AMI, but that are not public housing or project-based Housing Choice Voucher units.

The proposed LNT program will operate in accordance with the Agency's public housing program as codified in the Admissions and Continued Occupancy Policy (ACOP). For consistency and efficiency, all public housing MTW waivers will be applied to this program unless noted otherwise. The LNT program will operate a separate waitlist and establish a local preference for existing public housing residents.

Currently, the Agency owns several real estate properties and plans to self-develop new multi-family properties at these sites. Below is the list of current new development projects. As the Agency identifies new projects, those will be listed in the Agency's annual plans and/or reports. Projects are also listed in Appendix E: Asset Management Plan.

- Expected in FY2024 or later:



- Woodhill is a 532-unit family development that is 90% affordable with 479 units reserved at 80% AMI and below and the remaining are market-rate. In FY2021, per FY 2021-1 and FY2015-3, the organization has committed 10 modified project-based vouchers at the property. In addition, the organization has 25 VASH PBVs committed. Per FY2011-1e, the organization has also invested MTW funds for preservation work resulting in 469 units added as local non-traditional units (479 affordable minus 10 MPBVs). Per this activity, 50 of the 469 units will have the PH-like program added and will continue to be counted under LNT.
- Snowden Senior Apartments a 135-unit new construction apartment complex for seniors 62 years of age and older. The new development will provide a mix of one and two-bedroom units with appropriate design considerations for senior living households and is anticipated to be 100% affordable with 40% (54) of the units subsidized by this new Project-based local, non-traditional rental subsidy program.
- Alazan Courts: the organization has hired a master planner for this project. Community engagement has begun and the organization anticipates using this program as part of the re-development of the public housing property.
- Artisan at Springview: This new development is planned to be a 325 unit community and may include units subsidized by this program.

## Planned non-Significant Changes

None.

## Planned Changes to Metrics / Data Collection

### HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	0	None	None

## Planned Significant Changes

None.





## C. Activities On Hold

None.

## D. Closed Out Activities

### 1. **FY2011-1 Block grant funding with full flexibility**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. In the FY 2013-2014 Plan, the activity was closed out due to its reference to the MTW Single Fund Flexibility, and not to any additional waivers.

### 2. **FY2011-1a Promote Education through Partnerships**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. In the FY 2013-2014 Plan, the activity was closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.

### 3. **FY2011-1b Pilot Child Care Program**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The pilot childcare training program ended in the fall of 2011. While the program did have some success in FY2011 in assisting 10 residents in their completion of child care training and certification, there was not enough support for the program to continue. This activity was closed out in FY 2011-2012.

### 4. **FY2011-1c Holistic Case Management**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. In the FY 2013-2014 Plan, the activity was closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.

### 5. **FY2011-1d Resident Ambassador Program**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. In the FY 2013-2014 Plan, the activity was closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.

### 6. **FY2011-2 Simplify and streamline HUD approval process for the development, redevelopment, and acquisition of Public Housing**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. In the FY 2013-2014 Plan, the activity was closed out because faster transaction times have reduced the need for this activity.

### 7. **FY2011-3 Biennial reexamination for elderly/disabled (PH)**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by new activities FY2014-4 and FY2014-5.

### 8. **FY2011-4 Streamline methods of verification for PH and HCV**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by new activity FY2014-1.

### 9. **FY2011-5 Requirements for acceptable documents for PH and HCV**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by new activity FY2014-1.

### 10. **FY2011-6 Commitment of project-based vouchers (PBV) to SAHA-owned or controlled units with expiring subsidies (HCV)**



This activity was designed to increase housing choices, and was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity is proposed to be closed out because it will be superseded by FY2015-3 upon approval of this MTW Plan.

**11. FY2011-7 Remove limitation of commitment on PBV so that PBV may be committed to more than 25% of the units in family developments without required provision of supportive services**

This activity was designed to increase housing choices, and was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity is closed out because it has been superseded by FY2015-3.

**12. FY2011-8 Revise mobility rules for PBV**

This activity was designed to increase cost efficiency, and was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity is proposed to be closed out because it will be superseded by FY2015-3 upon approval of this MTW Plan.

**13. FY2012-10 Biennial Reexamination for Elderly/Disabled Participants on Fixed Income (HCV)**

This activity was originally approved as part of the FY 2011-2012 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by FY2014-4.

**14. FY2012-11 Local Project Based Voucher Program for Former Public Housing Residents**

This activity was originally approved as part of the FY 2011-2012 MTW Plan but was closed out before implementation due to discussions with HUD about the RAD option.

**15. FY2014-1 Streamline Reexamination Requirements and Methods (HCV)**

This activity was designed to reduce cost and increase cost effectiveness, and was originally approved as part of the FY2013-2014 MTW Plan and implemented in that fiscal year. This activity was closed out as of FY2016, due to staff analysis finding that it was no longer needed.

**16. FY2013-1 Time-limited Working Household Preference Pilot Program**

This activity was designed to increase housing choices and promote self-sufficiency, and was originally approved as part of the FY2012-2013 MTW Plan. Implementation started in FY2014 and was closed out in FY2017.

**17. FY2013-3 Standardize Section 8 and Public Housing Inspection Progress**

This activity was designed to unify Section 8 and Public Housing inspection standards. The intent was to raise lower standards to a higher, uniform level. It was anticipated that UPCS (Public Housing) would serve as a model for most elements, but some were to be derived from HQS (Section 8). This activity has been on hold until now, pending results of HUD tests at other PHAs. HUD has completed the study and is now conducting a demonstration. The organization has no plans to participate in the demonstration and will implement new inspection standards for Section 8 in accordance with any new guidelines set forth by HUD. This activity was closed out as of FY2017.

**18. FY2014-4 Biennial Reexaminations (HCV and PH)**

This activity was approved in FY2014 and implemented in January 2014. The activity was being closed out in FY2018 and replaced with the approved FY 2019-20 Alternative Recertification Process.



**19. FY2014-5 Triennial Reexaminations (HCV)**

This activity was approved in FY2014 and implemented in January 2014. The activity was being closed out in FY2018 and replaced with the approved FY 2019-20 Alternative Recertification Process.

**20. FY2016-2 Biennial and Triennial Notification of Rent Type Option**

This activity was approved in FY2014 and implemented in January 2014. The activity was being closed out in FY2018 and replaced with the approved FY 2019-20 Alternative Recertification Process.

**21. FY2014-2 Early Engagement (previously referred to as Path to Self-Sufficiency)**

This activity was originally approved as part of the FY2013-2014 MTW Plan and implemented in that fiscal year. Effective March 16, 2020, the Agency implemented its Workplace Transition Plan, Transition Level 1, Emergency Operations. On June 22, 2020 the Agency transitioned to Level 2, Modified Operations. As a result, all EEP sessions were canceled. The last EEP session was held in February 2020. The activity was closed in the FY2021 Report.

**22. FY2017-1 Thrive in Five**

This activity was approved in December 2016 and implemented in FY2017. The activity was re-proposed to replace a previous pilot which was closed out in FY2016 (FY13-1 Limited Working Preference). This activity was closed out in the FY2021 Report.

**23. FY2017-2 Restorative Housing Pilot Program**

This activity is designed to promote self-sufficiency and was originally approved as part of the FY2016-2017 MTW Plan and implemented in the same fiscal year. It was a two-year pilot program that was unsuccessful in reaching the target population. The activity was closed out in the FY2021 Report.

**24. FY2020-2 St. Phillips College Homeless Program (SPC-HP)**

This activity was originally approved in FY2020 and designed to promote housing choices. The activity was never implemented as a result of the new development project planned for project-based vouchers was not executed. The partnership continues under the active FY2020-1 CHAP activity with tenant-based vouchers. This activity was closed out in the FY2021 Report.

**25. FY2020-4: Time-Limited Workforce Housing Pilot Program (PBV)**

This activity was originally approved in FY2020 and designed to promote housing choices. The activity was never implemented as a result of the new development project planned for project-based vouchers was not executed.

**26. FY2015-1: MDRC / HUD Rent Study**

This activity was originally approved in FY2015 as part of a study commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy (the "Study"). MDRC, a nonprofit and nonpartisan education and social policy research organization, conducted the Study on behalf of HUD. The study was originally scheduled to end in 2018, but was extended until FY2021 to ensure researchers are able to gather information from two triennial recertification periods. The agreement with the researchers ended in December 2021 and the last recertification was completed in March 2022. All MDRC participants were being transitioned to the rent structure as approved under FY2014-6.





## Section V | Planned Application of MTW Funds

**\*\*\*To be updated in April 2023 with preliminary FY2024 budget figures and in June 2023 with final budget figures per the FY2024 budget as approved by the Board of Commissioners scheduled in June 2023.**

**Current figures are estimates based on the FY2023 budget.**

### Section V. A. | Planned Application of MTW Funds

Note: the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule (FDS).

#### Section V. A. i. | Estimated Sources of MTW Funds

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	11,805,057
70600	HUD PHA Operating Grants	137,856,508
70610	Capital Grants	10,421,892
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	4,992
71600	Gain or Loss on Sale of Capital Assets	(1,287,074)
71200+71300+71310+71400+71500	Other Income	2,484,460
70000	Total Revenue	\$161,285,835

#### Section V. A. ii. | Estimated Application of MTW Funds

The MTW PHA shall provide the estimated application of MTW funding in the plan year by Financial Data Schedule (FDS) line item. Only amounts estimated to be spent during the plan year should be identified here; unspent funds that the MTW PHA is not planning on expending during the plan year should not be included in this section.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000	Total Operating - Administrative	18,890,428
(91100+91200+91400+91500+91600+91700+91800+91900)		
91300+91310+92000	Management Fee Expense	9,226,418
91810	Allocated Overhead	\$0



92500 (92100+92200+92300+92400)	Total Tenant Services	1,530,645
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	5,852,613
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	19,833,723
95000 (95100+95200+95300+95500)	Total Protective Services	722,650
96100 (96110+96120+96130+96140)	Total Insurance Premiums	2,098,574
96000 (96200+96210+96300+96400+96500+96600+ 96800)	Total Other General Expenses	3,842,693
	Total Interest Expense & Amortization	533,189
96700 (96710+96720+96730)	Cost	-
97100+97200	Total Extraordinary Maintenance	-
97300+97350	HAP + HAP Portability-In	97,895,765
97400	Depreciation Expense	10,046,437
97500+97600+97700+97800	All Other Expense	-
<b>90000</b>	<b>Total Expenses</b>	<b>\$170,473,135</b>

#### Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

Total expenses are greater than sources -- FDS line item 97400, Depreciation is a non-cash expense which does not require a cash outlay.

## Section V. A. iii. | Description of Planned Application of MTW Funding Flexibility

MTW agencies have the flexibility to apply fungibility across three core funding programs' funding streams – public housing Operating Funds, public housing Capital Funds, and HCV assistance (to include both HAP and Administrative Fees) – hereinafter referred to as “MTW Funding.” The MTW PHA shall provide a thorough narrative of planned activities it plans to undertake using its unspent MTW Funding. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

#### PLANNED APPLICATION OF MTW FUNDING FLEXIBILITY



Below are specific program uses of the moving to work funds that are not covered by other authorizations reported in other sections of this report.

- **Community Development Initiatives:** The Agency uses moving to work funds to support the Community Development Initiatives Department for MTW program administration and implementation. These funds allow the Agency to provide higher quality supportive services to residents than would otherwise be permitted by grant funding alone. In addition, the Agency is able to more effectively engage with partners and leverage resources for the benefit of the residents.

Detailed below is more information on specific uses and programs.

- **Enhanced Resident Engagement:** MTW funds will be used to enhance existing resident engagement efforts including hiring a Resident Leadership Coordinator to assist Public Housing residents in forming and running resident councils including additional planning and administrative support for the expansion of resident engagement activities.
- **Food Distributions:** MTW funds will be used to continue to assist with food distributions for The organization residents.
- **Jobs Plus Program:** MTW funds will be used in addition to grant funds to support the administration of the Jobs Plus Program at Lincoln Heights. The Jobs Plus program helps residents receive training and find employment opportunities. The organization partners with Alamo Workforce Solutions to identify in-demand occupations, as well as employers willing to provide training or educational assistance.
- **Resident Apprentice:** MTW funds also support the Resident Apprenticeship Program which provides meaningful work experience for residents. The organization has found that this program is an effective strategy to engage residents in educational, training, workforce development, and other self-sufficiency programs.
- **ConnectHomeSA:** The Agency uses MTW funds to support ConnectHomeSA. This program provides computer training courses. When residents complete six courses they earn a digital device.
- **Expansion of PH WiFi:** As part of the The organization's Road to Digital Inclusion initiative, MTW funds will be used to narrow the digital divide and bring much needed Internet connectivity and accessibility. This will include broadband service for Public Housing communities.
- **Choice Endowment:** MTW funds will be used in conjunction with grant funding to continue supportive services to residents as part of the Choice Neighborhood Initiative.
- **Youth Programming:** MTW funds will be used on two partnership projects that will serve The organization youth through educational and afterschool programming onsite at public housing communities.

In addition to the used listed above, the organization will pay full Asset Management Fees for all Public Housing AMPs regardless of whether they meet the excess cash threshold.

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## Section V. A. iv. | Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY - Current Budget Year 6/30/2023	Planned Application of PHA Unspent Funds during FY
HCV HAP*	\$1.1 million	\$1.1 million
HCV Admin Fee	\$.3 million	\$.3 million
PH Operating Subsidy	\$4.2 million	\$4.2 million
HUD-Held HCV Funds	\$62 million	\$62 million
<b>TOTAL:</b>	<b>\$67.6 million</b>	<b>\$67.6 million</b>

### Description

Per Board Resolution 6238 dated June 1, 2022, Moving-to-Work (MTW) funds are obligated consistent with the MTW Plan for the following:

- Section 8 funding shortfall - \$1.10 million
- Public Housing operating shortfall - \$4.3 million
- Resident Services (CDI) - \$2.3 million
- Central Office operating shortfall - \$.8 million
- Alazan Predevelopment costs - \$34.6 million
- Public Housing WiFi Service - \$1 million
- Investment in MTW units at Tax Credit/Beacon properties - \$5 million
- Preservation and expansion of affordable and public housing - \$5 million
- Snowden Development Funding gap - \$8.5 million
- Lincoln Predevelopment costs - \$2 million
- Building Readiness for Child Care centers - \$3 million

Total MTW funds obligated is \$67.6 million.

## Section V. A. v. | Local Asset Management Plan

- Is the MTW PHA allocating costs within statute? Yes
- Is the MTW PHA implementing a local asset management plan (LAMP)? No
- Has the MTW PHA provided a LAMP in the appendix? No
- If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year. N/A





## Section V. A. vi. | Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation: The Agency has explored participation in RAD. Currently, the Agency has no plans to move forward with participation but will periodically explore the feasibility of RAD as things may change.

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? **No**

iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment? **N/A**



## Section VI | Administrative

### Section VI. A. | Board Resolution and Certifications of Compliance

This section includes a resolution signed by the Board of Commissioners adopting the Annual MTW Plan and the Annual MTW Plan Certifications of Compliance (as it appears in the Form 50900).

**PLACEHOLDER - BOARD MEMO**

**PLACEHOLDER - BOARD RESOLUTION**

**PLACEHOLDER - CERTIFICATIONS OF COMPLIANCE**

**This section will be completed after the 30-day comment period and prior to HUD submission.**



## Section VI. B. | Documentation of Public Process

The beginning and end dates of when the Annual MTW Plan was made available for public review and the dates, location and number of attendees of public hearings must be provided. HUD reserves the right to request additional information to verify the MTW PHA has complied with public process requirements in the Standard MTW Agreement (or successor MTW Agreement).

### Public Hearing Materials

**PLACEHOLDER - PUBLIC HEARING NOTICE**

**PLACEHOLDER - PUBLIC HEARING AGENDA**

### Operations Committee Materials

**PLACEHOLDER - Board Memo**

**PLACEHOLDER - Presentation**

### Public Comments Received

**PLACEHOLDER - Public Comments Summary**

**This section will be completed after the 30-day comment period and prior to HUD submission.**



## Section VI. C. | Planned And Ongoing Evaluations

### A. EQUITY IMPACT ANALYSIS DURING PLANNING PHASE

Opportunity Home will incorporate an equity impact analysis framework in the MTW activities design process. Through this equity lens, our design process will now include steps that seek to prevent institutional racism and identify ways the proposed MTW activities can remedy long-standing inequities. The additional steps and questions, as outlined below, have been sourced from internal conversations as well as toolkits developed by organizations leading equity work<sup>2</sup>.

#### Activity Description

- Identifying Stakeholders
  - Which racial/ethnic groups may be most affected by and concerned with the issues related to this proposal?
- Engaging Stakeholders
  - How can we keep stakeholders from different racial/ethnic groups—especially those most adversely affected—informed, meaningfully involved and authentically represented in the development of this proposal?
  - Who's missing and how can they be engaged?
- Identifying and documenting racial inequities
  - Which racial/ethnic groups are currently most advantaged and most disadvantaged by the issue the MTW activity is trying to address?
    - How are they affected differently?
    - What quantitative and qualitative evidence of inequality exists?
    - What evidence is missing or needed?
- Examining the causes
  - What factors may be producing and perpetuating racial inequities associated with this issue?
  - How did the inequities arise? Are they expanding or narrowing?
  - Does the proposed activity address root causes? If not, how could it?
- Clarifying the purpose
  - What does the proposed activity seek to accomplish?
  - What is the desired equitable outcome the activity wants to achieve?
  - Will the activity reduce systemic disparities or discrimination?
- Considering Adverse Impacts
  - What adverse impacts or unintended impacts could result from this activity?
  - Which racial/ethnic groups could be negatively affected?
  - How could adverse impacts be prevented or minimized?

#### Activity Metrics Information

- Will our metrics provide us with information on inequitable results or effects (i.e are they disaggregated in a way that allows us to see gaps)?

<sup>2</sup> [https://www.raceforward.org/sites/default/files/RacialJusticeImpactAssessment\\_v5.pdf](https://www.raceforward.org/sites/default/files/RacialJusticeImpactAssessment_v5.pdf)  
<https://www.portland.gov/parks/documents/racial-equity-lens-and-empowerment-tool/download>



- Will our metrics provide us with evidence of structural or systemic progress?

### **Communication & Resident Feedback Loops**

- How will Opportunity Home share information, opportunities, and data with those most impacted?
- How will Opportunity Home advance racial equity in its messaging?

## **B. EQUITY EVALUATION FRAMEWORK**

The evaluation framework to evaluate how equitable policies, programs, and practices are will closely follow the standard program evaluation framework. This framework, as described by the Center for Disease Control, has 6 critical steps<sup>3</sup>:

### **Step 1: Engage stakeholders.**

The evaluation's first step is to engage stakeholders. This includes the persons or organizations involved in the operations or implementation, the persons affected by the processes, policies, or programs, and the persons who will act on the evaluation findings.

From an equity lens, it is critical to engage the people most impacted, to get a deeper understanding of the equity impacts.

Questions to consider:

- Who are the stakeholders?
- Which stakeholders have historically been excluded?
- Will racial/ethnic groups who were most affected by and concerned with the issues related to this proposal be stakeholders?
- What role do they have in the evaluation (eg. draft evaluation questions, be sources of information, help interpret the findings and/or generate results)?
- Are there barriers to engagement?
- How will we remove barriers to engagement?
- How do we plan to engage the stakeholders (i.e. advisory board, project teams ,interviews, focus groups, etc)?

### **Step 2: Describe the program.**

Process, policy or program descriptions explain:

- Is a logic model available?
- Can a logic model be developed?
- What was the activity designed to address?
- Have key decision points been identified for the activity's processes?
- What were their expected outcomes?
- Who was involved in the design process?
- What resources were needed for implementation?
- Were equity factors considered?

<sup>3</sup> <https://www.cdc.gov/mmwr/PDF/rr/rr4811.pdf>



- What assumptions were made?

### **Step 3: Focus the evaluation design.**

Once the stakeholders are involved and the activity is understood, the next step is to identify the evaluation focus, the evaluation questions and how the findings will be used.

Possible evaluation questions:

- To what extent is the activity resulting in inequitable results?
- To what extent are decision points resulting in inequitable results?
- To what extent do all individuals have access to processes, policies or programs intended for them?
- How can the activity be redesigned to address equity issues?

Possible evaluation uses include:

- Demonstrate an activity's impact
- Improve activity to result in equitable results
- Inform decision to end or terminate activity
- 

### **Step 4: Gather credible evidence.**

Once an evaluation focus and questions have been identified, we will explore appropriate methods and data.

Questions to consider:

- What data is available? And from what sources?
- What indicators have been developed?
- Has data been disaggregated by key demographics?
- Has data been disaggregated by key decision points?
- What is the quality of the data?
- Is the data trustworthy?
- Will various data be integrated (qualitative and quantitative) to have a better understanding?
- Are resident's lived experiences taken into consideration?
- What techniques, timing and infrastructure will be used for handling and gathering data?

### **Step 5: Interpret the data.**

After data is collected and analyzed, we will share the data with key stakeholders to help us interpret the data and generate appropriate recommendations.

Questions to consider:

- What is the story behind the numbers?
- Is the activity resulting in inequitable results?
- Are the decision points resulting in inequitable results?
- What strategies can be implemented to address inequities?



- Are changes to decision points needed to address inequities?
- What factors may be producing and perpetuating racial inequities associated with this issue?
- How did the inequities arise? Are they expanding or narrowing?
- Did the proposed activity address root causes?
- Did the proposed activity accomplish its purpose?
- Is the activity reducing systemic disparities or discrimination?
- How can the activity reduce systematic disparities or discrimination?
- What adverse impacts or unintended impacts, if any, resulted from this activity?
- Which racial/ethnic groups, if any, were negatively affected?
- How can adverse impacts be prevented or minimized?
- Will stakeholders help interpret the data?
- Will stakeholders help draft recommendations in response to the data?

### **Step 6: Ensure use and share lessons learned**

The final step is to communicate findings and recommendations to relevant audiences, discuss follow-ups, and translate new knowledge into appropriate action. This can result in changes to processes, policies, or procedures to ensure the activity is achieving equitable outcomes.

- How will Opportunity Home share findings and recommendations back to key stakeholders, especially racial/ethnic groups who are the most affected by and concerned with the issues related to this proposal?

### **C. Planned Evaluations**

During the upcoming fiscal year, the organization plans to conduct evaluations of specific activities during the upcoming fiscal year. Selection of activities scheduled to be evaluated during FY2024 will be completed by the end of the current fiscal year. Below is a list of activities that will be reviewed for evaluability. Depending on evaluation scope and resources, the organization plans to complete at least two evaluations.

1. FY2013-2- Simplified Earned Income Disregard (S-EID) (Public Housing)
2. FY2015-2- Elderly Admissions Preference at Select Public Housing Sites
3. FY 2020-3- Family Self Sufficiency (FSS) Program Streamlining
4. FY2022-1- Partnerships Providing Basic Needs for Residents Through Income Exclusions
5. FY2019-2- Alternate Recertification Process (PH and HCV)
6. FY2011-1e- Preservation and Expansion of Affordable Housing
7. FY2011-9- Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services
8. FY2013-4- HQS Inspection of Opportunity Home properties by Opportunity Home inspectors



9. FY2014-3- Faster Implementation of Payment Standard Decreases (HCV)
10. FY2014-6- HCV Rent Reform (14-6 Rent Simplification (HCV) & 15-4- Simplified Utility Allowance Schedule)
11. FY2015-3- Modified Project Based Vouchers
12. FY2019-1- Local Implementation of SAFMR
13. FY2020-1- College & University Homeless Assistance Programs
14. FY 2021-1- Next Step Housing Program (THRU Project)
15. FY 2021-2- Limiting increases in rents
16. FY2023-1 Property-based local, non-traditional rental subsidy program (referred to locally as PH-like)





## Section VI. D. | Lobbying Disclosures

**PLACEHOLDER - Disclosure of Lobbying Activities (SF-LLL)**

**PLACEHOLDER - Certification of Payments (HUD-50071)**

**This section will be completed after the 30-day comment period and prior to HUD submission.**



## Appendix | Additional Items

[Appendix A | Public Comments Summary Report](#)

[Appendix B | Summary of Revisions to the Admissions & Continued Occupancy Policy \(ACOP\)](#)

[Appendix C | Summary of Revisions to the Administrative Plan](#)

[Appendix D | Summary of Revisions to the Family Self-Sufficiency \(FSS\) Action Plan](#)

[Appendix E | Asset Management Plan](#)

[Appendix F | Third-Party Lease Agreements](#)

[Appendix G | Proposed Alternative Definition to Self-Sufficiency](#)



## Appendix A | Public Comments Summary Report

**PLACEHOLDER - Public Comments Summary Report**

**This section will be completed after the 30-day comment period and prior to HUD submission.**



## Appendix B | Summary of Revisions to the Admissions & Continued Occupancy Policy (ACOP)

Indicates policy has been added

~~Indicates policy has been removed~~

### Reason for Changes to Natural Disaster Preference

This policy update is to ensure that families affected by officially declared disasters in addition to natural disasters will be eligible for the preference.

#### 4.3.B SELECTION METHOD

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##### (2) Local Preferences [24 CFR 960.206]

(a) Opportunity Home is permitted to establish local preferences and to give priority to serving families that meet those criteria.

\*\*\*

\*\*\*

- (ii) ~~Natural Disaster~~ Emergency or Major Disaster (75 Points) - Extended to families that are involuntarily displaced due to an officially declared emergency or major disaster (natural or man-made) ~~(fire, flood, hurricane, earthquake, etc.)~~ within the last six months as verified by referral from an approved agency, including but not limited to, the American Red Cross or the Federal Emergency Management Agency (FEMA).

\*\*\*

### Reason for change to Single Family Referral Preference



4.3.B(2)(g)(i) was updated to expand the preference to allow for referred individuals to be offered one-bedroom units in addition to efficiency units.

\*\*\*

(g) **Waiting List Preferences**

Applicants will retain the assigned points throughout the waiting list, eligibility and offer process.

- (i) **Single Family Referral (100 Points)** - Single persons referred to Opportunity Home under the terms and conditions of a Memorandum of Agreement with a certifying social service agency, such as Haven for Hope, to receive an available efficiency or one-bedroom unit [24 CFR 960.206(b)(5)]. Individuals must meet at least one of the following criteria:

- (A) Elderly (age 62 or older);
- (B) Displaced;
- (C) Homeless; or
- (D) Persons with disabilities.

\*\*\*

**Reason for change to Earned Income Disregard**

6.1.E(1)(d) was updated to reflect the close out of FY2013-2 and align with the new MTW activity in its place, FY2024-1: Elimination of Earned Income Disregard.

\*\*\*

- (d) Per MTW Activity "~~FY2013-2: Simplified Earned Income Disregard (EID)~~, FY2024-1: Elimination of Earned Income Disregard" Opportunity Home will not disregard earned income for MTW participants using the traditional EID calculation.

**Reason for change to the policy regarding changes affecting income or expenses**



This change will allow families to become increasingly self-sufficient by not requiring they report increases in income and therefore not increasing their rent until their next annual recertification.

### 9.3.C

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#### (3) Family-Initiated Interim Reexaminations

(a) Opportunity Home must adopt policies prescribing when and under what conditions the family must report changes in family income or expenses [24 CFR 960.257(c)]. In addition, HUD regulations require that the family be permitted to obtain an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 960.257(b)]

\*\*\*

#### (b) **Required Reporting**

(i) HUD regulations give Opportunity Home the discretion to determine the circumstances under which families will be required to report changes affecting income.

~~(A) Families are not required to report increases under \$200 in earned and unearned income, including new employment. FSS Participants, EID Participants, JPEID Participants and Zero-Income Participants are required to report all increases in earned and unearned income within 10 business days of the date the change takes effect. Families are not required to report increases in earned and unearned income, including new employment.~~

~~(B) FSS Participants, EID Participants, JPEID Participants, and Zero-Income Participants are required to report all increases in earned and unearned income within 10 business days of the date the change takes effect.~~

~~(B) Opportunity Home will not process increases in income under \$200 in earned and unearned monthly income, including new employment.~~

~~(C) Opportunity Home will process all increases in earned and unearned income for FSS Participants, EID Participants, JPEID Participants and Zero-Income Participants.~~



## **Reason for the addition of the Opportunity Home Relocation Policy**

The addition of this policy is to ensure that there are clear guidelines established for Opportunity Home to carry out when families are displaced due to the rehabilitation, redevelopment, or demolition of Public Housing residences; or termination of a Housing Choice Voucher Program Landlord.

### **12.2.E RELOCATION PLAN**

- (1) This relocation policy will be utilized by Opportunity Home staff when Opportunity Home families are relocated due to demolition, redevelopment, rehabilitation, or termination of a Housing Choice Voucher Program landlord.

(b) Residents that are relocated may request reasonable accommodations for any disability-related needs in accordance with Exhibit 2.2: Reasonable Accommodation Policies and Procedures of this ACOP.

(2) **Relocation Planning (49 CFR 24.205(a))**

- (a) Opportunity Home will ensure that all reasonable efforts will be made to minimize displacement of residents. Families will be provided a unit that is affordable, decent, safe, and sanitary.

(b) Rehabilitation Projects

- (i) Opportunity Home will provide families the opportunity to transfer to another Public Housing community that meets the needs of the resident. Families impacted by the rehabilitation project will be offered first priority when work is completed.

(c) Redevelopment Projects

- (i) Opportunity Home will provide families the opportunity to transfer to another Public Housing community or receive a Housing Choice Voucher. If the family elects to receive a Housing Choice Voucher, they must meet all eligibility requirements of the program.

- (d) If necessary, Opportunity Home will consider the feasibility of phasing the rehab or redevelopment phases to reduce the number of families having to be relocated at a time.



(e) Opportunity Home will continue to evaluate and modify staffing based on the families' needs during a relocation project to ensure they are provided adequate support. The overall budget of the projects will include family relocation assistance.

**(3) Relocation Notices (49 CFR 24.203)**

(a) Opportunity Home will adhere to the Uniform Relocation Act and HUD Policies in notifying families of the rehabilitation, relocation or termination of a Housing Choice Voucher Landlord.

(b) All notices will be provided by mail and through additional means by email, phone and/or direct fliers to the family's residence through the duration of the project.

(c) All notices will be provided in both English and Spanish or other forms of communication in accordance with Section 2.3 of this ACOP.

(d) Opportunity Home will provide appropriate HUD brochures to families at the beginning of the proposed project.

**(e) Notice of Intent to Acquire**

(i) Opportunity Home will provide notice to families to be displaced, including those to be displaced by rehabilitation or demolition activities, prior to the commitment of federal financial assistance to the activity.

(ii) The notice will establish eligibility for relocation assistance prior to the initiation of negotiations and/or prior to the commitment of federal financial assistance (See 49 CFR 24.203(d), §24.2(a)(9)(i)(A)).

**(f) Notice of Relocation Eligibility**

(i) Eligibility for relocation assistance shall begin on the date of a notice of intent to acquire (described in §24.203(d)), the initiation of negotiations (defined in §24.2(a)(15)), or actual acquisition, whichever occurs first.

(A) When this occurs, the Agency shall promptly notify all occupants in writing of their eligibility for applicable relocation assistance.

(ii) Opportunity Home will notify families of their relocation eligibility after receiving Board of Commissioner and/or HUD approval of the proposed project. The notice will





outline the assistance the family may be eligible to receive, including program and relocation assistance options, and any next steps.

**(g) General Information Notice (49 CFR 240.203(a))**

As soon as feasible, Opportunity Home will notify families to be displaced with a general notice that provides the following information:

- (i) Informs the family that they may be displaced for the project and generally describes the relocation payment(s), the basic conditions of eligibility, and the procedures for obtaining the payment(s);
- (ii) Informs the family that they will be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other necessary assistance to help the displaced person successfully relocate;
- (iii) Informs the family that they will not be required to move without at least 90 days advance written notice and informs the family that they cannot be required to move permanently unless at least one comparable replacement dwelling has been made available;
- (iv) Informs the family that any person who is an ineligible citizen is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child, as defined in §24.208(h); and
- (v) Describes the family's right to appeal Opportunity Home's determination as to a person's eligibility for relocation assistance.

**(h) Notice of Relocation**

- (i) Opportunity Home will use a 90-day written notice to advise impacted families of when they will be required to move.
- (A) The 90-day notice will either specify a specific date by which the family may be required to move or state that the family will receive a further notice indicating, at



least 30 days in advance, the specific date by which the family must move.

(B) If the 90-day notice is issued before a comparable replacement dwelling is made available, the notice must state clearly that the occupant will not have to move earlier than 90 days after such dwelling is made available (see § 24.204(a).

(ii) Opportunity Home will issue additional notice in the form of 60-day and 30-day notices to advise impacted families of the upcoming deadline to move.

(iii) In unusual circumstances, a family may be required to vacate the property on less than 90 days advance written notice if Opportunity Home determines that a 90-day notice is impracticable, such as when the family's continued occupancy of the property would constitute a substantial danger to health or safety. A copy of the Opportunity Home's determination will be included in the family's resident file.

**(4) Relocation Advisory Services (49 CFR §24.205)**

(a) Opportunity Home will contact each impacted family to discuss their needs, costs, preferences and concerns. Opportunity Home will document all communication with the families to ensure proper follow up.

**(b) Coordination**

(i) Opportunity Home will continue to partner with agencies in the San Antonio community to coordinate families' needs and ensure a smooth transition during the relocation process.

**(c) Consultation with Families**

(i) Opportunity Home will meet with families prior to seeking approval of rehabilitation or redevelopment of communities that require relocation. Upon approval of the proposed projects, Opportunity Home will continue to meet with families on a regular basis to allow them the opportunity to ask questions and provide feedback on the project, and for Opportunity Home staff to provide updates. Meetings will be scheduled at different times



and days to provide multiple opportunities for families to attend.

**(d) Determining Resource Needs**

- (i) Opportunity Home will conduct on-site assessments to determine each family's needs. Assessments will be on-going to ensure families' needs, such as relocation payments and connection to local resources, are met prior, during and after relocation.
- (ii) During assessments, Opportunity Home will inform families of:
  - (A) Any potential eligibility requirements for relocation and/or the replacement dwelling, and procedures for obtaining such assistance;
  - (B) Current and continuing information on the availability, purchase prices, and rental costs of comparable replacement dwellings;
  - (C) Information that the family cannot be required to move unless at least one comparable replacement dwelling is made available (49 CFR §24.204(a)).

**(e) Services to be Provided**

- (i) Where feasible, the replacement dwelling shall be inspected prior to being made available to assure that it meets applicable standards (49 CFR §24.2(a)(8)).
- (A) If such an inspection is not made, the Agency will notify the family that a replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determined to be decent, safe, and sanitary.
- (ii) Opportunity Home will offer all persons transportation to inspect housing to which they are referred.

**(5) Relocation Payments (49 CFR 24.301(a))**

- (a) Opportunity Home families will be provided the following options for relocation assistance payments:
  - (i) Opportunity Home will pay the contractor to move the families to a new unit. Families will not receive any direct payment.



(ii) Families will provide Opportunity Home receipts from their move. Opportunity Home will review the receipts and determine if the costs were reasonable. Families will be reimbursed for reasonable expenses after they move into the new unit.

(iii) Opportunity Home will provide the family a relocation payment based on URA published rates. Payments will be made available when the family has accepted a new Public Housing unit or has submitted the Request for Tenancy Approval in the Housing Choice Voucher Program.

### **Reason for Changes to Termination Policies**

The language in the following policies was updated to allow for terminations to be considered on a case-by-case basis when possible. The language was changed from “... *will* result in termination of tenancy” to “*may* result.”

A new section was created in 13.3.C(2) to indicate that some lease violations *may* result in termination of tenancy.

### **13.3.B(8)**

**(8) Other Serious or Repeated Violations of Material Terms of the Lease – Mandatory Lease Provisions [24 CFR 966.4(l)(2)(i) and 24 CFR 966.4(f)]**

- (a) HUD regulations require certain tenant obligations to be incorporated into the lease. Violations of such regulatory obligations are considered to be serious or repeated violations of the lease and grounds for termination. Incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking may not be construed as serious or repeated violations of the lease by the victim or threatened victim of such violence or stalking [24 CFR 5.2005(c)(1)].

~~Opportunity Home will terminate the lease for t~~The following violations of tenant obligations under the lease are considered serious violations and may result in termination of tenancy:



- (b) Failure to make payments due under the lease, including nonpayment of rent (see Chapter 8 for details pertaining to lease requirements for payments due);
- (c) Repeated late payment of rent or other charges. Four late payments within a 12-month period shall constitute a repeated late payment.
- (d) Failure to fulfill the following household obligations that results in three lease violations in a 12-month period:
  - (i) Not to assign the lease or to sublease the dwelling unit. Subleasing includes receiving payment to cover rent and utility costs by a person living in the unit who is not listed as a family member;
  - (ii) Not to provide accommodations for boarders or lodgers;
  - (iii) To use the dwelling unit solely as a private dwelling for the tenant and the tenant's household as identified in the lease, and not to use or permit its use for any other purpose;
  - (iv) To abide by necessary and reasonable Opportunity Home regulations for the benefit and well-being of the housing project and the tenants which shall be posted in the project office and incorporated by reference in the lease;
  - (v) To comply with all obligations imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety;
  - (vi) To keep the dwelling unit and such other areas as may be assigned to the tenant for the tenant's exclusive use in a clean and safe condition;
  - (vii) To dispose of all ashes, garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner;
  - (viii) To use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities including elevators;
  - (iv) To refrain from, and to cause the household and guests to refrain from destroying, defacing, damaging, or removing any part of the dwelling unit or project;
  - (x) To pay reasonable charges (other than for normal wear and tear) for the repair of damages to the dwelling unit, or to the project (including damages to project buildings, facilities or common



areas) caused by the tenant, a member of the household or a guest; and

- (xi) To act, and cause household members or guests to act, in a manner which will not disturb other residents' peaceful enjoyment of their accommodations and will be conducive to maintaining the project in a decent, safe and sanitary condition.

\*\*\*

### 13.3.C(2)

#### (2) Other Good Cause [24 CFR 966.4(l)(2)(ii)(B) and (C)]

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Opportunity Home will terminate the lease for the following reasons:

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- ~~(xiii)~~ (vi) If Opportunity Home is notified of any household member convicted for engaging in any criminal activities as defined in Opportunity Home's Screening Criteria Grid in 3.3.E.

The following are considered serious violations and **may** result in termination of tenancy:

- (vii) Failure to transfer to an appropriate size dwelling unit based on family composition when required by Opportunity Home and upon appropriate notice when such a dwelling unit is available.
- (viii) Failure to permit access to the unit by Opportunity Home after proper advance notification for the purpose of performing routine inspections and maintenance, for making improvements or repairs, or to show the dwelling unit for re-leasing, or without advance notice if there is reasonable cause to believe that an emergency exists
- ~~(viii)~~ ix) Failure to promptly inform Opportunity Home in writing of the birth, adoption or court-awarded custody of a child. In such a case, promptly means within 10 business days of the event.
- (ix) Failure to abide by the provisions of Opportunity Home pet policy



- (xi) If the family has breached the terms of a repayment agreement entered into with Opportunity Home
- (xi) If a family member has violated federal, state, or local law that imposes obligations in connection with the occupancy or use of the premises.
- (xii) If a household member has engaged in or threatened violent or abusive behavior toward Opportunity Home personnel.
  - (A) *Abusive or violent behavior* towards Opportunity Home personnel includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior.
  - (B) *Threatening* refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.
- ~~(xiii) If Opportunity Home is notified of any household member convicted for engaging in any criminal activities as defined in Opportunity Home's Screening Criteria Grid in 3.3.E.~~
- (e) In making its decision to terminate the lease, Opportunity Home will consider alternatives as described in Section 13.3.D and other factors as described in Sections 13.3.E and 13.3.F. Upon consideration of such alternatives and factors, Opportunity Home may, on a case-by-case basis, choose not to terminate the lease.

### **Reason for changes to Grievance Procedure Policy**

This update is to clarify that families terminated from the program have up to one year to request reinstatement. This includes families who had an adverse action upheld via an informal hearing decision or failed to request one.

### **14.3.E PROCEDURES TO OBTAIN A HEARING**

#### **(1) Requests for Hearing and Failure to Request**



\*\*\*

(c) If the complainant does not request a hearing in accordance with the Opportunity Home Grievance Procedure, Opportunity Home's disposition of the grievance under the informal settlement process will become final. However, failure to request a hearing does not constitute a waiver by the complainant of the right to contest Opportunity Home's action in disposing of the complaint in an appropriate judicial proceeding.

(d) Opportunity Home will only consider requests for reinstatement to the program made within one year of the family's lease termination.





## Appendix C | Summary of Revisions to the Administrative Plan

Indicates policy has been added

~~Indicates policy has been removed~~

### Foster Youth to Independence Referral

#### Reason for the Change to 4.3.C Selection Method

This section was updated to include referral information for the new Foster Youth to Independence (FYI) voucher program.

#### **4.3 SELECTION FOR HCV ASSISTANCE**

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#### **4.3.C SELECTION METHOD**

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(iii) **Foster Youth to Independence (FYI) Referral (75 Points)** – Youth between the ages of 18 and 24 with a current or prior history of child welfare involvement referred by a partnering public child welfare agency.

~~(iii)~~ **Palo Alto Set Aside Referral (75 Points)** – Homeless students referred by Palo Alto Community College who are currently enrolled in at least six (6) credit hours at Palo Alto College in a degree or certificate program.

~~(iv)~~ **5-Year Mainstream Participants (75 Points)** – 238 applicant families on the tenant-based voucher waiting list, who have a household member between the ages of 18 and 61 with a disability, will be certified and referred by a designated social service agency currently partnered with Opportunity Home.

~~(vi)~~ **Opportunity Home Program Displacement (70 Points)** –

(A) Participants in “good standing” at a Opportunity Home public housing community or a Opportunity Home housing assistance program who will be displaced through no fault of their own; or



(B) Participants in the Project-Based Voucher program who require an emergency transfer through Violence Against Women Reauthorization Act of 2013 procedures [24 CFR 983.261].

(vi) **Voucher Program Return (40 Points)** – Former participants under the tenant based Housing Choice Voucher Program whose assistance was terminated because Opportunity Home did not have sufficient federal funding to continue to provide rental assistance.

## **FY2013-2 Simplified Earned Income (EID) MTW Activity Closeout**

### **Reason for the Change to 6.1 Annual Income**

Language was updated to reflect the close out of FY2013-2 Simplified Earned Income (EID) MTW Activity. FY2024-1 simplifies traditional EID rules beyond those of FY2013-2.

#### **6.1 ANNUAL INCOME**

\*\*\*

#### **6.1.E EARNED INCOME DISALLOWANCE [24 CFR 960.255; Streamlining Final Rule (SFR) Federal Register 3/8/16]**

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(ii) Per MTW Activity ~~“FY2013-2: Simplified Earned Income Disregard (EID),”~~ “FY2024-1: Elimination of Earned Income Disregard,” Opportunity Home will not disregard earned income for MTW participants using the traditional EID calculation.

## **Reinstatement After Termination**

### **Reason for the Change to 12.2 Approach to Termination Assistance**



This section was updated to clarify that Opportunity Home will only consider requests for reinstatement made within one year of a family's termination. This language is added to align with the one year appeals deadline in the court of law.

## 12.2 APPROACH TO TERMINATION OF ASSISTANCE

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### 12.2.F TERMINATION NOTICE

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- (4) When Opportunity Home initiates a termination, Opportunity Home will send the family a notice of intent to terminate assistance at least 30 calendar days prior to the effective date of the termination, except when the termination is for:
  - (a) An eviction, or
  - (b) Vacating without notice.
- (5) When Opportunity Home initiates a termination because the family vacated or was evicted from the unit, the notice of intent to terminate will be sent immediately upon receiving notice of the program violation.
- (6) Opportunity Home will also send forms HUD-5380 and HUD-5382 to the family with the termination notice.
- (7) When a family requests to be terminated from the program they must do so in writing to Opportunity Home (see Section 12.1.C). Opportunity Home will send a confirmation notice to the family and the owner no later than the termination effective date (as requested by the family).
- (8) If the family does not request a hearing to appeal their termination within 10 business days, Opportunity Home will send the owner/landlord a final notification of termination.
- (9) Opportunity Home will only consider requests for reinstatement to the program made within one year of termination.

## Foster Youth to Independence (FYI) Vouchers

### Reason for the Change to Chapter 20

Opportunity Home is acquiring up to 25 vouchers through the Foster Youth to Independence (FYI) initiative. These FYI vouchers provide housing assistance on behalf



of youth referred by a public child welfare agency (PCWA) who are at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless at age 16 or older. Youth must be provided supportive services to assist the young person on their path to self-sufficiency.

## **CHAPTER 20: EMERGENCY HOUSING VOUCHERS SPECIAL PURPOSE VOUCHERS**

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### **20.2 FOSTER YOUTH TO INDEPENDENCE (FYI) VOUCHERS**

#### **20.2.A OVERVIEW**

- (1) Through the Foster Youth to Independence (FYI) initiative, HUD provides Housing Choice Vouchers (HCVs) for youth eligible under the Family Unification Program (FUP).
- (2) On September 3, 2021, HUD issued Notice PIH 2021-26, which described HUD's funding and availability of FYI vouchers and set forth the operating requirements for PHAs that administer them. The FYI Program is for youth with a current or prior history of child welfare involvement.
- (3) The Further Consolidated Appropriations Act, 2020 (Public Law 116-94), enacted on December 20, 2019, provides that up to \$10 million shall be available on a non-competitive basis to PHAs that partner with public child welfare agencies (PCWAs) for FUP-eligible youth under Section 8(x) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(x)).
- (4) All applicable nondiscrimination and equal opportunity requirements apply to FYI vouchers, including requirements that the PHA grant reasonable accommodations to persons with disabilities, effectively communicate with persons with disabilities, and ensure meaningful access for persons with limited English proficiency (LEP).
- (5) Except as addressed by this chapter and as required under federal statute and HUD requirements, the requirements of the HCV program apply to FYI vouchers.

#### **20.1.A PROGRAM ADMINISTRATION**

##### **(1) Term of Assistance**

- (a) FYI vouchers may only be used to provide housing assistance for youth for a maximum of 36 months.
- (b) Youth may be eligible to receive an extension of their voucher assistance for up to 24 months beyond the 36 month time limit if they:



- i) Participate in an FSS Program;
- ii) Are unable to enroll in an FSS program, but are engaged in education, workforce development, or employment activities for at least 9 months of the 12-month period preceding the extension;
- iii) If they are responsible for the care of a dependent child under the age of six or for the care of an incapacitated person; regularly and actively participating in a drug addiction or alcohol treatment and rehabilitation program;
- iv) Are incapable of complying with the requirement to participate in an FSS program or engage in education, workforce development, or employment activities, as applicable, due to a documented medical condition.

(c) Families cannot be required to participate in the FSS program as a condition of the FYI voucher program.

## (2) **Rent Calculation**

- (a) Participants admitted to this program will follow the Agency's alternative implementation of small area fair market rents as established under FY2019-1: Local Small Area Fair Market Rent (SAFMR) Implementation.
- (b) See 6.3.A(2)(c) for rent calculation requirements under the program.

## (3) **Youth Eligibility**

- (a) The partnering public child welfare agency (PCWA) is responsible for certifying that the youth:
  - i. Has attained at least 18 years and not more than 24 years of age at the time the PCWA certifies them eligible or at the execution of the HAP contract;
  - ii. Left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act;
  - iii. Is homeless or is at risk of becoming homeless at age 16 or older.
- (b) Eligibility is not limited to single persons. Opportunity Home may not exclude pregnant or parenting youth from service. Any pregnant or parenting youth who otherwise meets the definition of youth must be served.

## (4) **Organization of the Waiting List**



- (a) Opportunity Home, upon receipt of a referral(s) from the PCWA of an eligible youth, must compare the name(s) with youth already on the HCV waiting list.
- (b) Any youth on the Opportunity Home HCV waiting list that matches with the PCWA's referral must be assisted in order of their position on the waiting list in accordance with Opportunity Home admission policies.
- (c) Any youth certified by the PCWA as eligible and not on the HCV waiting list must be placed on the waiting list (pending HCV eligibility determination).
- (d) If the Opportunity Home has a closed HCV waiting list, it must reopen the waiting list and place on the waiting list an FYI applicant youth who is not currently on the Opportunity Home HCV waiting list.
- (e) Opportunity Home may reopen the waiting list to accept an FYI eligible youth without opening the waiting list for other applicants. The requirements at 24 CFR 982.206 for giving public notice when opening and closing the waiting list apply.
- (f) Opportunity Home may establish waiting list preferences.

- i) Opportunity Home will establish a waitlist preference for FYI voucher referrals from a PCWA (see 4.3.C).

#### (5) **Reexaminations**

- (a) Annual reexaminations must be conducted for extended FYI vouchers at the end of the 36 month time period and the 48 month time period (see 2.1.A).

#### (6) **Partnering Agencies**

- (a) Opportunity Home must enter into a partnership agreement with a PCWA that may take the form of a Memorandum of Understanding (MOU) or letter of intent.

- i) Opportunity Home has entered into an MOU with PCWA, Texas Department of Family and Protective Services (DFPS).

#### (7) **Supportive Services**

- (a) PCWAs partnered with Opportunity Home must provide supportive services for participating youth to assist them in achieving self sufficiency. Supportive services must be made available for a period of 36 months to eligible youth receiving this assistance. At a minimum, the following supportive services must be offered:
  - i. Basic life skills information/counseling on money management, use of credit, housekeeping, proper nutrition/meal preparation; and



access to health care (e.g., doctors, medication, and mental and behavioral health services).

- ii. Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance/referrals for assistance on security deposits, utility hook-up fees, and utility deposits.
- iii. Providing such assurances to owners of rental property as are reasonable and necessary to assist eligible youth to rent a unit with a voucher.
- iv. Job preparation and attainment counseling (where to look/how to apply, dress, grooming, and relationships with supervisory personnel, etc.).
- v. Educational and career advancement counseling regarding attainment of general equivalency diploma (GED); attendance/financing of education at a technical school, trade school or college; including successful work ethic and attitude models.

**(8) Terminations [24 CFR Part 982, Subpart L]**

- (a) Opportunity Home must terminate the FYI voucher once the 36-month time limit on assistance has expired.
  - i. FYI vouchers extended in accordance with 2.1.A for either 48-months or 60-months, dependent on continued FSS program compliance and HCV program eligibility, must be terminated once the time limit on assistance has expired.
- (b) Termination of an FYI voucher must be consistent with HCV regulations outlined in Chapter 12.

**(9) Portability [24 CFR 982.353(c)]**

- (a) Portability for an FYI youth must be consistent with HCV regulations outlined in Chapter 10.



## **Appendix D | Summary of Revisions to the Family Self-Sufficiency (FSS) Action Plan**

The organization is not proposing any changes to the FSS Action Plan.





## Appendix E | Asset Management Plan

The Asset Management Plan outlines how the organization plans to make best use of limited financial resources while embracing the goals and objectives of Opportunity Home's Affordable Housing Preservation & Expansion Policy and supporting the organization's Strategic Plan.

The Asset Management Plan generally covers the five-year period spanning from FY 2023-24 to FY 2027-28. In addition to updating the five-year plan every year, the Agency also may make adjustments to respond to business needs.

To that end, the organization may consider unique, opportunistic, and unscheduled acquisitions, dispositions, and/or new development projects that are not included in this plan, but are supportive of the organization's Strategic Plan.

Such activities will not be considered significant amendments to the MTW plan, provided the following internal protocols are followed:

1. Completion of analysis describing the cost and benefits of the contemplated action
2. Consultation with other agency plans
3. Approval by ELT (and appropriate committee and Board of Commissioners if necessary)
4. The financial impact or cost of the activity is 5% or less of the annual expenses reflected in the current approved annual budget for the agency.

The Asset Management Plan encompasses preservation activities in the Low Income Public Housing and Beacon Communities housing portfolios as well as real estate development activity. The plan is organized as follows:

1. **Housing Preservation: Capital Improvement Plans**  
Details the organization's plans to preserve affordable housing units through capital improvement plans for the Low Income Public Housing and Beacon Communities portfolios.
2. **Housing Expansion: New Housing Development Plans**  
Details the organization's new construction development plans for real estate assets currently or anticipated to be owned by Opportunity Home San Antonio or its affiliates.
3. **Acquisitions: Asset Acquisition Plans**  
Details the organization's plans to acquire real estate assets to be owned by Opportunity Home San Antonio or its affiliates. This includes existing affordable housing assets through Low Income Housing Tax Credit (LIGHTC) Re-syndications as well as other real estate assets.
4. **Dispositions: Asset Disposition Plans**  
Details the organization's plans to dispose of real estate assets currently owned by Opportunity Home San Antonio or its affiliates.
5. **Other Real Estate Holdings**



Provides a listing of the organization's real estate assets that do not currently have development or acquisitions plans.

## 1. Housing Preservation | Capital Improvement Plans

Information below may change and all plans are subject to funding and separate Board approval.

### 1. A. Public Housing Five Year Capital Improvement Plan

Over the next five (5) years, the Agency plans to invest approximately \$57 million in capital repairs to extend the useful life at 26 properties and approximately 4,305 housing units. Projected funding for capital improvements is based on historical grants and forecasted capital fund appropriations by HUD. As a result, the five-year plan is a rolling plan and updated every year or as additional needs and funding amounts become available.

The table below outlines current property-specific preservation plans in addition to the five-year capital improvement plan (FY 2024 - FY 2028). In addition to the plan below, the agency will prioritize the capital needs of real estate assets based on the physical needs assessment and is also in the process of producing cost estimates for elevator modernizations and generators at various public housing developments. A detailed capital/modernization plan outlining the public housing properties and cost estimates will be added to the Capital Five Year Improvement Plan accordingly.

Fiscal Year (FY) <sup>4</sup> Property Capital Fund Grant Year (CFP)	Units Preserved <sup>5</sup>	Description	Planned Investment (\$)	
FY 2022-23	Alazan-Apache	000	Admin Bldg. Roof/Foundation	581,000
CFP20-22 (Current)	Blanco	100	Cooling Tower	224,000
	Cross Creek	66	Foundation / Drainage	20,000
	Fair Avenue	216	Elevator Modernization	1,087,320
	Highview	68	Stormwater Drainage Improvements	526,500
	Lewis Chatham	119	Generator Modernization	TBD

<sup>4</sup> Opportunity Home SA fiscal years run from July 1 to June 30th. For example, FY2024 begins on July 1, 2023 and ends on June 30, 2024. Capital grants are awarded to Opportunity Home SA every year. Opportunity Home SA then allocates funds based on capital needs.

<sup>5</sup> Number of housing units preserved is defined as the number of housing units impacted by contract execution of funds that include (Capital grants, MTW, Operations, Insurance loss proceeds, replacement reserve funds, net proceeds from sale of non-strategic assets, net loan proceeds from refinances (Beacon) and Housing Bond funds). Includes major capital items that impact or extend the useful life expectancy of the asset, major systems, or site components (ex. foundations, building envelope (siding, windows, doors, roofs), HVAC systems, water/sewer, electrical, paving, lighting, major interior upgrades to units and common areas. For example, if three roofs are replaced, only units in those buildings will be counted as preserved. However, if the project impacts all units, ex foundation repair or sewer line repairs, all units will be counted as preserved.

<sup>6</sup> Funding sources may be a combination of Capital grants, MTW, Cares Act, sale net proceeds, insurance proceeds, housing bond funds and federal earmark funds.



	Lincoln Heights	338	Computer Lab ADA - Access Ramp	160,000
	Lincoln Heights	338	Lead Based Paint Project	3,209,000
	Mission Park	100	Lead Based Paint Project	951,000
	Mission Park	100	Foundation Repairs	25,000
	Morris Beldon	35	Site Improvements - Parking Lot	350,000
	Parkview	153	Elevator Modernization	884,000
	Riverside	74	Lead Based Paint Project	700,000
	Riverside	74	Ext Repairs, Roof, Siding, Site Imprv.	TBD
	Springview	180	S&S Solar Lights, Security Cameras	140,000
	Springview	180	Site Improvements-Asphalt-Curb	47,000
	Victoria Plaza	185	1st Floor / Unit Flooring	100,000
	Victoria Plaza	185	Roof Replacement	2,000,000
	Villa Tranchese	201	S&S Camera, Intrusion Control System	120,000
	Villa Tranchese	201	Elevator Modernization	745,000
	W.C. White	75	Generator Modernization	TBD
	William Sinkin	50	Foundation Repairs	20,000
		<b>3038</b>		<b>11,889,820</b>
<b>FY 202-24</b>	Fair Avenue	216	PNA Substantial Renovation	8,200,000
<b>CFP23<sup>7</sup></b>	Morris Beldon	35	PNA Substantial Renovation	1,370,000
	Park Square	26	PNA Substantial Renovation	1,700,000
	Villa Hermosa	66	PNA Substantial Renovation	2,300,000
		<b>343</b>		<b>13,570,000</b>
<b>FY 2024-25</b>	Mirasol	174	PNA Substantial Renovation	4,400,000
<b>CFP24</b>	Francis Furey	66	PNA Substantial Renovation	2,125,000
		<b>240</b>		<b>6,525,000</b>
<b>FY 2025-26</b>	Tarry Towne	98	PNA Substantial Renovation	4,800,000
<b>CFP25</b>	Villa Tranchese	201	PNA Substantial Renovation	12,000,000
		<b>299</b>		<b>16,800,00</b>
<b>FY 2026-25</b>	Jewett Circle	75	PNA Substantial Renovation	2,300,000
<b>CFP26</b>	Westway	152	PNA Substantial Renovation	6,800,000
		<b>227</b>		<b>2,650,000</b>
<b>FY 2027-28</b>	Highview	68	PNA Substantial renovation	3,600,000
<b>CFP27</b>	Linda Lou	10	PNA Substantial renovation	500,000
	South San	30	PNA Substantial renovation	670,000
	William Sinkin	50	PNA Substantial renovation	1,000,000

<sup>7</sup> The capital plan 2023-2027 is a general description of items noted in the physical needs assessment. Properties and detailed scopes will be considered during further PNA evaluation, planning and design stages of the projects.



	<b>158</b>	<b>5,770,000</b>
<b>GRAND TOTAL</b>	<b>4,305</b>	<b>57,204,820</b>

## 1. B. Beacon Communities Five Year Capital Improvement Plan

In the coming years, the Agency plans to invest approximately \$27 million in capital repairs to extend the useful life at 30 properties and approximately 5,482 units in the Beacon Communities portfolio. In addition, this portfolio will be expanded as properties in the Agency's Partnership portfolio come to the end of their 15-year affordability period and transition ownership to Opportunity Home. As a result of these property transitions, the capital plan is expected to change to include these new properties.

Projected funding for capital improvements in the Beacon Communities portfolio is based on operating funds, new or refinanced debt on the property, or insurance proceeds where applicable. The tables below outline current property-specific preservation plans.

Fiscal Year <sup>8</sup>	Property	Units Preserved <sup>9</sup>	Description	Planned Investment (\$) <sup>10</sup>
<b>2023-2024<sup>11</sup></b>	Burning Tree	108	Replacement or repair of Interior, Exterior & Site Improvements	4,000,000
	Villa de Valencia	104	Replacement or repair of siding	250,000
	Dietrich Road	30	Replacement or repair of shingle roof	394,000
	Woodhill	532	Replacement or repair of parking lots, siding, windows	6,775,000
	Cottage Crk I-II	449	Replacement or repair of sidewalks, parking lot, gutters, AC, fencing	1,733,000
	Woodhill			
	Costa Valencia	762	Foundation Stabilization	133,000
	Towering Oaks	128	Replacement or repair of AC and community	214,000

<sup>8</sup> Opportunity Home SA fiscal years run from July 1 to June 30th. For example, FY2024 begins on July 1, 2023 and ends on June 30, 2024.

<sup>9</sup> Number of housing units preserved is defined as the number of housing units impacted by contract execution of funds that include (Capital grants, MTW, Operations, Insurance loss proceeds, replacement reserve funds, net proceeds from sale of non-strategic assets, net loan proceeds from refinances (Beacon) and Housing Bond funds). Includes major capital items that impact or extend the useful life expectancy of the asset, major systems, or site components (ex. foundations, building envelope (siding, windows, doors, roofs), HVAC systems, water/sewer, electrical, paving, lighting, major interior upgrades to units and common areas. For example, if three roofs are replaced, only units in those buildings will be counted as preserved. However, if the project impacts all units, ex foundation repair or sewer line repairs, all units will be counted as preserved.

<sup>10</sup> Funding sources may be a combination of available reserves, refinance proceeds, MTW, Cares Act, sale net proceeds, insurance proceeds, housing bond funds and federal earmark funds.

<sup>11</sup> The capital plan 2023-2027 is a general description of items noted in the physical needs assessment. Properties and detailed scopes will be considered during further PNA evaluation, planning and design stages of the projects.



		sign / Repair of parking lots and retaining wall	
Villa de Valencia	104	Replacement or repair of site, AC and boilers	3,395,000
Bella Claire	67	Replacement or repair of the parking lots, fencing, signage/ Replacement of AC	32,000
Crown Meadows	192	Replacement or repair of sidewalks, gutters, AC / Replacement or repair of fencing, parking lots, exterior paint, pool	554,000
Sunshine	100	Repair of parking lots and pavement / Repair of parking lots	71,000
Churchill	40	Repair of sidewalks / Repair of parking lots	10,000
Courtland	56	Repair of retaining wall / Replacement or repair of exterior paint, parking lots, trees, paint railings	130,000
O'Connor	150	Replacement of AC / Replacement or repair of fencing, paint trim, railings	188,000
Science Park	120	Replacement or repair of sidewalks, gutters, AC, lighting, entry doors, mitigation / Replacement or repair of fencing, paint trim, railings	379,000
Reagan	15	Replacement or repair of roofs and parking lots	100,000
Refugio	210	Replacement or repair of AC, drywall, entry doors, roofs / Replacement or repair of fencing, parking lots, roofs	494,000
Villa de San Alfonso	29	Replacement or repair of pavement, AC, elevator / Replacement or repair of parking lot, fencing, signage	103,000
	<b>3,196</b>	<b>TOTAL</b>	<b>18,955,000</b>
<b>2024-2025</b>			
Converse Ranch I	124	Drainage repairs (Berin/Swale), restripe parking	20,000
Monterrey Park	200	Foundation repairs	500,000
Pecan Hill	100	Foundation, roof, elevator, parking lots	3,000,000
	<b>424</b>	<b>TOTAL</b>	<b>3,520,000</b>
<b>2025-2026</b>			
		Parking lots improvements -	
Bella Claire	67	Patch-Seal-Stripe, fencing, signage	15,000
Crown Meadows	192	Fencing, parking lots, paint exterior, pool	40,000
Sunshine	100	Parking lots	30,000
Encanta Villa	56	Playground updates, signage	15,000
	<b>415</b>	<b>TOTAL</b>	<b>100,000</b>



<b>2026-2027</b>	Rosemont at Highland	252	Paint and repair stucco, paint and update fencing, parking lots and roofs	900,000
	Costa Valencia	230	Roofs, paint exterior, parking lots, fencing	800,000
	Alhambra	140	Paint trim and railings, update community room, elevator maintenance	50,000
	Churchill	40	Fencing and restripe parking lots	25,000
	Castle Point	220	Parking lots, site improvements	110,000
	<b>882</b>		<b>TOTAL</b>	<b>1,885,000</b>
<b>2027-2028</b>	San Alfonso	29	Parking, fencing, and signage	55,000
	Courtland	56	Paint exterior, parking lots, trees, and paint railings	450,000
	Refugio	210	Fencing, parking lots, exterior, roofs	2,000,000
	O'Connor	150	Fencing, paint trim, and railings	165,000
	Science Park	120	Fencing, paint trim, and railings	165,000
	<b>565</b>		<b>TOTAL</b>	<b>2,835,000</b>
<b>GRAND TOTAL</b>		<b>5,482</b>		<b>27,295,000</b>

## 2. Housing Expansion | New Housing Development Plans

### 2. A. New Housing Development Plans

The Opportunity Home's mission is centered around bringing housing solutions to the residents of San Antonio. Opportunity housing is ensuring affordable housing options are available to any resident who cannot afford renting at market rate.

Information on development projects summarized below is current as of the drafting of this plan. Development plans may change and all are subject to funding and separate committee and full Board approvals at various points in the development process.

Updated information on development projects is available through public notices accessible here: <https://homesa.org/public-notice/>

#### 2.A.1. New Construction Completed

Below is a summary of new construction developments that have completed construction and are pending permanent financing.

Project Name	District	Developer	Financing	Total Development Cost (\$)	Total Units	AMI LEVEL									
						PH/ PBV	30%	40%	50%	60%	70%	80%	Mar ket		
Aspire at Tampico <sup>12</sup>	D5	Mission DG	4% Tax Credits &	34,115,710	200	0	9	10	18	68	21	10	64		



Bonds													
Legacy at Alazan <sup>12</sup>	D5	NRP	9% Tax Credits	19,155,261	88	40	0	0	0	40	0	0	8
Copernicus	D2	NRP	4% Tax Credits & Bonds	55,389,378	318	0	0	17	17	267	17	0	0
Culebra Crossing	D6	Lynd	HUD 221(d)(4)	50,123,889	327	0	0	0	0	0	0	164	163
Kitty Hawk Flats	Converse	NRP	4% Tax Credits & Bonds	40,503,098	212	0	22	0	0	135	55	0	0
Trader Flats (The Scott)	D4	NRP	4% Tax Credits & Bonds	55,753,169	324	0	33	0	0	224	67	0	0
1604 Lofts	D2	NRP	4% Tax Credits & Bonds	56,663,651	324	0	33	0	0	224	0	67	0
Watson Road	D4	NRP	4% Tax Credits & Bonds	60,567,278	348	0	0	18	18	294	18	0	0
<b>Total</b>						<b>40</b>	<b>97</b>	<b>45</b>	<b>53</b>	<b>1,252</b>	<b>178</b>	<b>241</b>	<b>235</b>

<sup>1</sup>Opportunity Home owned land<sup>2</sup>Planned Use of MTW Funds (LNT)

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

## 2.A.2. Under Construction

Below is a summary of developments planned for construction and/or currently under construction.

						AMI LEVEL								
Project Name	District	Developer	Financing	Total Development Cost (\$)	Total Units	PH/PBV	30%	40%	50%	60%	70%	80%	Market	
100 Labor <sup>12</sup>	D1	Franklin	HUD 221(d)(4)	52,438,321	213	0	27		17	0		0	169	
Vista at Interpark	D9	Atlantic Pacific Comm.	9% Tax Credits	17,554,339	64	0	7		16	41	0		0	
Vista at Everest	D1	Atlantic Pacific Comm.	9% Tax Credits	18,109,812	64	0	7		16	41		0	0	
Bristol at Somerset	D4	Louis Poppoon Development Consulting	4% Tax Credit & Bonds	63,331,807	348	0	0	0	0	348	0	0	0	
Horizon Pointe	D2	Integrated Realty Group	4% Tax Credits & Bonds	65,639,352	312	0	20	35	106	0	151	0	0	
Josephine	D1	Lynd	Convention	68,463,888	259	0	0		0	26		104	129	



al Loan													
Palo Alto	D4	Streamline	4% Tax Credits & Bonds	67,848,057	336	0	16	16	32	244	28	0	0
Potranco	D4	Lynd	Convention al Loan	67,914,812	360	0	0		0	36		144	180
Snowden Road <sup>12</sup>	D7	Opportunity Home	9% Tax Credits	34,700,554	135	54	14		26	41		0	0
<b>Total</b>				<b>456,000,942</b>	<b>2,091</b>	<b>54</b>	<b>91</b>	<b>51</b>	<b>213</b>	<b>777</b>	<b>179</b>	<b>248</b>	<b>478</b>

<sup>1</sup>Opportunity Home owned land<sup>2</sup>Planned Use of MTW Funds (LNT)

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

## 2.A.3. Board Approvals

The following is a summary of projects by various stages of the board approval process.

### 2.A.3.1 Board Final Approval

Project Name	District	Developer	Financing	Total Development Cost (\$)	Total Units	AMI LEVEL							
						PH/ PBV	30%	40%	50%	60%	70%	80%	Market
Fiesta Trails <sup>2</sup>	D8	NRP	9% Tax Credits	21,112,430	60	0	18	0	12	30	0	0	0
Viento Apartments	D4	NRP	4% Tax Credits & Bonds	82,000,000	324	49	0	0	161	114	0	0	0
<b>Total</b>				<b>103,112,430</b>	<b>384</b>	<b>49</b>	<b>18</b>	<b>0</b>	<b>173</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup>Opportunity Home owned land<sup>2</sup>Planned Use of MTW Funds (LNT)

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

### 2.A.3.2. Board Approval for Bond Inducement

Project Name	District	Developer	Financing	Total Development Cost (\$)	Total Units	AMI LEVEL							
						PH/ PBV	30%	40%	50%	60%	70%	80%	Market
Artisan at Springview <sup>1</sup>	D2	Franklin	4% Tax Credits & Bonds	64,001,571	325	65	0		8	181	53	18	0
Victoria Commons - North Pond <sup>1</sup>	D1	Catellus	TBD	TBD	TBD	TBD			TBD	TBD		TBD	TBD
<b>Total</b>				<b>64,001,571</b>	<b>1,834</b>	<b>97</b>	<b>194</b>	<b>12</b>	<b>195</b>	<b>1,468</b>	<b>0</b>	<b>0</b>	<b>6</b>

<sup>1</sup>Opportunity Home owned land<sup>2</sup>Planned Use of MTW Funds (LNT)

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





### 2.A.3.3 Board Approval for Developer

						AMI LEVEL									
Project Name	District	Developer	Financing	Total Development Cost (\$)	Total Units	PH/ PBV	30 %	40%	50 %	60 %	70 %	80 %	Market		
Victoria Commons - South Pond <sup>1</sup>	D1	Catellus	TBD	TBD	TBD								TBD		
Victoria Commons - Townhomes <sup>1</sup>	D1	Catellus	TBD	TBD	TBD								TBD		
Vista at Silver Oaks		Atlantic Pacific Comm.	9% Tax Credits	24,183,539	76	0	8	0	23	45	0	0	0		
Total				24,183,539	76	0	8	0	23	45	0	0	0		

<sup>1</sup>Opportunity Home owned land

<sup>2</sup>Planned Use of MTW Funds (LNT)

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

### 2.A.4. Planned Construction Pending Board Consideration

						AMI LEVEL								
Project Name	District	Developer	Financing	Total Development Cost (\$)	Total Units									
						PH/ PBV	30 %	40 %	50 %	60 %	70 %	80 %	Market	
Alazan Courts <sup>12</sup>	D5	TBD	TBD	TBD	TBD	TBD								
Vista at Reed	D6	Atlantic Pacific Comm.	9% Tax Credits	22,000,428	70	0	5	0	19	44	0	0	0	
Vista at Henderson Pass	D10	Atlantic Pacific Comm.	9% Tax Credits	21,830,038	66	0	5	0	17	42	0	0	0	
Rainbow Lofts	D3	NRP	9% Tax Credits	20,461,005	60	0	6	0	24	30	0	0	0	
Total				64,291,471	196	0	16	0	60	116	0	0	0	

<sup>1</sup>Opportunity Home owned land

<sup>2</sup>Planned Use of MTW Funds (LNT)

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

### ALAZAN COURTS REDEVELOPMENT PLAN

The Agency has procured a consultant who has completed a Master Plan for the redevelopment of 501 public housing units at Alazan Courts.

The Master Plan process followed a four part engagement strategy that included

1. Listening and Learning,
2. Visioning and Design,
3. Evaluation and Feedback, and



#### 4. Decision and Celebration.

Opportunity Home initiated the Alazan Courts Master Plan with two main commitments:

1. to provide, at minimum, the same number of homes in the master plan, ensuring no mandatory displacement of residents and
2. providing those units as public housing or public housing-like units, guaranteeing their affordability.

Beyond the programmatic commitments, design goals are

1. to update the unit sizes to comply with current HUD standards
2. to comply with all current building, energy and fire codes
3. to minimize maintenance and costs associated with service and repairs throughout the life of the buildings and
4. and to maintain eligibility for grants and funding mechanisms.

In anticipation of the demolition and/or comprehensive rehab, Opportunity Home has already completed construction on three developments within the west side community in order to utilize those units for relocation of residents that wish to stay in the neighborhood. These three sites are Artisan at Ruiz (102 multi-family units), Alazan Lofts (88 multi-family units) which is located directly adjacent to the Alazan courts, and Tampico Apartments (200 multi-family units).

Opportunity Home will also complete an additional project on the Valero baseball field located on adjacent land. The Alazan Expansion is a critical piece to the success of the overall masterplan. The new construction will operate as a MTW Local non-traditional affordable housing program that provides for "public housing" like units and will offset units that must be relocated away from the Alazan Courts and provide a phasing plan that aims to ensure no displacement of families from the near-Westside neighborhood during redevelopment. This expansion is for 88 new residential housing units located in the baseball field behind the Alazan Community Center and within an adjacent block of Apache Courts. The development totals 110,304 sq ft, with a proposed unit mix of 12 1-bedrooms, 40 2-bedrooms, 16 3-bedrooms, and 20 4-bedrooms. The Alazan Expansion

The deepest affordability will be offered, serving families that are primarily 0-15 percent AMI with the average family income of \$10,200 per year. Priority access to these new units will be given to families currently residing at the existing Alazan Courts.

Opportunity Home proposes utilizing MTW and CoSA Housing Bond funds to cover development and relocation costs and will also be seeking Tenant Protection Vouchers (TPV) to assist with the relocation.

#### **SHERIFF'S ANNEX**

Opportunity Home is currently in the pre development phase for developing this property for use as a preschool academy. Planning meetings are underway with plans to complete environmental review, community engagement, disposition, design and formal partnership with a qualified entity to operate the academy when construction is complete. Upon HUD disposition approval, the existing building will be demolished and the site cleared and prepped for construction.



The goal of the preschool academy is to provide tuition-free, Montessori-inspired preschool to Opportunity Home children as well as others in this underserved community. The preschool will offer year-round programming, five days a week, for children ages 3-5 years old.

### **VC YMCA BUILDING**

Currently in the pre development phase. Regular meetings are scheduled to complete environmental review and disposition. Upon HUD disposition approval, the existing building will be demolished and the site cleared and prepped for construction. The YMCA site will be the future site of single-family market rate housing and the proceeds from the sale of the land will be used to create affordable housing.

### **VC ADMIN BUILDING**

Currently in the pre development phase. Regular meetings are scheduled to complete environmental review and disposition. This building was the original central office for Opportunity Home so residents in the community have mixed emotions regarding its redevelopment. The agency will continue to work with the neighborhood to determine whether the entire building or just its facade is to be preserved or if it is to be totally demolished. The VC Admin Building is the future site of additional mixed-use, mixed-income housing.

## **3. Acquisitions | Asset Acquisition Plans**

### **3. A. Low Income Housing Tax Credit (LIHTC) Re-syndications**

During the plan year, the agency expects to evaluate possible investment and/or acquisition of existing Low Income Housing Tax Credit (LIHTC) that are at or approaching the end of the initial 15 year compliance period. This may include properties where an Opportunity Home related entity already holds an ownership interest in the asset, or has no ownership interest in the asset. The Agency may elect to invest MTW funds in accordance with the Agency's broader use of MTW funds authority and in compliance with PIH-2011-45. Any investment is also subject to board approval.

Listed below, are properties that are either at or approaching the fifteenth year where the Agency might use MTW funds either as part of the acquisition or at the time the tax credits are re-syndicated:

- The Ravello
- Tigoni Villas
- Costa Mirada
- Costa Almadena
- Rosemont at University Park
- Midcrown Senior Pavillion
- San Juan Square I
- Elan Gardens
- Alhambra
- Artisan at Mission Creek
- Artisan at Salado Falls



Project Name	District	Developer	Financing	Date	Total Development Cost (\$)	Total Units	AMI LEVEL							
							PH / PB V	30 %	40 %	50 %	60 %	70 %	80 %	Market
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	248	0	38	0	0	21 0	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	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	240	0	36	0	0	29 4	0	0	0
Costa Almadena (resyndication of tax credits)	D3	DEVCO	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	176	0	27	0	0	14 9	0	0	0
Tigoni Villas (resyndication of tax credits)	D7	DEVCO	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	140	0	22	12	22	84	0	0	0
The Ravello (purchase of limited partnership interest)	D3	Opportunity Home will own 100% of partnership	N/A	11/1/2022	N/A	252	0	0	0	0	25 2	0	0	0
San Juan II (purchase of limited partnership interest)	D5	Opportunity Home will own 100% of partnership	N/A	5/25/2022	N/A	144	48	15	0	0	123	0	0	6

### 3. B. Other Acquisitions

The Agency has no active acquisition plans.

### 4. Dispositions | Asset Disposition Plans

The Agency has a number of planned dispositions. Information below may change and all plans would be subject to separate Board approval.

Plan	Property ID	Property Address
------	-------------	------------------



Post Auction/RTC/Former Lease-Purchase Portfolio Disposition	314106	7250 GLEN MIST
	441311	1071 POINSETTIA ST
	115411	1411 MONTANA
VC YMCA Building	1225304	440 Labor
VC Admin Building	1225303	400 Labor
Springview - Vacant land around 202 Garcia St.	115610	700 Garcia St
Springview (Former Administration Building For East Terrace) (Sheriff's Annex)	115790	202 Garcia St
WRI Parcels (Home ownership)	Multiple	Various parcels on VILLA ROSA VILLA LINDA PRECIOUS DR VILLA FLORES VILLA PLACER
Vacant parcels near Victoria Commons	108009	331 LAVACA ST
	108019	LABOR
Parcel near East Meadows II	114002	1323 N WALTERS

## 5. Strategic Holdings | Other Real Estate Holdings

Below is a list of real estate holdings that may be subject to future development or disposition.

BCAD Property IDs	Property Address	Description
109402 / 109403	550 BROOKLYN AVE	Rex Site
477781	SOMERSET RD	Two adjacent parcels near Costa Mirada
477796	9000 SOMERSET RD	
115560	1901 MONTANA ST	
115561	1907 MONTANA ST	
116082	102 S MEL WAITERS WAY	
115581	2830 E COMMERCE ST	
115582	2407 EZELL	
115583	2411 EZELL	
115584	2415 EZELL	
115585	2415 EZELL	Miller Child Development Center /
115586	E COMMERCE ST	
115588	2902 E COMMERCE ST	Springview
115589	2906 E COMMERCE ST	Springview
115590	2910 E COMMERCE ST	
115595	2603 EZELL	
115597	2603 EZELL	
115600	2607 EZELL	
115602	2944 E COMMERCE ST	
115603	EZELL	
115808	903 HEDGES ST	
115809	909 HEDGES ST	Artisan at Springview (unfunded)
115810	913 HEDGES ST	



115811	915 HEDGES ST	
115812	917 HEDGES ST	
115813	927 HEDGES ST	
115814	929 HEDGES ST	
115815	931 HEDGES ST	
115816	933 HEDGES ST	
115817	935 HEDGES ST	
115818	937 HEDGES ST	
116625	916 HEDGES ST	
124452	1706 CINCINNATI AVE	Vacant parcel
112725	2738 DIGNOWITY AVE	
112737	719 RUNNELS AVE	Adjacent to TPSO and Sutton Oaks I
112739	731 RUNNELS AVE	
112746	1011 LOCKE ST	
141735	509 SALTILLO ST	Vacant parcel
151169	4063 BREMEN ST	Vacant parcel
374851	1828 E CROCKETT ST	
374892	925 POTOMAC	
374931	920 POTOMAC	
377155	1754 N CENTER	
377159	1715 N CENTER	
380324	939 POINSETTIA	
380325	943 POINSETTIA	
380357	906 N GRIMES	Eastside Lots - possible home ownership
441311	1071 POINSETTIA	
512161	E COMMERCE ST	
551676	1822 ARBOLEDA ST	
580339	7822 GLIDER AVE	
114103	1418 HAYS ST	
115258	1528 PASO HONDO	
115259	1528 PASO HONDO	



## Appendix F | Third-Party Lease Agreements

*PHA Plan (Annual Plan). PHAs are generally required to include third-party agreements in their PHA Plans or Significant Amendments to their PHA Plans, based on PHA requirements at 24 CFR part 903. For instance, PHAs are required to include third-party agreements for social services in their PHA Plan. Similarly, PHAs are required to include third-party agreements that generate non-rental income in their PHA Plan as a discussion of financial resources and planned uses of those resources. See 24 CFR part 903.7(c).*

Appendix E is reserved for documentation associated with PIH 2017-24. Upon execution of leases executed after the release of PIH 2017-24, lease information will be listed here.

Generally, funds from third-party leases are used to offset operational costs in their respective property.

Agreements	Leased Premises	Lessee
Standard Lease Agreement for Communication Facilities	114 Hickman	New Cingular Wireless PCS, LLC
	1215 Fair Avenue	New Cingular Wireless PCS, LLC
	2103 San Pedro	Sprint Spectrum Realty Company, LLC
	611 SW 28th	Avance
	307 Marshall	Sprint Spectrum Realty Company, LLC
	102 South Rio Grande	Miller Child Development Center INC
	411 Barrera	Cellco Partnership d/b/a Verizon Wireless



## Appendix G | Proposed Alternative Definition to Self-Sufficiency

As part of the organization's commitment to delivering services in a manner that creates fair outcomes, the organization is proposing an alternative framework to MTW self-sufficiency. As a direct result of the adoption of the organization's new values and a renewed focus on systematic racism and inequities; the organization is proposing to supplement the current MTW self-sufficiency (SS #8) with additional measures and narrative that better reflect the organization's priorities and intent.

To be clear, the current housing system is inequitable and intersects with many other systems that also produce inequitable outcomes. Opportunity Home recognizes that and will no longer focus its MTW success on an individual's ability to meet economic self-sufficiency in spite of these systemic inequities. Rather, the organization will measure its success on whether the organization is able to eliminate inequities through changes in its rules, processes, and policies.

In addition to organizational changes, we aspire to shift societal narratives, stereotypes and biases about residents from low-income, disenfranchised and marginalized communities to one of valuing the inherent dignity of all people. Households are not failing to achieve economic self-sufficiency; our organization and the systems are failing to create environments where all have the opportunity to thrive and succeed. This proposal is intended to directly recognize this reality.

### Background

- *Self-sufficiency* is one of the three MTW Statutory Objectives: "Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient"
- In 2013, HUD implemented a new standard 50900 Form that requires the organization to track "self-sufficiency" in Section II of the Annual Report.

<b>SS #8: Households Transitioned to Self Sufficiency</b>
<b>Unit of Measurement</b>
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.





- After various external and internal workgroups on existing definitions and ways of measuring “self-sufficiency”<sup>12</sup>, In 2014, the organization adopted a definition that is focused on economic self-sufficiency -- specifically, a household’s ability to pay market or near market rate rent.
  - A PH household who is paying a flat rent for at least 6 months or a HCV household utilizing a zero HAP voucher for at least 6 months.
  - Over the last 9 years of tracking, the organization has documented an average of 50 households per year on average who meet this criteria.

## Proposal

The organization proposes to adopt the following:

1. MTW HUD Objective: Self-sufficiency as Economic Self-Sufficiency
2. MTW Opportunity Home Objective: Self-Sufficiency as Housing Stabilization and High Quality of life

## MTW Reporting Impacts

The organization is committed to meeting it’s MTW requirements and thus will continue tracking SS#8 as currently defined; however, this measure will also be accompanied by additional measures and narrative.

- **Housing Stabilization**  
Number of households who remain stably housed; defined as households served during the fiscal year who were not terminated or moved out for negative reasons (ie, evictions, terminations)
- **Quality of Life**  
Percent of households surveyed who are satisfied or very satisfied when asked “In the last 30 days, how satisfied were you with your quality of life?”

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<sup>12</sup> <https://selfsufficiencystandard.org/>  
<https://public.tableau.com/app/profile/selfsufficiencystandard/viz/AllStates2021/SSS2021>  
<https://www.mass.gov/doc/accs-self-sufficiency-matrix-0/download>





# LINCOLN HEIGHTS MASTER PLAN

## FINAL PRESENTATION

### OPPORTUNITY HOME SAN ANTONIO

March 15, 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

**UNIT COMPOSITION:**

102	-	1 Bedroom
144	-	2 Bedroom
84	-	3 Bedroom
4	-	4 Bedroom

---

**334 Total Units**





- Addition of Dog Park
- Deletion of Skate Park

# LINCOLN HEIGHTS PROJECT MASTER PLAN

## Sustainability Plan Goals

- **Net Zero/Carbon Neutral Standard**
  - Rooftop Photovoltaic Arrays for Solar Power
  - Energy Efficient Building Envelopes
  - Maximize Daylight from windows
  - LED Lighting
  - Low Energy Appliances, Heat Pumps
  - Rainwater Harvesting for irrigation
  - Low water, low maintenance landscaping throughout
  - Implementation ideally combined with community outreach and demonstrations
- **Underground Utilities**
  - Safety and Reliability

# LINCOLN HEIGHTS PROJECT MASTER PLAN

## Summary of Events

- Site Plan showing 334 total units, bedroom composition, and location
- Meetings with residents, responses to questionnaires, Promotora support
- Analysis of Questionnaire responses with support expressed in numerical charts
- Outreach with residents, documented their selection and support through 4x6 signed cards as aided by Promotoras
- Meetings held with Stakeholder Groups such as WEHA
- Floodplain Mitigation and Open Space/Park Planning
- Created renderings and floor plans of 2-story and 3-story building elevations, eye level perspectives of the proposed building layouts, aerial graphics, videos
- Secure Gated Parking and perimeter gate enclosure of the community
- Child Safe Green Areas
- Ground Floor Entrances for all Units and elimination of shared stairways
- Construction phasing plan created
- Landscape Plan of the park
- Coordination with the City of San Antonio Design Requirements
- Final Master Plan



# TIMELINE

## Lincoln Heights

### Initial Fact Finding

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

### Initial Master Plan Studies and Wider Community Outreach

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

### Preliminary Plan Details Submitted for Board Review

Planning details were presented to the Community and Master Plan has been reviewed by the residents. **January 18, 2023**

### Final Master Plan Board Committee Presentation

Master Plan Updates and summary provided. **March 15, 2023**

2

4

6

8

### Resident Focused Outreach

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

### Intermediate Plan Formation and Wider Community Feedback.

Continue planning process with community feedback. Refine details of planning process while keeping residents involved. **Through December 15, 2022**

### Master Plan Draft Review

Master Plan is submitted to Opportunity Home San Antonio for Review. **February 22, 2023**

### FINAL MASTER PLAN DOCUMENT SUBMITTED

Final Master Plan Written Report Submitted to Opportunity Home. **April 20, 2023**



SALDANA & ASSOCIATES, INC.

ARCHITECTURE ■ INTERIORS ■ URBAN DESIGN


[HSA@SALDANAARCHITECTS.COM](mailto:HSA@SALDANAARCHITECTS.COM)

Opportunity Home San Antonio

March 15, 2023

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTION 6335, AUTHORIZING THE PROPOSED 2023-2024 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), CAPITAL FUND PROGRAM PLAN, FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN**

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

DocuSigned by:  
  
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**Richard Milk**  
 Planning Officer

**REQUESTED ACTION:**

Public Hearing, consideration, and appropriate action regarding Resolution 6335, authorizing the proposed 2023-2024 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan.

**SUMMARY:**

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to annually submit a five-year plan and an annual business plan, commonly referred to as the Agency Plan(s). Due to Opportunity Home's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as Opportunity Home's Agency Plan. The MTW Plan includes: the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), and the Capital Fund Program Plan. The MTW Plan also describes Opportunity Home's policies, programs, operations, strategies and flexibilities in meeting the local housing needs and goals.

Opportunity Home is on track to complete the 2023-2024 Agency Plan in time for April submission to HUD.

1. Proposed new activities
  - a. FY2024-1 | Elimination of Earned Income Disregard: the organization is proposing a new activity using the same MTW waiver as FY2013-2 Simplified Earned Income (EID) that eliminates the HUD earned income disregard (EID). The new activity will also remove the alternative simplified version (S-EID) offered since 2014. This proposed change will not impact FSS escrows or the Jobs Plus Program EID.
2. Proposed changes to existing activities
  - a. Through a non-significant change, the organization is proposing to consolidate the waiver authorized under FY2020-3 FSS Streamlining with the waivers

**Opportunity Home San Antonio****March 15, 2023**

authorized under FY2014-6 Rent Reform. This consolidation is prompted by recent HUD changes in the FSS final rule that eliminated the need for a separate activity. The change is administrative and will allow for the streamlining of reporting and re-grouping of waivers that work together.

3. Revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP)
  - a. 4.3.B SELECTION METHOD: This policy was updated to ensure that applicant families affected by officially declared disasters in addition to natural disasters will be eligible for the preference. Additionally, the Single Family Referral Preference was updated to allow for referred individuals to be offered one-bedroom units in addition to efficiency units.
  - b. 6.1.E EARNED INCOME DISALLOWANCE [24 CFR 960.255; Streamlining Final Rule (SFR) Federal Register 3/8/16]: Language was updated to reflect the close-out of FY2013-2 Simplified Earned Income (EID) MTW Activity. FY2024-1 simplifies traditional EID rules beyond those of FY2013-2, and will allow staff to focus on self-sufficiency programs geared toward residents.
  - c. 9.3.C CHANGES AFFECTING INCOME OR EXPENSES: This change will allow residents to not be required to report increases in income during the three-year recertification cycle and therefore not increasing their rent until their next recertification.
  - d. 12.2.E RELOCATION PLAN: The addition of this policy is to ensure that there are clear guidelines established for Opportunity Home to carry out when families are displaced due to the rehabilitation, redevelopment, or demolition of Public Housing residences; or termination of a Housing Choice Voucher Program Landlord.
  - e. 13.3.C OTHER AUTHORIZED REASONS FOR TERMINATION [24 CFR 966.4(l)(2) and (5)(ii)(B)]: The language was changed from "... will result in termination of tenancy" to "may result." This update allows for terminations to be considered on a case-by-case basis when possible to help residents remain on the program.
  - f. 13.3.C OTHER AUTHORIZED REASONS FOR TERMINATION [24 CFR 966.4(l)(2) and (5)(ii)(B)]: A new section was created in 13.3.C(2) to indicate that some lease violations may result in termination of tenancy. This update allows for terminations to be considered on a case-by-case basis when possible to help residents remain on the program.
  - g. 14.3.E PROCEDURES TO OBTAIN A HEARING: This update is to clarify that families terminated from the program have up to one year to request reinstatement. This includes families who had an adverse action upheld via an informal hearing decision or failed to request one.
4. Revisions to the Housing Choice Voucher Administrative Plan (Admin Plan)
  - a. 6.1.E EARNED INCOME DISALLOWANCE [24 CFR 960.255; Streamlining Final Rule (SFR) Federal Register 3/8/16]: Language was updated to reflect the close-out of FY2013-2 Simplified Earned Income (EID) MTW Activity and implementation of the new activity, FY2024-1 Elimination of Earned Income Disregard.
  - b. 12.2.F TERMINATION NOTICE: This section was updated to clarify that Opportunity Home will only consider requests for reinstatement made within one year of a family's termination. This language is added to align with the one year appeals deadline in the court of law.

**Opportunity Home San Antonio****March 15, 2023**

- c. 4.3.C SELECTION METHOD & 20.2 Foster Youth to Independence (FYI) Vouchers:  
The Selection Method section was updated to include the new Foster Youth to Independence (FYI) voucher program waitlist preference, which will affect applicant youth. A new section is being added to Chapter 20 with policies applicable to the FYI vouchers Opportunity Home is acquiring. These FYI vouchers provide housing assistance on behalf of youth referred by a public child welfare agency (PCWA) who are at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care, and are homeless or are at risk of becoming homeless at age 16 or older.
- 5. Revisions to the Family Self-Sufficiency (FSS) Program Action plan
  - a. No revisions are proposed.
- 6. Capital Fund Program (CFP): General description of all planned Capital Fund Expenditures during the plan year
  - a. Preservation Plans
    - i. Public Housing: Over next 5 years, plan to invest over \$57 million in capital repairs to extend the useful life at 26 properties and approximately 4,305 units.
    - ii. Beacon Communities: Plans to invest approximately \$27 million in capital repairs to extend the useful life at 30 properties and approximately 5,482 units.
  - b. Expansion Plans
    - i. New Construction: Organization has over 5,000 units in the expansion pipeline.

**MTW TIMELINE**

- February: Draft MTW Plan posted for public comment
- March: Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
- April: Consideration and appropriate action by Board of Commissioners and submission to HUD
- May-June: Address HUD questions
- July: Initiate implementation of the MTW Plan

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

**ATTACHMENTS:**

Resolution 6335  
Presentation

**Opportunity Home San Antonio  
Resolution 6335**

**RESOLUTION 6335, AUTHORIZING THE PROPOSED 2023-2024 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), CAPITAL FUND PROGRAM PLAN, FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN**

**WHEREAS**, the Board of Commissioners of Opportunity Home San Antonio, a public instrumentality created pursuant to the laws of the State of Texas (“Opportunity Home”) must approve the 2023-2024 Moving to Work (MTW) Agency Plan for fiscal year 2023-2024, including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program, five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan; and

**WHEREAS**, the Board of Commissioners of Opportunity Home San Antonio also desires to authorize the submission of the 2023-2024 MTW Agency Plan to the U.S. Department of Housing and Urban Development (“HUD”); and

**WHEREAS**, the Board further desires to authorize the Chairman and the President and CEO to execute and submit to HUD such certifications and other documents that they deem necessary or advisable in connection with the submission of the MTW Agency Plan.

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

- 1) Approves Resolution 6335, authorizing the proposed 2023-2024 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (ADMIN PLAN), Capital Fund Program Plan, five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action Plan; and
- 2) Authorizes the Chair and President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2023-2024 MTW Plan to HUD.

**Passed and approved the 3rd day of April 2023.**

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

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**

President and CEO

# Draft MTW Plan FY 2024

Operations and Real Estate Committee  
March 15, 2023



# Move to Work Designation

## Overview

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

## MTW Toolbox

- 1 Regulatory Waivers
- 2 Funding Fungibility



# Funding Fungibility

## MTW SOURCES OF FUNDS

Dept of Housing and Urban Development

PH Operating Subsidy

HCV Block Grant funding

PH CFP (including DDTF)  
Grants

PH Rental & Other Income  
(rents + other charges)

Fungibility  
via Budget  
Process

## MTW USES OF FUNDS

PH Operating Expenses

HCV Operating Expenses

PH Capital Improvements

MTW Flexible Uses

# STATUTORY OBJECTIVES



## **Cost Efficiency/ Effectiveness**

Reduce cost and achieve greater cost effectiveness in Federal expenditures.



## **Housing Choice**

Increase housing choices for low income families.



## **Self-Sufficiency**

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

# MTW Timeline

OCT.      NOV.      DEC.      JAN.      FEB.      MARCH      APRIL      MAY      JUNE      JULY

## Planning

- Solicit resident feedback through strategic plan surveys
- Align MTW plan around priorities set by strategic plan, values, and evaluation results
- Coordinate with internal departments on
  - program policy updates
  - capital plans
  - housing expansion plans

## Public Comment

- Feb 14: Draft MTW Plan posted for 30-day public comment period
- March 15: Public Hearing scheduled during Operations and Real Estate Committee Meeting
- April: Consideration and approval by Board of Commissioners and submission to HUD

## HUD Approval & Implementation

- May - June: Address HUD questions
- July 1: Implement

## Public Comment Period

# MTW Public Comment

- Feb. 14 – March 16, 2023
- Email comments to: [mtw@homesa.org](mailto:mtw@homesa.org)
- Mail comments to:  
**ATTN: Policy & Planning**  
**818 S. Flores St.**  
**San Antonio, TX 78204**
- Submit comments online:  
[homesa.org/public-notice](https://homesa.org/public-notice)

## Outreach Plan

- **4 Resident Consultations**
  - a. 1 at Fair Ave
  - b. 1 at Resident Town Hall
  - c. 2 at Central Office
  - d. Hybrid - in person and virtual
  - e. Interpretation services
  - f. Times: 9 a.m., 12 p.m., 1:30 p.m., 6 p.m.
- **2 Landlord Consultations**
- **1 Partner Consultation**
- **3 Staff Consultations**
- **Online survey (English and Spanish)**
  - a. Emailed to PH and AHP with emails
  - b. Assistance with plan document translation offered
- **Video Recording Online**
- **Marketing**
  - a. Staff Weekly
  - b. Resident Newsletter
  - c. Social Media

## Proposed New Activities

# FY2024 Proposed

The organization is proposing one new activity. This activity replaces FY2013-2, Simplified Earned Income Disregard (S-EID).

## FY2024-1 Elimination of Earned Income Disregard

- New activity with the same MTW waiver that eliminates HUD's earned income disregard (EID)
- New activity also removes the alternative Opportunity Home Simplified EID version (S-EID)
- **DOES NOT IMPACT** Jobs Plus EID or FSS Escrows
- Income increases between triennial recertifications will not be processed

## Changes to Activities

# Consolidation

The FY2020-3 FSS Streamlining waiver will be moved under FY2014-6 Rent Reform to streamlining reporting and re-group waivers working together.

The new FSS final rule eliminated the need for part of this activity. The remaining modified contract element is needed due to other program policy changes implemented under FY2014-6 Rent Reform activity.

## FY2020-3

## Family Self Sufficiency (FSS) Program Streamlining

## Asset Management Plan

# Expansion

New Construction: Agency has over **5,000 units** in the expansion pipeline.

Tax-credit re-syndications: 7 currently planned

# Preservation

Public Housing: Over next 5 years, plan to invest over **\$57 million** in capital repairs to extend the useful life at 26 properties and approximately **4,305 units**.

Beacon Communities: Plans to invest over **\$27 million** in capital repairs to extend the useful life at 30 properties and approximately **5,482 units**.

## Advancing Equity

# Equity & MTW Plan

**The organization is proposing to advance Equity in two ways:**

1. New Equity Analysis for MTW activities
2. New definition of self-sufficient based on Equity principles

## Section VI. C. Planned and Ongoing Evaluations

## Appendix G Proposed Alternative Definition to Self-Sufficiency



# Proposed ACOP Changes

## Public Housing

1. Expanded definitions for waitlist purposes
2. Changes related to proposed MTW waiver changes
3. Added new relocation plan when families are displaced
4. Relaxed termination language to allow for case-by-case consideration
5. Added **up to 1 year** timeline for reinstatement consideration

# Proposed Admin Plan Changes

## Assisted Housing Programs

1. Changes related to proposed MTW waiver changes
2. Added **Up to 1 year** timeline for reinstatement consideration
3. Added program language for New Foster Youth to Independence (FYI) Vouchers

# Proposed FSS Action Plan Changes

FSS Program

**No changes proposed**

# Next Steps

## PUBLIC COMMENT PERIOD

- Feb. 14 – March 16, 2023
- Email comments to: [mtw@homesa.org](mailto:mtw@homesa.org)
- Mail comments to:  
**ATTN: Policy & Planning**  
**818 S. Flores St.**  
**San Antonio, TX 78204**
- Submit comments online:  
[homesa.org/public-notice](https://homesa.org/public-notice)

## FEBRUARY

- Feb. 14: Comment period begins

## MARCH

- Capture public comment
- March 15: Public hearing
- March 16: Comment period ends

## APRIL

- April 6: Board consideration of MTW Plan
- April 15: Submit MTW Plan to HUD

## MAY - JUNE

- Work with MTW-HUD Office to address any issues

## JULY

- Implementation of MTW Plan

# PUBLIC HEARING

# Questions + Feedback



## **Website**

[homesa.org/public-notices](https://homesa.org/public-notices)



## **Email**

[mtw@homesa.org](mailto:mtw@homesa.org)



## **Mail**


ATTN: Policy & Planning  
818 S. Flores St.  
San Antonio, TX 78204


Opportunity Home San Antonio

March 15, 2023

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTION 6332, APPROVING THE ANTI-BULLYING POLICY PUBLIC HOUSING LEASE ATTACHMENT**

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

DocuSigned by:  
  
 F2357C3B06D74FB...  
**Joel Tabar**  
 Director of Resident Services

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6332, approving the Anti-Bullying Policy Public Housing Lease attachment.

**SUMMARY:**

The U.S. Department of Housing and Urban Development (HUD) recommends that public housing agencies define, establish, and enforce anti-bullying and anti-harassment policies to help stop inappropriate or offensive conduct early, before it becomes a Fair Housing Act violation. Bullying behavior is a widespread problem that requires consistent policies to help provide awareness and prevention.

Bullying behavior is strictly prohibited, in any form, at all Opportunity Home Public Housing communities. Currently, our organization does not have an Anti-Bullying Policy that outlines examples of the different forms (physical, emotional, or psychological) of bullying and its negative impact to the safety and security of all Public Housing residents.

Opportunity Home is proposing to implement an Anti-Bullying Policy that will be added as an attachment to the Public Housing Lease and provide multiple ways for residents to safely and easily make complaints or otherwise report problems. A process for complaints also provides critical information on when to alert Opportunity Home staff and local law enforcement.

By signing the lease, residents would be acknowledging the prohibition of bullying at all Opportunity Home communities and the organization can better assist in appropriately responding and reporting violations. The Anti-Bullying Policy will better serve residents and aligns with the mission, vision, and impact of Opportunity Home and its commitment to providing safe affordable housing programs.

**STRATEGIC OUTCOME:**

Opportunity Home residents feel safe.

**ATTACHMENTS:**

Resolution 6332

Lease Attachment I - Anti-Bullying Policy  
 Presentation

**Opportunity Home San Antonio  
Resolution 6332**

**RESOLUTION 6332, APPROVING THE ANTI-BULLYING POLICY PUBLIC HOUSING LEASE ATTACHMENT**

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) recommends that public housing agencies define, establish, and enforce anti-bullying and anti-harassment policies; and

**WHEREAS**, bullying behavior is strictly prohibited, in any form, at all Opportunity Home Public Housing communities; and

**WHEREAS**, Opportunity Home is proposing to implement an Anti-Bullying Policy that will be added as an attachment to the Public Housing Lease.

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

- 1) Approves Resolution 6332, approving the Anti-Bullying Policy Public Housing Lease attachment.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

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

**Attested and approved as to form:**

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





**ATTACHMENT I | ANTI-BULLYING POLICY**

**I. Statement of Policy**

- (a) This policy applies to all residents and guests at Opportunity Home San Antonio's Public Housing-designated units and communities.
- (b) Bullying behavior is a widespread problem that receives public attention and should be of concern to all. Bullying behavior is not restricted to children and adolescents and also occurs among adults of all age groups. Bullying has been known to occur in nearly every environment where people gather and interact, including residential settings. Community vigilance and awareness contribute to the stop of bullying behavior.
- (c) Bullying behavior is strictly prohibited at all Opportunity Home communities. Anyone who believes or suspects that they are being bullied or who is suspicious that a resident or staff member of Opportunity Home is a target of bullying behavior is asked to report the concern to management as soon as possible.
- (d) Management shall take all reasonable measures to discourage bullying and to appropriately respond to any allegations of inappropriate behavior to the extent of its capability. However, residents are reminded that they are responsible for their own personal safety and well-being.
- (e) Residents who feel they are the subjects of bullying or other detrimental behavior should not rely solely upon management as their primary source for the resolution of the problem. *They are strongly encouraged to call upon the help of friends, relatives, caregivers, local authorities, or others as appropriate for assistance in dealing with the matter.*
- (f) Opportunity Home residents are also responsible for the conduct and behavior of their guests and invitees as specified in the Lease. Residents shall not permit any guest or invitee to bully others on the premises. If a resident is unable to control such behavior by an invitee, the resident needs to immediately notify management, which may take appropriate action including banning the invitee from entering the property.

**II. Definition**

- (a) Opportunity Home defines bullying behavior for the purpose of application at its Public Housing communities as "the activity of repeated, aggressive behavior intended to harm another person physically or emotionally."
- (b) Below are some examples of the many forms of bullying:
  - 1. If someone is persistently harassing another person with verbal taunts or threats, this may be bullying behavior.
  - 2. If someone uses physical force or threats, intimidation, or aggressive means to attempt to get another person to do something against their will, this may be bullying.
  - 3. If someone persistently makes disparaging remarks to another person (or about another person in the presence of others) in a way to belittle or control that person, this may be bullying.
  - 4. If someone is encouraging others to carry out these types of behaviors against someone else, this may be bullying.
- (c) The perpetrator of bullying behavior can be anyone: a neighbor, a friend, a relative, a service provider, an employee of the housing community, or an employee of some other organization.



### III. Process for Complaints

- (a) To report bullying, please contact your property manager, visit [homesa.org/contact-us](https://homesa.org/contact-us), or call 210.477.6000.
  - 1. In certain instances, residents may have engaged third-party services through a vendor or provider not affiliated with the Owner/Agent. Since the Owner/Agent is not a party to any agreement with such a vendor, the resident is responsible for addressing any bullying issues directly with that vendor. However, Opportunity Home encourages the reporting of any such incidents to management and will render assistance as appropriate and within the organization's authority.
  - 2. Upon receipt of a complaint, management will conduct an investigation. The investigation may include communication with the individual(s) who are alleged to have engaged in bullying behavior. Opportunity Home will endeavor to keep the identity of the complainant confidential during this process.
- (b) Resolutions to the investigation may include one or more of the following:
  - 1. If the results of the investigation are inconclusive, a letter will be sent individually to all parties concerned informing them of the findings, but reminding them of this policy, and that further complaints, if substantiated, may result in action up to and including eviction (in the case of a tenant), dismissal (in the case of an employee), termination of the right to enter or of the contract for services (in the case of a service provider), or banning from the property (in the case of invitees).
  - 2. If the results of the investigation reveal that the complaint has merit, management will avail itself of the appropriate measures from the options available to it consistent with the Lease and applicable laws and regulations including, but not limited to:
    - a. The issuance of a notice of lease violation and the requirement to correct the situation; and/or,
    - b. Eviction for a material breach of the lease.
  - 3. If the allegation of bullying behavior involves an Opportunity Home staff member, the matter will be addressed in accordance with internal policies and procedures and applicable law.
  - 4. If the allegation of bullying behavior involves a contractor or vendor acting as our agent, the matter will be addressed in accordance with our agreement with the particular vendor and applicable law.

**If you believe or suspect that you are a target of bullying, we urge you to discuss the situation with management, a trusted friend, a family member, or a caregiver. Bullying that is not addressed properly can lead to significant physical and/or psychological impacts. Opportunity Home is committed to improving the lives of residents by providing quality affordable housing and building sustainable, thriving communities.**

# Anti-Bullying Policy

Public Housing  
March 15, 2023

# Anti-Bullying Policy

- The U.S. Department of Housing and Urban Development recommends that public housing agencies establish anti-bullying and anti-harassment policies to help provide awareness and prevention.
- Opportunity Home *does not currently* have an Anti-Bullying Policy that establishes or defines the different forms (physical, emotional, or psychological) of bullying.
- **Opportunity Home aims to approve an Anti-Bullying Policy that requires residents to acknowledge and sign as part of the lease.**
- The Anti-Bullying Policy will better serve residents and aligns with the mission, vision, and impact of the organization's commitment to provide safe affordable housing.

# ATTACHMENT I | ANTI-BULLYING POLICY

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- (c) Bullying behavior is strictly prohibited at all Opportunity Home communities. Anyone who believes or suspects that they are being bullied or who is suspicious that a resident or staff member of Opportunity Home is a target of bullying behavior is asked to report the concern to management as soon as possible.
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- (e) Residents who feel they are the subjects of bullying or other detrimental behavior should not rely solely upon management as their primary source for the resolution of the problem. *They are strongly encouraged to call upon the help of friends, relatives, caregivers, local authorities, or others as appropriate for assistance in dealing with the matter.*
- (f) Opportunity Home residents are also responsible for the conduct and behavior of their guests and invitees as specified in the Lease. Residents shall not permit any guest or invitee to bully others on the premises. If a resident is unable to control such behavior by an invitee, the resident needs to immediately notify management, which may take appropriate action including banning the invitee from entering the property.

# ATTACHMENT I | ANTI-BULLYING POLICY

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  - 4.** If someone is encouraging others to carry out these types of behaviors against someone else, this may be bullying.
- (c)** The perpetrator of bullying behavior can be anyone: a neighbor, a friend, a relative, a service provider, an employee of the housing community, or an employee of some other organization.

# ATTACHMENT I | ANTI-BULLYING POLICY

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1. In certain instances, residents may have engaged third-party services through a vendor or provider not affiliated with the Owner/Agent. Since the Owner/Agent is not a party to any agreement with such a vendor, the resident is responsible for addressing any bullying issues directly with that vendor. However, Opportunity Home encourages the reporting of any such incidents to management and will render assistance as appropriate and within the organization's authority.
2. Upon receipt of a complaint, management will conduct an investigation. The investigation may include communication with the individual(s) who are alleged to have engaged in bullying behavior. Opportunity Home will endeavor to keep the identity of the complainant confidential during this process.

# ATTACHMENT I | ANTI-BULLYING POLICY

## I. Process for Complaints (cont'd)

(b) Resolutions to the investigation may include one or more of the following:

1. If the results of the investigation are inconclusive, a letter will be sent individually to all parties concerned informing them of the findings, but reminding them of this policy, and that further complaints, if substantiated, may result in action up to and including eviction (in the case of a tenant), dismissal (in the case of an employee), termination of the right to enter or of the contract for services (in the case of a service provider), or banning from the property (in the case of invitees).
2. If the results of the investigation reveal that the complaint has merit, management will avail itself of the appropriate measures from the options available to it consistent with the Lease and applicable laws and regulations including, but not limited to:
  - a. The issuance of a notice of lease violation and the requirement to correct the situation; and/or,
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3. If the allegation of bullying behavior involves an Opportunity Home staff member, the matter will be addressed in accordance with internal policies and procedures and applicable law.
4. If the allegation of bullying behavior involves a contractor or vendor acting as our agent, the matter will be addressed in accordance with our agreement with the particular vendor and applicable law.

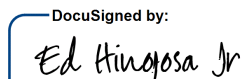


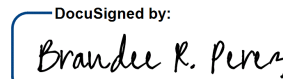
# Questions?

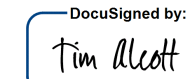
**OPPORTUNITY HOME SAN ANTONIO****March 15, 2023**

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTIONS 6339, 23WDH-03-15, 23SHCH-03-15, AND 23PH-03-15, AUTHORIZING WOODHILL, COTTAGE CREEK, PECAN HILL, ALAZAN, AND WESTSIDE REINVESTMENT INITIATIVE, TO ENTER INTO SEPARATE CONTRACTS WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$17,419,293**

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

DocuSigned by:  
  
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**Brandee Perez**  
 Chief Operating Officer

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

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15, authorizing Woodhill, Cottage Creek, Pecan Hill, Alazan, and Westside Reinvestment Initiative, to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$17,419,293.

**SUMMARY:**

Opportunity Home was awarded City of San Antonio Housing bond funds for five projects that were submitted. The total awarded funds are up to \$17,419,293 for the following communities: Woodhill, Cottage Creek, Pecan Hill, Alazan Expansion and Westside Reinvestment Initiative.

**Woodhill**

- Award Amount - \$6,794,712
- Project Details - Window, siding, and sliding door replacement, parking lot repairs, and stair and railing repairs
- Estimated project completion date - March 2024; pending any supply chain issues

**Cottage Creek**

- Award Amount - \$1,740,069
- Project Details - Replacement of condensing units and parking lot and sidewalk repairs
- Estimated project completion date - December 2023; pending any supply chain issues

**Pecan Hill**

- Award Amount - \$438,431
- Project Details - Elevator modernization
- Estimated project completion date - March 2024; pending any supply chain issues

**Alazan Expansion**

- Award Amount - \$8,227,426
- Project Details - New Construction

## **OPPORTUNITY HOME SAN ANTONIO**

**March 15, 2023**

- Estimated project completion date - December 2024

### **Westside Reinvestment Initiative**

- Award Amount - \$218,655
- Project Details - New Construction of single family homes
- Estimated project completion date - October 2023

### **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 6339

Resolution 23WDH-03-15

Resolution 23SHCH-03-15

Resolution 23PH-03-15

Presentation

**Opportunity Home San Antonio  
Resolution 6339**

**RESOLUTIONS 6339, 23WDH-03-15, 23SHCH-03-15, AND 23PH-03-15, AUTHORIZING WOODHILL, COTTAGE CREEK, PECAN HILL, ALAZAN, AND WESTSIDE REINVESTMENT INITIATIVE, TO ENTER INTO SEPARATE CONTRACTS WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$17,419,293**

**WHEREAS**, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, Opportunity Home was awarded City of San Antonio Housing bond funds for five projects that were submitted; and

**WHEREAS**, the total awarded funds are up to \$17,419,293 for the following communities: Woodhill, Cottage Creek, Pecan Hill, Alazan Expansion, and Westside Reinvestment Initiative; and

**WHEREAS**, Woodhill was awarded \$6,794,712. The project will include: window, siding, and sliding door replacement, parking lot repairs, and stair and railing repairs. The estimated project completion date is March 2024 pending any supply chain issues; and

**WHEREAS**, Cottage Creek was awarded \$1,740,069. The project will include: replacement of condensing units and parking lot and sidewalk repairs. The estimated project completion date is December 2023 pending any supply chain issues; and

**WHEREAS**, Pecan Hill was awarded \$438,431. The project will include: elevator modernization. The estimated project completion date is March 2024 pending any supply chain issues; and

**WHEREAS**, Alazan Expansion was awarded \$8,227,426. The project is new construction. The estimated project completion date is December 2024; and

**WHEREAS**, Westside Reinvestment Initiative was awarded \$218,655. The project is new construction of single family homes. The estimated project completion date is October 2023.

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

- 1) Approves Resolutions 6339, 23WDH-03-15, 23SHCH-03-15, and 23PH-03-15, authorizing Woodhill, Cottage Creek, Pecan Hill, Alazan, and Westside Reinvestment Initiative, to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$17,419,293.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

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**Ana M. "Cha" Guzman**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**

President and CEO

**Woodhill Public Facility Corporation  
Resolution 23WDH-03-15**

**RESOLUTION 23WDH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT  
WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$6,794,712**

**WHEREAS**, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, Opportunity Home was awarded City of San Antonio Housing bond funds for the Woodhill rehabilitation project that was submitted; and

**WHEREAS**, Woodhill was awarded \$6,794,712; and

**WHEREAS**, the project will include: window, siding, and sliding door replacement, parking lot repairs, and stair and railing repairs; and

**WHEREAS**, the estimated project completion date is March 2024 pending any supply chain issues.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of Woodhill Public Facility Corporation hereby:

- 1) Approves 23WDH-03-15, authorization to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$6,794,712.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

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

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**Springhill/Courtland Heights Public Facility Corporation  
Resolution 23SHCH-03-15**

**RESOLUTION 23SHCH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$1,740,069**

**WHEREAS**, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, Opportunity Home was awarded City of San Antonio Housing bond funds for the Cottage Creek rehabilitation project that was submitted; and

**WHEREAS**, Cottage Creek was awarded \$1,740,069; and

**WHEREAS**, the project will include: replacement of condensing units and parking lot and sidewalk repairs; and

**WHEREAS**, the estimated project completion date is December 2023 pending any supply chain issues; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of Springhill/Courtland Heights Public Facility Corporation hereby:

- 1) Approves Resolution 23SHCH-03-15, authorization to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$1,740,069.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

---

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

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**Pecan Hill Apartments, Inc.  
Resolution 23PH-03-15**

**RESOLUTION 23PH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT  
WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$438,431**

**WHEREAS**, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, Opportunity Home was awarded City of San Antonio Housing bond funds for the Pecan Hill rehabilitation project that was submitted; and

**WHEREAS**, Pecan Hill was awarded \$438,431; and

**WHEREAS**, the project will include: elevator moderation; and

**WHEREAS**, the estimated project completion date is March 2024 pending any supply chain issues.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of Pecan Hill Apartments, Inc. hereby:

- 1) Approves Resolution 23PH-03-15, authorization to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$438,431.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

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

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
Secretary/Treasurer



# Acceptance of Bond Funds

## CoSA Contract

# Overview

01

Approved Projects

02

Timeline

03

Contract Approval

# Woodhill



## Housing Bond Funding

\$6,794,712

## Project Detail

- Window and siding replacement
- Replacement of patio sliding doors
- Parking lot repairs
- Stair and railing repairs

## Estimated project completion

March 2024

# Cottage Creek



## Housing Bond Funding

\$1,740,069

## Project Detail

- Replacement of condensing units
- Repairs of the parking lot and sidewalks

## Estimated project completion

December 2023

# Pecan Hill



**Housing Bond Funding**  
\$438,431

**Project Detail**  
Elevator modernization

**Estimated project completion**  
March 2024



# Alazan Expansion



## Housing Bond Funding

\$8,227,426

## Project Detail

- 88 new “public housing like” residential housing units located in the baseball field behind the Alazan Community Center.
- The development totals 110,304 sq ft, with a proposed unit mix of **12** 1-bedrooms, **40** 2-bedrooms, **16** 3-bedrooms, and **20** 4-bedrooms.

## Estimated project completion

December 2024

# Westside Reinvestment Initiative (WRI)



**Housing Bond Funding**  
\$218,655

## Project Detail

- Complete construction on 5 new income-restricted single family homes located in the Villas de Fortuna Subdivision.
- Bond funding will maximize the ability for families whose income meets 60-80% of Area Median Income to become homeowners.

**Estimated project completion**  
October 2023

# Timeline

## **Contract negotiations**

February/March 2023

## **Board update on approved projects and contract**

March 2023

## **Board final approval of the contracts**

April 2023

## **Project Completion**

### **Woodhill**

March 2024

### **Cottage Creek**

December 2023

### **Pecan Hill**

March 2024

### **Westside Reinvestment Initiative**

October 2023

### **Alazan**

December 2024



# Contract Approval

**Staff is seeking Board approval of the following contracts once received from the City.**

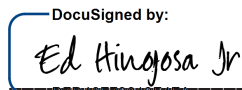
- Cottage Creek
- Pecan Hill
- Woodhill
- Alazan
- Westside Reinvestment Initiative


# QUESTIONS?

**OPPORTUNITY HOME SAN ANTONIO****March 15, 2023**

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTIONS 6340, 23FAC-03-16, AND 23DEV-03-15, AUTHORIZING THE PAYOFF OF LOANS UP TO \$13,000,000 PLUS RELATED TRANSACTION COSTS, USING MOVING TO WORK FUNDS, FOR THE BELLA CLAIRE, CHURCHILL ESTATES, CLAREMONT, HOMESTEAD, TOWERING OAKS, MONTERREY PARK, LA PROVIDENCIA, CASTLE POINT AND WARREN HOUSE COMMUNITIES**

DocuSigned by:  
  
 Ed Hinojosa, Jr.  
 President and CEO

DocuSigned by:  
  
 Brandee Perez  
 Chief Operating Officer

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6340, 23FAC-03-16, and 23DEV-03-15, authorizing the payoff of loans up to \$13,000,000 plus related transaction costs, using Moving to Work funds, for the Bella Claire, Churchill Estates, Claremont, Homestead, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities.

**SUMMARY:**

The properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less or have a minimal outstanding balance. The payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45. The current debt of \$13,000,000 plus related transaction costs will be paid with MTW reserves.

The Bella Claire Apartments is a 67 unit, multi-family asset built in 1972 and located at 2618 Nacogdoches, San Antonio, Texas 78217 owned by the San Antonio Housing Development Corporation (SAHDC). The current loan plus related transaction costs is approximately \$657,000. The payment of the debt will increase LNT units by approximately 62 units per month.

The Churchill Estates is a 40 unit, multi-family asset built in 1984 and located at 14121 Churchill Estates, San Antonio, Texas 78248 owned by the San Antonio Housing Facility Corporation (SAHFC). The current loan plus related transaction costs is approximately \$860,000. The payment of the debt will increase the LNT units by approximately 34 units per month.

The Claremont is a 4 unit, multi-family asset built in 1998 and located at 131 Claremont, San Antonio, Texas 78209 owned by SAHFC. The current loan is approximately \$36,000. The payment of the debt will increase the LNT units by approximately 2 units per month.

The Homestead Apartments is a 157 unit, multi-family asset built in 1973 and located at 5800 Medina Base Road, San Antonio, Texas 78242 owned by SAHDC. The current loan is approximately \$76,000. The payment of debt will increase the LNT units by approximately 128 units per month.

**OPPORTUNITY HOME SAN ANTONIO****March 15, 2023**

The Towering Oaks is a 128 unit, multi-family asset built in 1983 and located at 7710 Oakdell Way, San Antonio, Texas 78240 owned by SAHFC. The current loan plus related transaction costs is approximately \$2,124,000. The payment of debt will increase the LNT units by approximately 64 units per month.

The Monterrey Park is a 200 unit, multi-family asset built in 1986 and located at 6060 W. Commerce St., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$4,000,000. The payment of debt will increase LNT units by approximately 188 units per month.

The La Providencia is a 90 unit, multi-family asset built in 1984 and located at 2525 Castroville Rd., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$1,900,000. The payment of debt will increase LNT units by approximately 85 units per month.

The Castle Point is a 220 unit, multi-family asset built in 1984 and located at 5320 Blanco, San Antonio, Texas 78216 owned by SAHFC. The current loan plus related transaction costs is approximately \$3,300,000. The payment of debt will increase LNT units by approximately 203 units per month.

The Warren House is a 7 unit, multi-family asset built in 1997 and located at 401 Warren Street, San Antonio, Texas 78212 owned by SAHFC. The current loan is approximately \$47,000. The payment of debt will increase the LNT units by approximately 6 units per month.

The San Antonio Housing Facility Corporation owns Churchill Estates, Claremont, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House and the San Antonio Housing Development Corporation owns the Bella Claire and Homestead communities.

As a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

**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 6340  
Resolution 23FAC-03-16  
Resolution 23DEV-03-15  
Presentation

**Opportunity Home San Antonio  
Resolution 6340**

**RESOLUTION 6340, AUTHORIZING THE PAYOFF OF LOANS UP TO \$13,000,000 PLUS RELATED TRANSACTION COSTS, USING MOVING TO WORK FUNDS, FOR THE BELLA CLAIRE, CHURCHILL ESTATES, CLAREMONT, HOMESTEAD, TOWERING OAKS, MONTERREY PARK, LA PROVIDENCIA, CASTLE POINT AND WARREN HOUSE COMMUNITIES**

**WHEREAS**, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, the properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less or have a minimal outstanding balance; and

**WHEREAS**, the payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45; and

**WHEREAS**, the current debt of \$13,000,000 plus related transaction costs will be paid with MTW reserves; and

**WHEREAS**, the Bella Claire Apartments is a 67 unit, multi-family asset built in 1972 and located at 2618 Nacogdoches, San Antonio, Texas 78217 owned by the San Antonio Housing Development Corporation (SAHDC). The current loan plus related transaction costs is approximately \$657,000. The payment of the debt will increase LNT units by approximately 62 units per month; and

**WHEREAS**, the Churchill Estates is a 40 unit, multi-family asset built in 1984 and located at 14121 Churchill Estates, San Antonio, Texas 78248 owned by the San Antonio Housing Facility Corporation (SAHFC). The current loan plus related transaction costs is approximately \$860,000. The payment of the debt will increase the LNT units by approximately 34 units per month; and

**WHEREAS**, the Claremont is a 4 unit, multi-family asset built in 1998 and located at 131 Claremont, San Antonio, Texas 78209 owned by SAHFC. The current loan is approximately \$36,000. The payment of the debt will increase the LNT units by approximately 2 units per month; and

**WHEREAS**, the Homestead Apartments is a 157 unit, multi-family asset built in 1973 and located at 5800 Medina Base Road, San Antonio, Texas 78242 owned by SAHDC. The current loan is approximately \$76,000. The payment of debt will increase the LNT units by approximately 128 units per month; and

**WHEREAS**, the Towering Oaks is a 128 unit, multi-family asset built in 1983 and located at 7710 Oakdell Way, San Antonio, Texas 78240 owned by SAHFC. The current loan plus related transaction costs is approximately \$2,124,000. The payment of debt will increase the LNT units by approximately 64 units per month; and

**WHEREAS**, the Monterrey Park is a 200 unit, multi-family asset built in 1986 and located at 6060 W. Commerce St., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$4,000,000. The payment of debt will increase LNT units by approximately 188 units per month; and

**WHEREAS**, the La Providencia is a 90 unit, multi-family asset built in 1984 and located at 2525 Castroville Rd., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$1,900,000. The payment of debt will increase LNT units by approximately 85 units per month; and

**WHEREAS**, the Castle Point is a 220 unit, multi-family asset built in 1984 and located at 5320 Blanco, San Antonio, Texas 78216 owned by SAHFC. The current loan plus related transaction costs is approximately \$3,300,000. The payment of debt will increase LNT units by approximately 203 units per month; and

**WHEREAS**, the Warren House is a 7 unit, multi-family asset built in 1997 and located at 401 Warren Street, San Antonio, Texas 78212 owned by SAHFC. The current loan is approximately \$47,000. The payment of debt will increase the LNT units by approximately 6 units per month; and

**WHEREAS**, as a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

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

- 1) Approves Resolutions 6340, 23FAC-03-16, and 23DEV-03-15, authorizing the payoff of loans up to \$13,000,000 plus related transaction costs, using Moving to Work funds, for the Bella Claire, Churchill Estates, Claremont, Homestead, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

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

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**

President and CEO

**San Antonio Housing Facility Corporation  
Resolution 23FAC-03-16**

**RESOLUTION 23FAC-03-16, AUTHORIZING THE PAYOFF OF LOANS UP TO \$12,067,000 PLUS RELATED TRANSACTION COSTS, USING MTW FUNDS, FOR THE CHURCHILL ESTATES, CLAREMONT, TOWERING OAKS, MONTERREY PARK, LA PROVIDENCIA, CASTLE POINT AND WARREN HOUSE COMMUNITIES**

**WHEREAS**, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, the properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less or have a minimal outstanding balance; and

**WHEREAS**, the payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45; and

**WHEREAS**, the current debt of \$12,067,000 plus related transaction costs will be paid with MTW reserves; and

**WHEREAS**, the Churchill Estates is a 40 unit, multi-family asset built in 1984 and located at 14121 Churchill Estates, San Antonio, Texas 78248 owned by the San Antonio Housing Facility Corporation (SAHFC). The current loan plus related transaction costs is approximately \$860,000. The payment of the debt will increase the LNT units by approximately 34 units per month; and

**WHEREAS**, the Claremont is a 4 unit, multi-family asset built in 1998 and located at 131 Claremont, San Antonio, Texas 78209 owned by SAHFC. The current loan is approximately \$36,000. The payment of the debt will increase the LNT units by approximately 2 units per month; and

**WHEREAS**, the Towering Oaks is a 128 unit, multi-family asset built in 1983 and located at 7710 Oakdell Way, San Antonio, Texas 78240 owned by SAHFC. The current loan plus related transaction costs is approximately \$2,124,000. The payment of debt will increase the LNT units by approximately 64 units per month; and

**WHEREAS**, the Monterrey Park is a 200 unit, multi-family asset built in 1986 and located at 6060 W. Commerce St., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$4,000,000. The payment of debt will increase LNT units by approximately 188 units per month; and

**WHEREAS**, the La Providencia is a 90 unit, multi-family asset built in 1984 and located at 2525 Castroville Rd., San Antonio, Texas 78237 owned by SAHFC. The current loan plus related transaction costs is approximately \$1,900,000. The payment of debt will increase LNT units by approximately 85 units per month; and

**WHEREAS**, the Castle Point is a 220 unit, multi-family asset built in 1984 and located at 5320



Blanco, San Antonio, Texas 78216 owned by SAHFC. The current loan plus related transaction costs is approximately \$3,300,000. The payment of debt will increase LNT units by approximately 203 units per month; and

**WHEREAS**, the Warren House is a 7 unit, multi-family asset built in 1997 and located at 401 Warren Street, San Antonio, Texas 78212 owned by SAHFC. The current loan is approximately \$47,000. The payment of debt will increase the LNT units by approximately 6 units per month; and

**WHEREAS**, as a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

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

- 1) Approves Resolution 23FAC-03-16, authorizing the payoff of loans up to \$12,067,000 plus related transaction costs, using MTW funds, for the Churchill Estates, Claremont, Towering Oaks, Monterrey Park, La Providencia, Castle Point and Warren House communities.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

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

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**San Antonio Housing Development Corporation  
Resolution 23DEV-03-15**

**RESOLUTION 23DEV-03-15, AUTHORIZING THE PAYOFF OF LOANS UP TO \$733,000 PLUS RELATED TRANSACTION COSTS, USING MTW FUNDS, FOR THE BELLA CLAIRE AND HOMESTEAD COMMUNITIES**

**WHEREAS**, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, the properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less but have a minimal outstanding balance; and

**WHEREAS**, the payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45; and

**WHEREAS**, the current debt of \$733,000 plus related transaction costs will be paid with MTW reserves; and

**WHEREAS**, the Bella Claire Apartments is a 67 unit, multi-family asset built in 1972 and located at 2618 Nacogdoches, San Antonio, Texas 78217 owned by the San Antonio Housing Development Corporation (SAHDC). The current loan plus related transaction costs is approximately \$657,000. The payment of the debt will increase LNT units by approximately 62 units per month; and

**WHEREAS**, the Homestead Apartments is a 157 unit, multi-family asset built in 1973 and located at 5800 Medina Base Road, San Antonio, Texas 78242 owned by SAHDC. The current loan is approximately \$76,000. The payment of debt will increase the LNT units by approximately 128 units per month; and

**WHEREAS**, as a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

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

- 1) Approves Resolution 23DEV-03-15, authorizing the payoff of loans up to \$733,000 plus related transaction costs, using MTW funds, for the Bella Claire and Homestead communities.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

---

**Ana M. "Cha" Guzman**

Chair, Board of Directors

**Attested and approved as to form:**

---

**Ed Hinojosa, Jr.**

Secretary/Treasurer

# Loan Payoffs

**Brandee Perez** | Chief Operating Officer

## BELLA CLAIRE APARTMENTS

2618 Nacogdoches | San Antonio, TX 78217

# Overview



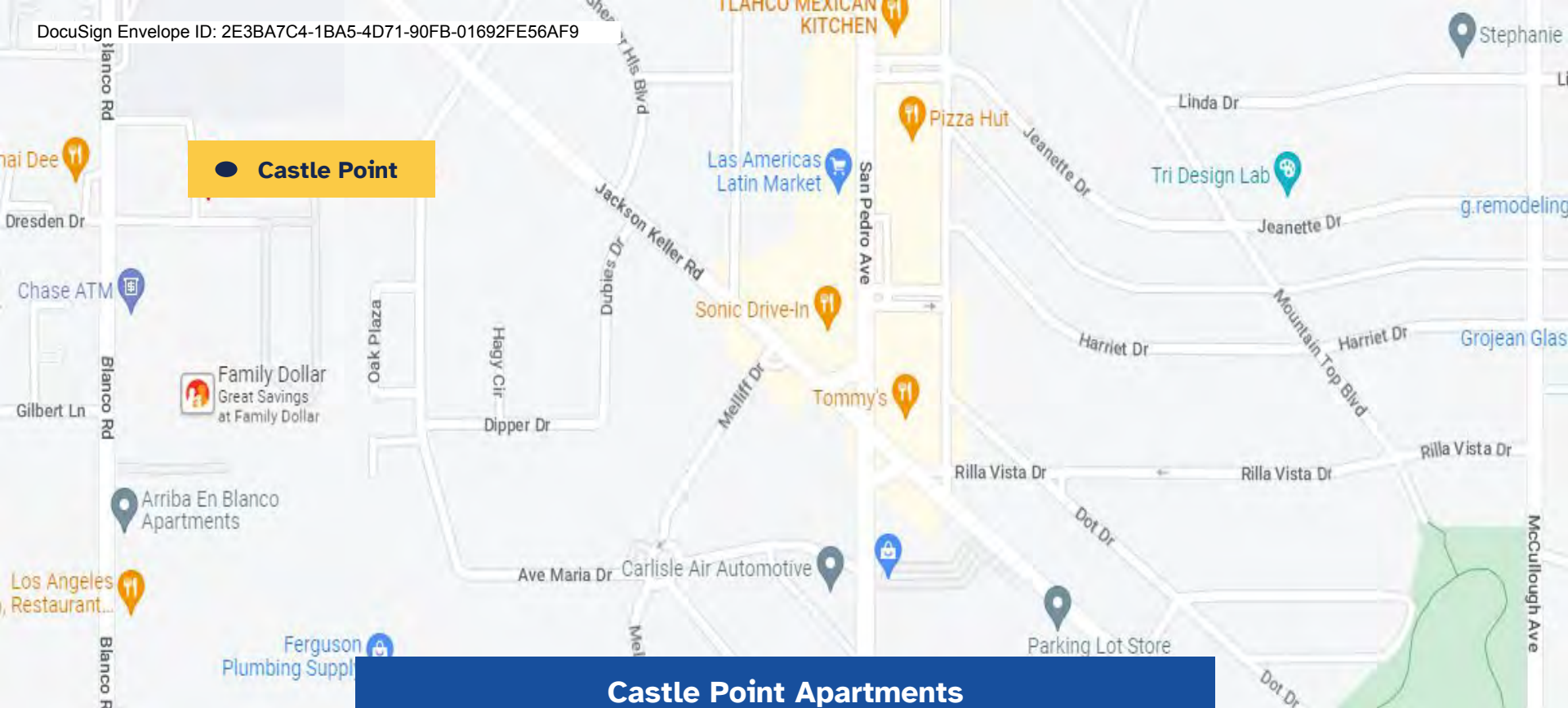
City Council District 10

NorthEast ISD

**67** units

Total Loan + Transaction Cost:  
**\$657,000**





● **Castle Point**

**Castle Point Apartments**  
5320 Blanco Road | San Antonio, TX 78216

# Overview



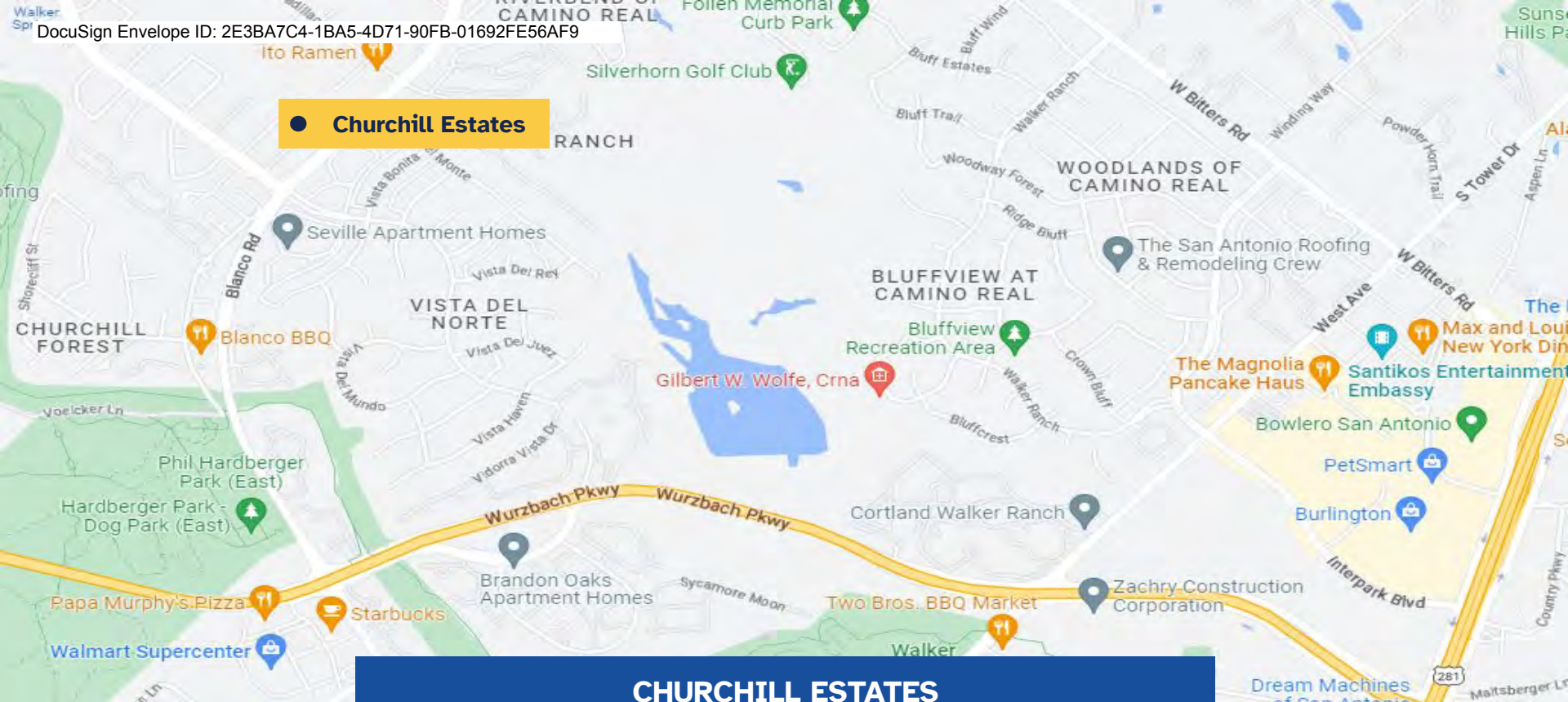
City Council District 1

NorthEast ISD

**220** units

Total Loan + Transaction Cost:  
**\$3,300,000**





**CHURCHILL ESTATES**  
14121 Churchill Estates | San Antonio, TX 78248

# Overview

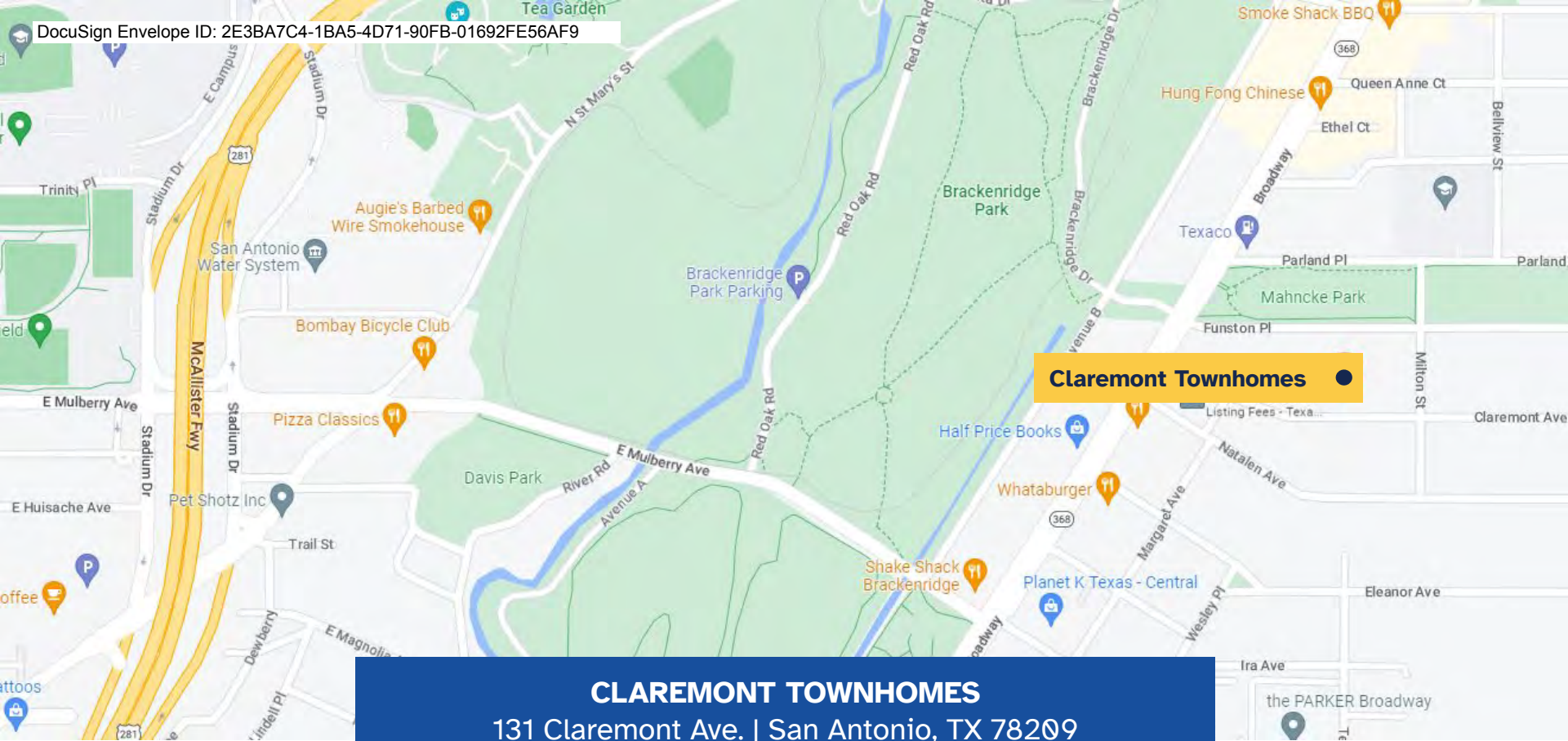


City Council District 9

NorthEast ISD

**40** units

Total Loan + Transaction Cost:  
**\$860,000**



**Claremont Townhomes**

**CLAREMONT TOWNHOMES**  
131 Claremont Ave. | San Antonio, TX 78209



# Overview



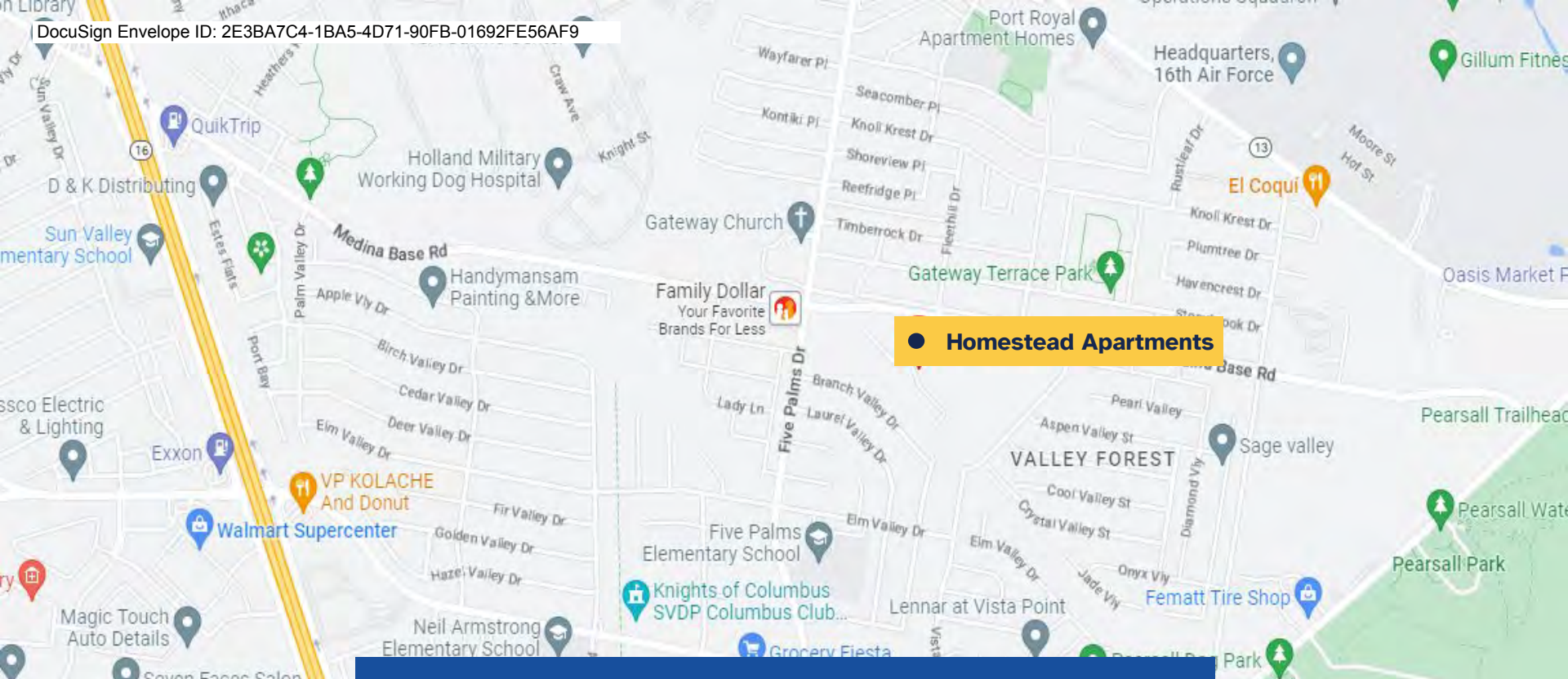
City Council District 2

San Antonio ISD

**4** units

Total Loan Cost:

**\$36,000**



● **Homestead Apartments**

## **HOMESTEAD APARTMENTS**

5800 Medina Base Rd. | San Antonio, TX 78242

# Overview



City Council District 4

South San Antonio ISD

**157** units

Total Loan Cost:

**\$76,000**



**LA PROVIDENCIA APARTMENTS**  
2525 Castroville Road | San Antonio, TX 78237



# Overview



City Council District 6

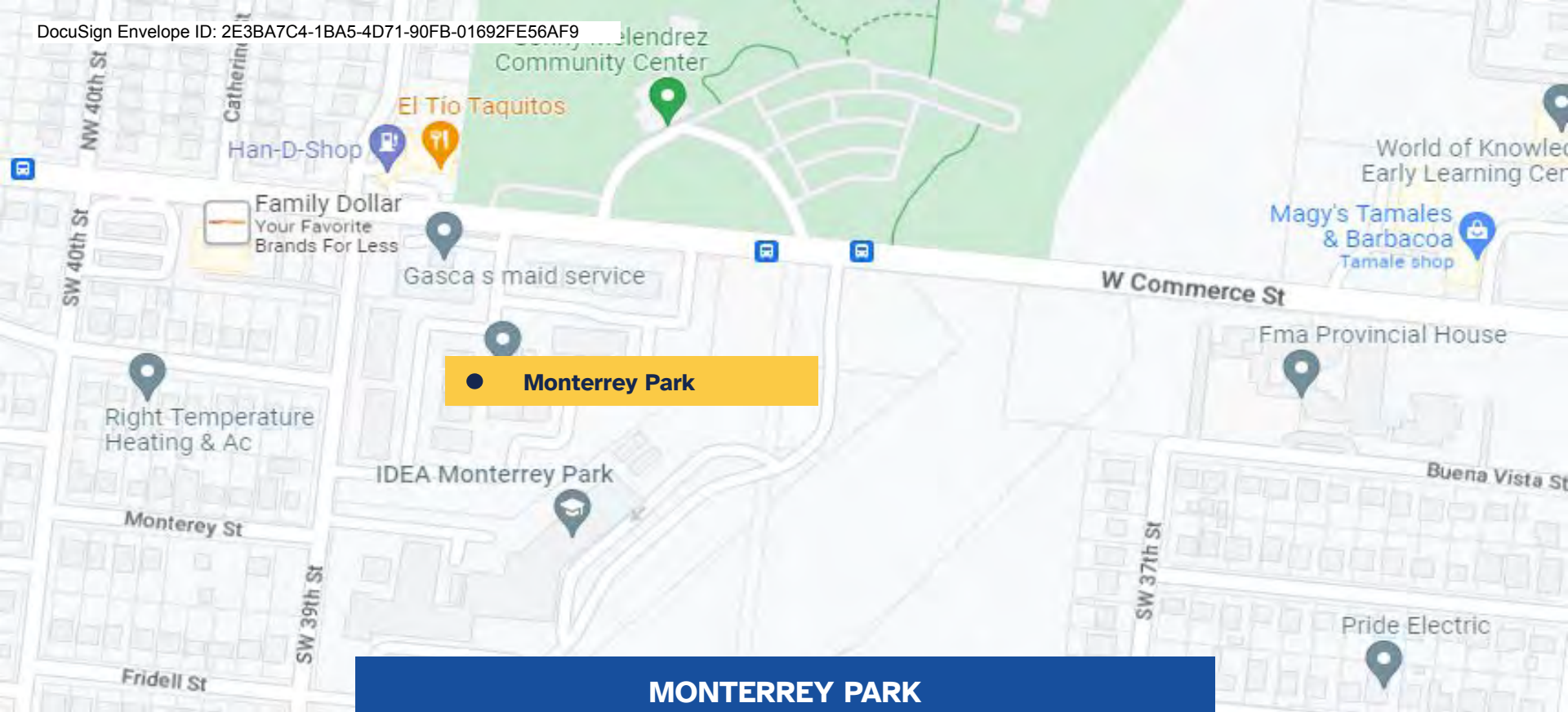
Edgewood ISD

**90** units

Total Loan + Transaction Cost:

**\$1,900,000**





**MONTERREY PARK**  
6060 W. Commerce | San Antonio, TX 78237

# Overview

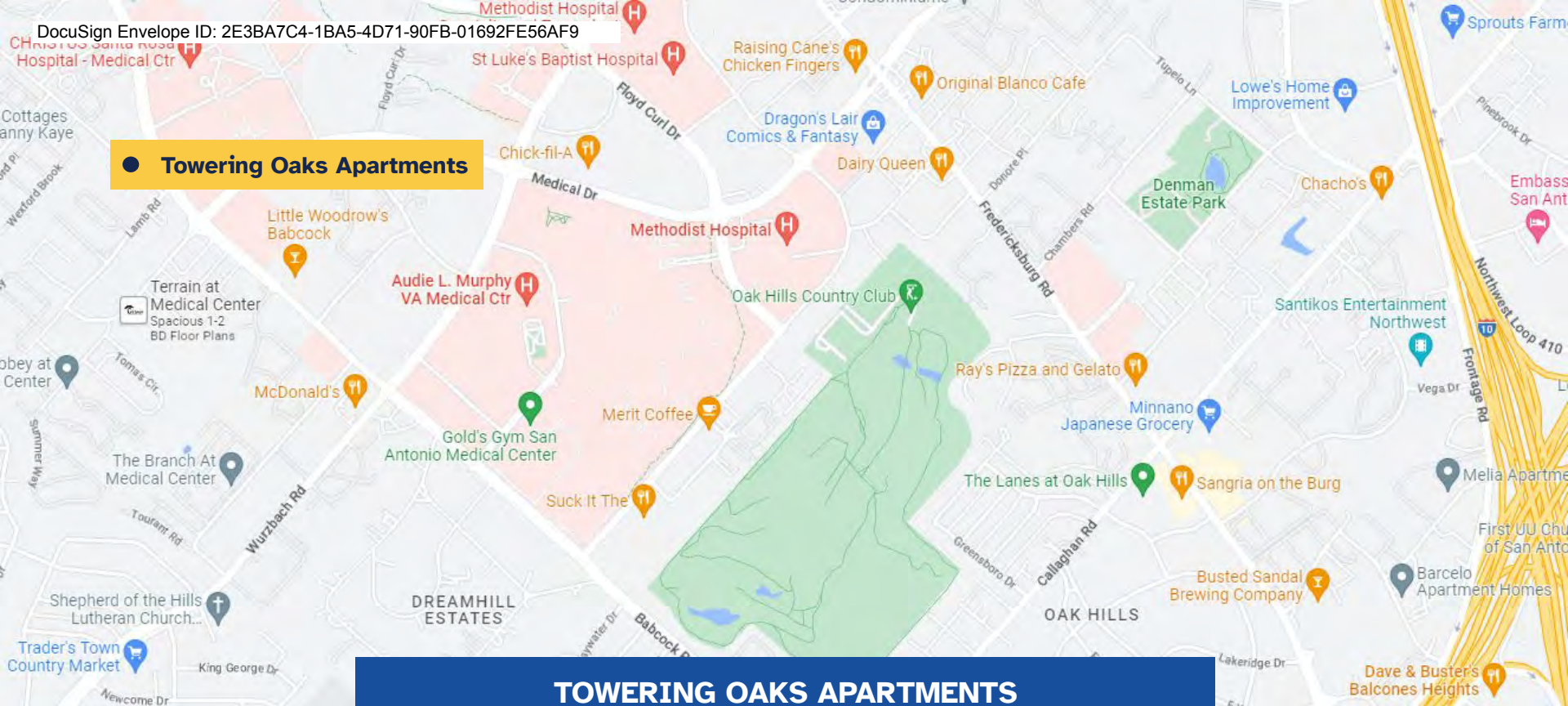


City Council District 6

Edgewood ISD

**188** units

Total Loan + Transaction Cost:  
**\$4,000,000**



● **Towering Oaks Apartments**

**TOWERING OAKS APARTMENTS**  
7710 Oakdell Way | San Antonio, TX 78240



# Overview



City Council District 7

Northside ISD

**128** units

Total Loan + Transaction Cost:  
**\$2,124,000**



**THE WARREN HOUSE**  
401 Warren Street | San Antonio, TX 78212

# Overview



City Council District 1

San Antonio ISD

**7** units

Total Loan Cost:

**\$47,000**


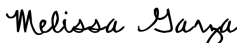
# Questions?

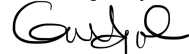

Opportunity Home San Antonio

March 15, 2023

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTION 6336, AUTHORIZING THE AWARD OF CONTRACTS FOR PLUMBING AND RELATED SERVICES TO 1ST AID PLUMBING (ESBE, HABE, MBE, SBE), AC PLUMBING SERVICES (HABE), AND A-RAM PLUMBING (DBE, ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) 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**

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**Ed Hinojosa, Jr.**  
 President and CEO  
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**Melissa Garza**  
 Director of Beacon Communities

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**George Ayala**  
 Director of Procurement  
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**Joel Tabar**  
 Director of Resident Services

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6336, authorizing the award of contracts for plumbing and related services to 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) 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:**

Opportunity Home requires the services of vendors to provide as needed plumbing and related services organization wide.

On February 6, 2023, Opportunity Home issued an " Invitation for Bids" (IFB) #2301-5366 for Plumbing and Related Services, which closed on February 28, 2023. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 6,387 vendors. Three responses were received in response to this solicitation: 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business). All responses 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 all respondents. They all were deemed qualified to perform the services under this award and increasing the vendor pool would allow for quicker vendor responses to property management's request for services.

**COMPANY PROFILES**



**Opportunity Home San Antonio****March 15, 2023**

**1st Aid Plumbing, Inc.** was established in 2007 and is headquartered in San Antonio, Texas. They have been certified as an ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency. This vendor provides commercial and residential plumbing services to include emergency, major and minor repairs. Their client list includes Alamo Colleges, Alamo WorkForce Solutions, C.V.S., and Heartis Senior Living.

**AC Plumbing Services** was founded in August 2014 and is headquartered in Converse, Texas. They self certify as a HABE. This vendor provides services to the multi-family, residential, and commercial construction industries with services to include, but are not limited to, kitchen and bath fixtures; food waste disposers; toilets, residential and commercial; water heaters, gas and electric; water softeners; slab leak repair; camera color video inspection; hydro jetting; main line stoppages, drain stoppages; and clean-outs installed. Their client list includes Bexar County and General Contractors to include: EBCO, Teal Construction Company, Thrive Construction, Turner, and Whiting-Turner.

**A-Ram Plumbing** was established in 1998 and is headquartered in San Antonio, Texas. This vendor has been certified as a DBE, ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency and a Section 3 Business by Opportunity Home. A-Ram Plumbing offers an array of plumbing services to include, but not limited to, commercial and residential new construction, lateral line repairs and replacements, video inspection of lateral and domestic water lines, auger and hydro-jetting of drain lines, clean out repairs and installations, backwater valve installations, gas testing and repairs, domestic and waterline testing and reporting, installation of fixtures, faucets, sinks and toilets, installation of water heaters and garbage disposal, shower pan testing and repairs, installation of water softeners, plumbing tunnels and excavation, foundation leak detection, line locates and pinpointing of leaks. Their client list includes Alamo Community College; City of San Antonio; Texas Department of Transportation; Sonterra Health; Legend HealthCare; Parklane West Nursing Facilities; and, General Contractors to include Amstar, Skanska, FA Nunnley, and Robinson General .

**PRIOR AWARDS**

**1st Aid Plumbing, Inc.** is currently under contract with Opportunity Home to provide plumbing and related services and has received a prior award for this service. They performed satisfactorily under both awarded contracts.

**AC Plumbing Services** is currently under contract with Opportunity Home to provide plumbing and related services and has received a prior award for remove and replace bathtubs and shower pans. They performed satisfactorily under the awarded contracts.

**A-Ram Plumbing** has received a prior award from Opportunity Home for plumbing and related services and performed satisfactorily under the awarded contract.

**CONTRACT OVERSIGHT:**

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

**Opportunity Home San Antonio**

**March 15, 2023**

**STRATEGIC OUTCOMES:**

Opportunity Home residents live in quality affordable housing.

Opportunity Home residents have sufficient food, water, clothing and shelter.

**ATTACHMENTS:**

Resolution 6336

Bid Tabulation

Advertisement List

Procurement Process

**Opportunity Home San Antonio  
Resolution 6336**

**RESOLUTION 6336, AUTHORIZING THE AWARD OF CONTRACTS FOR PLUMBING AND RELATED SERVICES TO 1ST AID PLUMBING (ESBE, HABE, MBE, SBE), AC PLUMBING SERVICES (HABE), AND A-RAM PLUMBING (DBE, ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) 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 February 6, 2023, Opportunity Home issued an “Invitation for Bids” (IFB) #2301-5366 for Plumbing and Related Services, which closed on February 28, 2023; and

**WHEREAS**, three responses were received in response to this solicitation; and

**WHEREAS**, staff are recommending contract awards to all respondents because all were deemed qualified to perform the services under this award and increasing the vendor pool would allow for quicker vendor responses to property management’s request for services.

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

- 1) Approves Resolution 6336, authorizing the award of contracts for plumbing and related services to 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and A-Ram Plumbing (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) 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 3rd day of April 2023.**

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

**Attested and approved as to form:**

\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
President and CEO



# OPPORTUNITY<sup>TM</sup>

## HOME

SAN ANTONIO

### Bid Tabulation

### 2301-5366 Plumbing and Related Services

Total Cost			1st Aid Plumbing Inc.			A-RAM PLUMBING, INC.			AC PLUMBING SERVICES		
			\$2,907.00			\$ 8,504.12			\$5,375.09		
			After Hours			After Hours			After Hours		
			-			-			-		
Items	Unit	Quantity	Unit Price	Extension	Total Cost	Unit Price	Extension	Total Cost	Unit Price	Extension	Total Cost
<b>Labor and Equipment Rates</b>											
Master Plumber	Hour	1	\$70.00	\$70.00	\$70.00	\$125.00	\$187.50	\$125.00	\$90.00	\$100.00	\$90.00
Journeyman Plumber	Hour.	1	\$50.00	\$50.00	\$50.00	\$99.00	\$148.50	\$99.00	\$65.00	\$90.00	\$65.00
Plumber Apprentice	Hour.	1	\$10.00	\$10.00	\$10.00	\$69.00	\$103.50	\$69.00	\$30.00	\$35.00	\$30.00
Laborer	Hour	1	\$8.00	\$8.00	\$8.00	\$59.00	\$88.50	\$59.00	\$20.00	\$25.00	\$20.00
Hydro Jetting Sewer lines Flat rate	Hour	1	\$20.00	\$20.00	\$20.00	\$225.00	\$337.50	\$225.00	\$175.00	\$250.00	\$175.00
Video Inspection of sewer lines flat rate	Hour	1	\$20.00	\$20.00	\$20.00	\$250.00	\$375.00	\$250.00	\$95.00	\$120.00	\$95.00
Backhoe with operator	Hour	1	\$30.00	\$30.00	\$30.00	\$175.00	\$262.50	\$175.00	\$105.00	\$150.00	\$105.00
Mini-excavator with operator	Hour	1	\$20.00	\$20.00	\$20.00	\$175.00	\$262.50	\$175.00	\$105.00	\$150.00	\$105.00
<b>Products and Services</b>											
30 Gallon Gas Water Heater AO Smith or equal	each	1	\$395.00	\$395.00	\$395.00	\$895.00	\$1,342.50	\$895.00	\$790.00	\$0.00	\$790.00
30 Gallon Electric Water Heater AO Smith or equal	each	1	\$300.00	\$300.00	\$300.00	\$695.00	\$1,042.50	\$695.00	\$550.00	\$0.00	\$550.00
40 Gallon Gas Water Heater AO Smith or equal	each	1	\$389.00	\$389.00	\$389.00	\$895.00	\$1,342.50	\$895.00	\$790.00	\$0.00	\$790.00
40 Gallon Tall Gas Water Heater AO Smith or equal	each	1	\$390.00	\$390.00	\$390.00	\$895.00	\$1,342.50	\$895.00	\$790.00	\$0.00	\$790.00
40 Gallon Electric Water Heater AO Smith or equal	each	1	\$375.00	\$375.00	\$375.00	\$695.00	\$1,342.50	\$695.00	\$550.00	\$0.00	\$550.00
40 Gallon lowboy Electric Water Heater AO Smith or equal	each	1	\$390.00	\$390.00	\$390.00	\$998.00	\$1,497.00	\$998.00	\$550.00	\$0.00	\$550.00
Shower valve Moen Single lever or equal	each	1	\$45.00	\$45.00	\$45.00	\$595.00	\$892.50	\$595.00	\$175.00	\$0.00	\$175.00
Replacement Cartridge Moen	each	1	\$15.00	\$15.00	\$15.00	\$175.00	\$262.50	\$175.00	\$70.00	\$0.00	\$70.00
4" Schedule 40 PVC Sewer pipe	ln. ft.	1	\$5.00	\$5.00	\$5.00	\$49.35	\$74.03	\$49.35	\$3.80	\$0.00	\$3.80
6" Schedule 40 PVC Sewer pipe	ln. ft.	1	\$10.00	\$10.00	\$10.00	\$55.12	\$82.68	\$55.12	\$6.80	\$0.00	\$6.80
½" Schedule 40 PVC water pipe	ln. ft.	1	\$5.00	\$5.00	\$5.00	\$20.49	\$30.74	\$20.49	\$0.48	\$0.00	\$0.48
¾" Schedule 40 PVC water pipe	ln. ft.	1	\$10.00	\$10.00	\$10.00	\$26.26	\$39.39	\$26.26	\$0.58	\$0.00	\$0.58
1" Schedule 40 PVC water pipe	ln. ft.	1	\$10.00	\$10.00	\$10.00	\$32.04	\$48.06	\$32.04	\$0.88	\$0.00	\$0.88
2" Schedule 40 PVC water pipe	ln. ft.	1	\$10.00	\$10.00	\$10.00	\$37.81	\$56.72	\$37.81	\$2.00	\$0.00	\$2.00
3" Schedule 40 PVC water pipe	ln. ft.	1	\$15.00	\$15.00	\$15.00	\$43.58	\$65.37	\$43.58	\$2.90	\$0.00	\$2.90
4" Schedule 40 PVC water pipe	ln. ft.	1	\$15.00	\$15.00	\$15.00	\$49.35	\$74.03	\$49.35	\$4.50	\$0.00	\$4.50
6" Schedule 40 PVC water pipe	ln. ft.	1	\$20.00	\$20.00	\$20.00	\$55.12	\$82.68	\$55.12	\$8.90	\$0.00	\$8.90
Washer Box Replacement	each	1	\$25.00	\$25.00	\$25.00	\$349.00	\$523.50	\$349.00	\$48.00	\$0.00	\$48.00
Concrete cutting/removal	sq. ft.	1	\$20.00	\$20.00	\$20.00	\$45.00	\$67.50	\$45.00	\$14.00	\$0.00	\$14.00
Replace/repair concrete	sq. ft.	1	\$25.00	\$25.00	\$25.00	\$65.00	\$97.50	\$65.00	\$22.00	\$0.00	\$22.00
Asphalt cutting/removal	sq. ft.	1	\$25.00	\$25.00	\$25.00	\$45.00	\$67.50	\$45.00	\$14.00	\$0.00	\$14.00
Replace/repair asphalt	sq. ft.	1	\$25.00	\$25.00	\$25.00	\$65.00	\$97.50	\$65.00	\$20.00	\$0.00	\$20.00
<b>Service/Items</b>											
Tunneling for under slab repairs	Ln. ft.	1	\$90.00	\$90.00	\$90.00	\$350.00	\$350.00	\$350.00	\$190.00	\$0.00	\$190.00
Install & compact clean fill	cu. yd.	1	\$20.00	\$20.00	\$20.00	\$125.00	\$125.00	\$125.00	\$49.00	\$0.00	\$49.00
Install top soil	cu. yd.	1	\$20.00	\$20.00	\$20.00	\$69.00	\$99.00	\$69.00	\$35.00	\$0.00	\$35.00
Install Bermuda sod	sq. ft.	1	\$30.00	\$30.00	\$30.00	\$2.00	\$3.00	\$2.00	\$2.25	\$0.00	\$2.25
			<b>Total \$2,907.00</b>			<b>Total \$8,504.12</b>			<b>Total \$5,375.09</b>		



# OPPORTUNITY<sup>TM</sup>

# HOME

SAN ANTONIO

## Advertisement List

### 2301-5366 Plumbing and Related Services

#	Email Address or Domain Name	Date Invited
1	1bellevuecrecm@gmail.com	Feb 14th 2023, 9:12 AM CST
2	1changemechanical@gmail.com	Feb 14th 2023, 9:12 AM CST
3	1fastcrab@comcast.net	Feb 14th 2023, 9:12 AM CST
4	1hammondpaint@gmail.com	Feb 14th 2023, 9:12 AM CST
5	21stCenturyRobotics@JLeonCO.com	Feb 14th 2023, 9:12 AM CST
6	2wenty6ix.ap@gmail.com	Feb 14th 2023, 9:12 AM CST
7	32northconst@gmail.com	Feb 14th 2023, 9:12 AM CST
8	3brg.group@gmail.com	Feb 14th 2023, 9:12 AM CST
9	3dsstriping@gmail.com	Feb 14th 2023, 9:12 AM CST
10	3Tlavalnc@gmail.com	Feb 14th 2023, 9:12 AM CST
11	505PICOTIME@GMAIL.COM	Feb 14th 2023, 9:12 AM CST
12	5gelectric81@gmail.com	Feb 14th 2023, 9:12 AM CST
13	864lawnandlandscape@gmail.com	Feb 14th 2023, 9:12 AM CST
14	9etherglobal@gmail.com	Feb 14th 2023, 9:12 AM CST
15	9FORTYContracting@gmail.com	Feb 14th 2023, 9:12 AM CST
16	a.carmona@holchemont.com	Feb 14th 2023, 9:12 AM CST
17	a.city.construction@gmail.com	Feb 14th 2023, 9:12 AM CST
18	a.dzogola@corbinselectric.com	Feb 14th 2023, 9:12 AM CST
19	a.givans@jamtek360.com	Feb 14th 2023, 9:12 AM CST
20	a.jones45231@yahoo.com	Feb 14th 2023, 9:12 AM CST
21	a.mckenley@mckenleygroup.com	Feb 14th 2023, 9:12 AM CST
22	a.polizzi@o6env.com	Feb 14th 2023, 9:12 AM CST
23	a.rincon@rinconair.com	Feb 14th 2023, 9:12 AM CST
24	a.swinton@srservicesllc.org	Feb 14th 2023, 9:12 AM CST
25	A1home@nyc.rr.com	Feb 14th 2023, 9:12 AM CST
26	a1kleaners@thekleanteam.org	Feb 14th 2023, 9:12 AM CST
27	a_vani@comcast.net	Feb 14th 2023, 9:12 AM CST
28	aaaflatrate@aol.com	Feb 14th 2023, 9:12 AM CST
29	aaaplumbingandair@yahoo.com	Feb 6th 2023, 10:01 AM CST
30	aadams@roneengineers.com	Feb 14th 2023, 9:12 AM CST
31	aaelectric2699@yahoo.com	Feb 14th 2023, 9:12 AM CST
32	aalvarado@globusmanage.com	Feb 14th 2023, 9:12 AM CST
33	aamir.butt@stvinc.com	Feb 14th 2023, 9:12 AM CST
34	aaron.cruz95@gmail.com	Feb 14th 2023, 9:12 AM CST
35	Aaron.Moore@am.jll.com	Feb 14th 2023, 9:12 AM CST
36	Aaron@nationalms.net	Feb 14th 2023, 9:12 AM CST

37	aaronhale2002@yahoo.com	Feb 14th 2023, 9:12 AM CST
38	aasewer@satx.rr.com	Feb 6th 2023, 10:01 AM CST
39	aattah@macvalassociates.com	Feb 14th 2023, 9:12 AM CST
40	abacleaningservicesllc@gmail.com	Feb 14th 2023, 9:12 AM CST
41	abarron@hrx.llc	Feb 14th 2023, 9:12 AM CST
42	abartelt@aecorp.net	Feb 14th 2023, 9:12 AM CST
43	aboutz@waterproof.pro	Feb 14th 2023, 9:12 AM CST
44	abe@dunhilldevelopment.com	Feb 14th 2023, 9:12 AM CST
45	abearles@aophillips.com	Feb 14th 2023, 9:12 AM CST
46	abehaine@saqualitymetals.com	Feb 14th 2023, 9:12 AM CST
47	abelc@teamghilotti.com	Feb 14th 2023, 9:12 AM CST
48	abiasotti@acbconsultingservices.com	Feb 14th 2023, 9:12 AM CST
49	abidlack@icpgroup.com	Feb 14th 2023, 9:12 AM CST
50	ablango@akataglobal.com	Feb 14th 2023, 9:12 AM CST
51	ables91bravo@gmail.com	Feb 14th 2023, 9:12 AM CST
52	aboesch@a-p.com	Feb 14th 2023, 9:12 AM CST
53	aboyd.realestate@gmail.com	Feb 14th 2023, 9:12 AM CST
54	abqperformanceplumbing@gmail.com	Feb 6th 2023, 10:01 AM CST
55	abgroofsjeff@gmail.com	Feb 14th 2023, 9:12 AM CST
56	abracamonte@wmc-i.com	Feb 14th 2023, 9:12 AM CST
57	abradylupiniconstruction.com	Feb 14th 2023, 9:12 AM CST
58	abbranchaud@IntegrationPartners.com	Feb 14th 2023, 9:12 AM CST
59	abrasov@arlingtonva.us	Feb 14th 2023, 9:12 AM CST
60	abrundage@unitedwaydallas.org	Feb 14th 2023, 9:12 AM CST
61	ABRYANT@SATPON.COM	Feb 14th 2023, 9:12 AM CST
62	absoluteacandheatingtx@gmail.com	Feb 14th 2023, 9:12 AM CST
63	absoluteserve19th@gmail.com	Feb 14th 2023, 9:12 AM CST
64	aburks@rycars.com	Feb 14th 2023, 9:12 AM CST
65	ac@de-cal.com	Feb 14th 2023, 9:12 AM CST
66	acamacho@yellowstonelandscape.com	Feb 14th 2023, 9:12 AM CST
67	acanter@ridgeviewglass.com	Feb 14th 2023, 9:12 AM CST
68	acardwell@joeris.com	Feb 14th 2023, 9:12 AM CST
69	accounting2@bobsdist.com	Feb 14th 2023, 9:12 AM CST
70	accounting@bellameconstruction.com	Feb 14th 2023, 9:12 AM CST
71	accounting@delandscape.com	Feb 14th 2023, 9:12 AM CST
72	accounting@fcriron.com	Feb 14th 2023, 9:12 AM CST
73	accounting@jimtexelectric.com	Feb 14th 2023, 9:12 AM CST
74	accounting@jrsplumbing.net	Feb 6th 2023, 10:01 AM CST
75	accounting@lanmor.com	Feb 14th 2023, 9:12 AM CST
76	accounting@silverbulletconstruction.com	Feb 14th 2023, 9:12 AM CST
77	accountingcc@jan-pro.com	Feb 14th 2023, 9:12 AM CST
78	accounts@aztec247.com	Feb 14th 2023, 9:12 AM CST
79	acds1@cox.net	Feb 14th 2023, 9:12 AM CST

80	acontreras@vonanza.com	Feb 14th 2023, 9:12 AM CST
81	acorridore@mightydogroofing.com	Feb 14th 2023, 9:12 AM CST
82	ACOUNTRYMAN@GOBR.CO.COM	Feb 14th 2023, 9:12 AM CST
83	acpls specialist@gmail.com	Feb 6th 2023, 10:01 AM CST
84	acrockett@cecinfo.com	Feb 14th 2023, 9:12 AM CST
85	adalberto.cavazos@jci.com	Feb 14th 2023, 9:12 AM CST
86	adalesandro@wildcatelectric.com	Feb 14th 2023, 9:12 AM CST
87	adam.faulkner@pprslc.com	Feb 14th 2023, 9:12 AM CST
88	adam.fish@fishconstruction.com	Feb 14th 2023, 9:12 AM CST
89	adam.morgan@southernchillmechanical.com	Feb 14th 2023, 9:12 AM CST
90	adam@carolinaiaq.com	Feb 14th 2023, 9:12 AM CST
91	adam@hyperiondemolition.com	Feb 14th 2023, 9:12 AM CST
92	adam@lbkroofing.com	Feb 14th 2023, 9:12 AM CST
93	adamhalifi@gmail.com	Feb 14th 2023, 9:12 AM CST
94	adamprovost@solidearth.co	Feb 14th 2023, 9:12 AM CST
95	adamson.mwembeshi@woodplc.com	Feb 14th 2023, 9:12 AM CST
96	adamson.mwembeshi@wsp.com	Feb 14th 2023, 9:12 AM CST
97	adan@arivacontracting.com	Feb 14th 2023, 9:12 AM CST
98	adavis@allegiancestaffing.com	Feb 14th 2023, 9:12 AM CST
99	adavis@joeris.com	Feb 14th 2023, 9:12 AM CST
100	adavisdmc@gmail.com	Feb 14th 2023, 9:12 AM CST
101	adawotola@mbwestern.com	Feb 14th 2023, 9:12 AM CST
102	adeese@watermansteele.com	Feb 14th 2023, 9:12 AM CST
103	adela@allamericanroof.net	Feb 14th 2023, 9:12 AM CST
104	adematteo@dimeo.com	Feb 14th 2023, 9:12 AM CST
105	adennis@ckpower.com	Feb 14th 2023, 9:12 AM CST
106	adeoliveira@goodwillsa.org	Feb 6th 2023, 10:01 AM CST
107	adibenedetti@inland-group.com	Feb 14th 2023, 9:12 AM CST
108	adil@laisonmasonryrestoration.com	Feb 14th 2023, 9:12 AM CST
109	admin@aboutreal.com	Feb 14th 2023, 9:12 AM CST
110	admin@alamoplumbingsolutions.com	Feb 6th 2023, 10:01 AM CST
111	admin@ccservicesusa.com	Feb 14th 2023, 9:12 AM CST
112	admin@crosscountryroofing.com	Feb 14th 2023, 9:12 AM CST
113	admin@d7roofingtx.com	Feb 14th 2023, 9:12 AM CST
114	Admin@dincontracting.com	Feb 14th 2023, 9:12 AM CST
115	admin@georgiacounseling.net	Feb 14th 2023, 9:12 AM CST
116	admin@globalrockllc.com	Feb 14th 2023, 9:12 AM CST
117	admin@hcadesa.org	Feb 6th 2023, 10:01 AM CST
118	admin@humbergelectric.com	Feb 14th 2023, 9:12 AM CST
119	admin@icjlogisticsllc.com	Feb 14th 2023, 9:12 AM CST
120	admin@journeysmanaginggroup.com	Feb 14th 2023, 9:12 AM CST
121	admin@kimnkdev.com	Feb 14th 2023, 9:12 AM CST
122	admin@meripros.com	Feb 14th 2023, 9:12 AM CST

123	ADMIN@ODC-LLC.COM	Feb 14th 2023, 9:12 AM CST
124	admin@pattmechservices.com	Feb 14th 2023, 9:12 AM CST
125	admin@pmlairconditioning.com	Feb 14th 2023, 9:12 AM CST
126	admin@pvslcprocurement.com	Feb 14th 2023, 9:12 AM CST
127	admin@sawomenschamber.org	Feb 6th 2023, 10:01 AM CST
128	admin@stanfordpm.net	Feb 14th 2023, 9:12 AM CST
129	admin@texascomfortair.com	Feb 14th 2023, 9:12 AM CST
130	Admin@thehowellncs.com	Feb 14th 2023, 9:12 AM CST
131	admin@totaldemo.com	Feb 14th 2023, 9:12 AM CST
132	admin@triciticonstruction.com	Feb 14th 2023, 9:12 AM CST
133	admin@tuconllc.com	Feb 14th 2023, 9:12 AM CST
134	adminfarrow@comcast.net	Feb 14th 2023, 9:12 AM CST
135	administrator@southconbuilding.com	Feb 14th 2023, 9:12 AM CST
136	admiralcommelectric@gmail.com	Feb 14th 2023, 9:12 AM CST
137	adnetenterprises@yahoo.com	Feb 14th 2023, 9:12 AM CST
138	adobeemco@gmail.com	Feb 14th 2023, 9:12 AM CST
139	adolph@horizonv8trikes.com	Feb 14th 2023, 9:12 AM CST
140	adrfp@alindus.net	Feb 14th 2023, 9:12 AM CST
141	adrienne@abventuredesigns.com	Feb 14th 2023, 9:12 AM CST
142	ads@access-data.com	Feb 14th 2023, 9:12 AM CST
143	adsheeley@hussinc.com	Feb 14th 2023, 9:12 AM CST
144	ADVANCE.INDUSTRY@YAHOO.COM	Feb 14th 2023, 9:12 AM CST
145	advantage2000@advantageusaa.com	Feb 14th 2023, 9:12 AM CST
146	aeison@fsscarbrough.com	Feb 14th 2023, 9:12 AM CST
147	aeldredge@houkac.com	Feb 14th 2023, 9:12 AM CST
148	aelhamad@ragleinc.com	Feb 14th 2023, 9:12 AM CST
149	aelsaad@sdrengineering.com	Feb 14th 2023, 9:12 AM CST
150	aeom.services@gmail.com	Feb 14th 2023, 9:12 AM CST
151	aespinoza@slcontractors.com	Feb 14th 2023, 9:12 AM CST
152	aestefam@melissajohnsonassociates.com	Feb 14th 2023, 9:12 AM CST
153	astrada@mxteel.com	Feb 14th 2023, 9:12 AM CST
154	aevans@inlandfoundation.com	Feb 14th 2023, 9:12 AM CST
155	afarrisrush@highgarden.com	Feb 14th 2023, 9:12 AM CST
156	Affordableconcretebmt@gmail.com	Feb 14th 2023, 9:12 AM CST
157	aflaughter@hallky.com	Feb 14th 2023, 9:12 AM CST
158	aflecky@haydonbc.com	Feb 14th 2023, 9:12 AM CST
159	afoulkrod@fordeconst.com	Feb 14th 2023, 9:12 AM CST
160	afreidhof@latconcorp.com	Feb 14th 2023, 9:12 AM CST
161	afrgroup03@gmail.com	Feb 14th 2023, 9:12 AM CST
162	agarcia@fencecrete.com	Feb 14th 2023, 9:12 AM CST
163	agarcia@htxindustrial.com	Feb 14th 2023, 9:12 AM CST
164	agarza@vsstx.net	Feb 14th 2023, 9:12 AM CST
165	agf.alliance@yahoo.com	Feb 14th 2023, 9:12 AM CST



166	agiger@legends.net	Feb 14th 2023, 9:12 AM CST
167	agolkin@pdrvirginia.com	Feb 14th 2023, 9:12 AM CST
168	agonzales219@gmail.com	Feb 14th 2023, 9:12 AM CST
169	agooden@alphadronesusa.com	Feb 14th 2023, 9:12 AM CST
170	agperez@enelectric.com	Feb 14th 2023, 9:12 AM CST
171	agray@jelmanagement.net	Feb 14th 2023, 9:12 AM CST
172	agray@reevescc.com	Feb 14th 2023, 9:12 AM CST
173	agriffin@randcc.com	Feb 14th 2023, 9:12 AM CST
174	aguerra@jonescarter.com	Feb 14th 2023, 9:12 AM CST
175	aguilarplumbing3@yahoo.com	Feb 6th 2023, 10:01 AM CST
176	agurule@banddindustries.com	Feb 14th 2023, 9:12 AM CST
177	agustin.montes@mcacom.com	Feb 14th 2023, 9:12 AM CST
178	Ah01@elevatedsolutionsteamllc.com	Feb 14th 2023, 9:12 AM CST
179	Ah@devb3.com	Feb 14th 2023, 9:12 AM CST
180	aharlow@tcco.com	Feb 14th 2023, 9:12 AM CST
181	aharrison@portroofing.com	Feb 14th 2023, 9:12 AM CST
182	ahaynes@dsidesignconstruction.com	Feb 14th 2023, 9:12 AM CST
183	ahempire33@gmail.com	Feb 14th 2023, 9:12 AM CST
184	ahernandez@sovrex.com	Feb 14th 2023, 9:12 AM CST
185	ahhorn@gmail.com	Feb 14th 2023, 9:12 AM CST
186	ahood@balfourbeattyus.com	Feb 14th 2023, 9:12 AM CST
187	ahtreescares@gmail.com	Feb 14th 2023, 9:12 AM CST
188	ahutchinson@gpgpower.com	Feb 14th 2023, 9:12 AM CST
189	Aicarecompany@gmail.com	Feb 14th 2023, 9:12 AM CST
190	aicdemolition@yahoo.com	Feb 14th 2023, 9:12 AM CST
191	aimeem@novalg.com	Feb 14th 2023, 9:12 AM CST
192	ainfante@hellasconstruction.com	Feb 14th 2023, 9:12 AM CST
193	aiocginc@gmail.com	Feb 14th 2023, 9:12 AM CST
194	Airkoolhac@att.net	Feb 14th 2023, 9:12 AM CST
195	airwaycontrolhvac@gmail.com	Feb 14th 2023, 9:12 AM CST
196	aiven@meyersarchitects.com	Feb 14th 2023, 9:12 AM CST
197	aj@moppingman.com	Feb 14th 2023, 9:12 AM CST
198	ajackson@greeleyexcavation.com	Feb 14th 2023, 9:12 AM CST
199	AJBOBCAT@LIVE.COM	Feb 14th 2023, 9:12 AM CST
200	ajitg@terra-eng.com	Feb 14th 2023, 9:12 AM CST
201	ajohns79@outlook.com	Feb 14th 2023, 9:12 AM CST
202	ajohnston@silveradocontractors.com	Feb 14th 2023, 9:12 AM CST
203	akalmar@rmny.com	Feb 14th 2023, 9:12 AM CST
204	AKASHANI@HGIUSA.com	Feb 14th 2023, 9:12 AM CST
205	akashani@hgiusa.com	Feb 14th 2023, 9:12 AM CST
206	akconstruction38401@gmail.com	Feb 14th 2023, 9:12 AM CST
207	akeller@maretraffice.com	Feb 14th 2023, 9:12 AM CST
208	akin.ajuwon@theshepherdcompany.com	Feb 14th 2023, 9:12 AM CST

209	aklansek@arapahoconstruction.com	Feb 14th 2023, 9:12 AM CST
210	aklesney@GRLengineers.com	Feb 14th 2023, 9:12 AM CST
211	aksel@ficsprayfoam.com	Feb 14th 2023, 9:12 AM CST
212	AL.COVAS@CLEANINGCO.US	Feb 14th 2023, 9:12 AM CST
213	al@renaissancegeo.com	Feb 14th 2023, 9:12 AM CST
214	al@southsa.org	Feb 6th 2023, 10:01 AM CST
215	al@thelionconstruction.com	Feb 14th 2023, 9:12 AM CST
216	alan.slaughter@clburks.com	Feb 14th 2023, 9:12 AM CST
217	alan@aspenhomesoftx.com	Feb 14th 2023, 9:12 AM CST
218	alan@kgclean.com	Feb 14th 2023, 9:12 AM CST
219	alanbeaulieu.beaulieucompany@gmail.com	Feb 14th 2023, 9:12 AM CST
220	alang@oakcchouston.com	Feb 14th 2023, 9:12 AM CST
221	alanmcdonaldpainting@yahoo.com	Feb 14th 2023, 9:12 AM CST
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227	alecf@cecienvironmental.com	Feb 14th 2023, 9:12 AM CST
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529	bart.hoover@csusa.us	Feb 6th 2023, 10:01 AM CST
530	bart@mpaqs.com	Feb 14th 2023, 9:12 AM CST
531	bashsmash@twc.com	Feb 14th 2023, 9:12 AM CST
532	basil.azim@gmail.com	Feb 14th 2023, 9:12 AM CST
533	batchassi@iodesolutions.com	Feb 14th 2023, 9:12 AM CST
534	baumlplumbing@sbcglobal.net	Feb 6th 2023, 10:01 AM CST
535	bbartley@gibsonplumbing.com	Feb 6th 2023, 10:01 AM CST
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540	bblogistic1521@att.net	Feb 14th 2023, 9:12 AM CST
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542	bborah@fwwalton.com	Feb 14th 2023, 9:12 AM CST
543	bbpavementmarkings@yahoo.com	Feb 14th 2023, 9:12 AM CST
544	bbryant@briggsbrotherscorp.com	Feb 14th 2023, 9:12 AM CST
545	bc@castconconstruction.com	Feb 14th 2023, 9:12 AM CST
546	bcalhoun@yellowstonelandscape.com	Feb 14th 2023, 9:12 AM CST
547	bchambers@mappbuilt.com	Feb 14th 2023, 9:12 AM CST
548	bchurchman@southwestproducts.com	Feb 14th 2023, 9:12 AM CST
549	bcook@batson-cook.com	Feb 14th 2023, 9:12 AM CST
550	Bcopeland@orb-tx.org	Feb 14th 2023, 9:12 AM CST
551	bcopus@qclabs.com	Feb 14th 2023, 9:12 AM CST
552	bcservices3000@gmail.com	Feb 14th 2023, 9:12 AM CST

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555	bdann@purposeandperformancegroup.com	Feb 14th 2023, 9:12 AM CST
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563	bdoherty@dp-civil.com	Feb 14th 2023, 9:12 AM CST
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572	beckym@durotechgc.com	Feb 14th 2023, 9:12 AM CST
573	bedmonds@mbkahn.com	Feb 14th 2023, 9:12 AM CST
574	beelectrical@comcast.net	Feb 14th 2023, 9:12 AM CST
575	Beemonent@outlook.com	Feb 14th 2023, 9:12 AM CST
576	bekazjam@msn.com	Feb 14th 2023, 9:12 AM CST
577	belinda.rodriguez@ftr.com	Feb 14th 2023, 9:12 AM CST
578	bellakaiconstruction@gmail.com	Feb 14th 2023, 9:12 AM CST
579	bellarosa.valdez@jci.com	Feb 14th 2023, 9:12 AM CST
580	bellumroofing@gmail.com	Feb 14th 2023, 9:12 AM CST
581	ben.petzinger@okland.com	Feb 14th 2023, 9:12 AM CST
582	ben.steed@energyby5.com	Feb 14th 2023, 9:12 AM CST
583	ben@cdlyon.com	Feb 14th 2023, 9:12 AM CST
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588	benevolentbusinessservice@gmail.com	Feb 14th 2023, 9:12 AM CST
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593	bernard.brandon@csrsinc.com	Feb 14th 2023, 9:12 AM CST
594	bernard.wright@wright-consultants.net	Feb 14th 2023, 9:12 AM CST
595	bernardf@zuri3constructionllc.com	Feb 14th 2023, 9:12 AM CST

596	berrytindle@att.net	Feb 14th 2023, 9:12 AM CST
597	beskeeters@hotmail.com	Feb 14th 2023, 9:12 AM CST
598	bestbidder.selfemployee@gmail.com	Feb 14th 2023, 9:12 AM CST
599	beth.axson@gel.com	Feb 14th 2023, 9:12 AM CST
600	beth.bass@anixter.com	Feb 14th 2023, 9:12 AM CST
601	Beth.tornberg@enerconsupply.com	Feb 14th 2023, 9:12 AM CST
602	bethacontreras@gmail.com	Feb 14th 2023, 9:12 AM CST
603	bethanys@mwieic.com	Feb 14th 2023, 9:12 AM CST
604	bethanyt@formacc.com	Feb 14th 2023, 9:12 AM CST
605	betsy@mckennacontracting.net	Feb 14th 2023, 9:12 AM CST
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607	betty@bandwpaving.com	Feb 14th 2023, 9:12 AM CST
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611	beverly@mcciga.com	Feb 14th 2023, 9:12 AM CST
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613	Bfickett@culpeppercc.com	Feb 14th 2023, 9:12 AM CST
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615	bfrails@cerm.com	Feb 14th 2023, 9:12 AM CST
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705	bill.brady@swinerton.com	Feb 14th 2023, 9:12 AM CST
706	bill@cdsservicesllc.com	Feb 14th 2023, 9:12 AM CST
707	bill@menishproductions.com	Feb 14th 2023, 9:12 AM CST
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757	bnicholson@nicholsoncorp.com	Feb 14th 2023, 9:12 AM CST
758	bob.fitzner@gcinc.com	Feb 14th 2023, 9:12 AM CST
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766	bobbym@ramservices.com	Feb 14th 2023, 9:12 AM CST
767	bobw@alb-asphalt.com	Feb 14th 2023, 9:12 AM CST

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771	bonnie.brown@bakertilly.com	Feb 27th 2023, 8:35 AM CST
772	bootsontheroofllc@outlook.com	Feb 14th 2023, 9:12 AM CST
773	boris@txarealty.com	Feb 14th 2023, 9:12 AM CST
774	Bouchard.mike@comcast.net	Feb 14th 2023, 9:12 AM CST
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780	brackenplumbing@yahoo.com	Feb 6th 2023, 10:01 AM CST
781	Brad.Fox@jci.com	Feb 14th 2023, 9:12 AM CST
782	brad.roane@brownandroot.com	Feb 14th 2023, 9:12 AM CST
783	brad.vajdak@doggett.com	Feb 14th 2023, 9:12 AM CST
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785	Brad@Coastalstructures.com	Feb 14th 2023, 9:12 AM CST
786	brad@fuelcontrolsolutions.com	Feb 14th 2023, 9:12 AM CST
787	Brad@gantindustries.com	Feb 14th 2023, 9:12 AM CST
788	BRAD@GLIDEGLOBALLOGISTICS.COM	Feb 14th 2023, 9:12 AM CST
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792	bradh@digiss.com	Feb 14th 2023, 9:12 AM CST
793	bradley@allegHENYrestoration.com	Feb 14th 2023, 9:12 AM CST
794	bramos@premiercomfortair.com	Feb 6th 2023, 10:01 AM CST
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797	brandi@valorplumbingtx.com	Feb 6th 2023, 10:01 AM CST
798	brandon.bailey@hitechutility.com	Feb 14th 2023, 9:12 AM CST
799	brandon.bicknell@russellmarinellc.com	Feb 14th 2023, 9:12 AM CST
800	Brandon.wilson@bdrake.com	Feb 14th 2023, 9:12 AM CST
801	brandon@jerdonlp.com	Feb 27th 2023, 8:35 AM CST
802	brandon@swcdllc.com	Feb 14th 2023, 9:12 AM CST
803	brandonsappington@victoriaair.com	Feb 14th 2023, 9:12 AM CST
804	Brandt@goodsongolfcars.com	Feb 14th 2023, 9:12 AM CST
805	brandtbroussard@gmail.com	Feb 14th 2023, 9:12 AM CST
806	braun@txchile.com	Feb 14th 2023, 9:12 AM CST
807	brbmfg@live.com	Feb 14th 2023, 9:12 AM CST
808	BREBB@HISTONESON.COM	Feb 14th 2023, 9:12 AM CST
809	BREID@REIDSESTIMATINGLLC.COM	Feb 14th 2023, 9:12 AM CST
810	brenda@lazercci.com	Feb 14th 2023, 9:12 AM CST

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818	brettfreddytrails@gmail.com	Feb 14th 2023, 9:12 AM CST
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820	bri@bazanroofinginc.com	Feb 14th 2023, 9:12 AM CST
821	brian.duncan@aecom.com	Feb 14th 2023, 9:12 AM CST
822	Brian.Grant@prim.com	Feb 14th 2023, 9:12 AM CST
823	brian.jacks@fullerandsons.com	Feb 14th 2023, 9:12 AM CST
824	brian.rubel@tetratex.com	Feb 14th 2023, 9:12 AM CST
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833	BRIAN@STREETLIGHTRESTORATION.COM	Feb 14th 2023, 9:12 AM CST
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835	brianb@pateconstruction.net	Feb 14th 2023, 9:12 AM CST
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1135	christopher@blueboxair.com	Feb 14th 2023, 9:12 AM CST
1136	christopher@firsthop.net	Feb 14th 2023, 9:12 AM CST
1137	christy.nevarez@noblegeneral.com	Feb 14th 2023, 9:12 AM CST
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1195	clucey@fenaghengineering.com	Feb 14th 2023, 9:12 AM CST
1196	cluna@rglpowerwashing.com	Feb 14th 2023, 9:12 AM CST
1197	clyles@iglobalus.com	Feb 14th 2023, 9:12 AM CST



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1240	comfort4you2day@gmail.com	Feb 14th 2023, 9:12 AM CST

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1336	crohrer@brianbrospainting.com	Feb 14th 2023, 9:12 AM CST
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1409	daltonw@experiormechanical.com	Feb 14th 2023, 9:12 AM CST
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1737	dschwartzel@twininginc.com	Feb 14th 2023, 9:12 AM CST
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1744	DSIPLER@NV-POWERSYSTEMS.COM	Feb 14th 2023, 9:12 AM CST
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2022	estimating@swsgc.com	Feb 14th 2023, 9:12 AM CST
2023	estimating@teamworkconstruction.net	Feb 14th 2023, 9:12 AM CST
2024	estimating@tejaspremierbc.com	Feb 14th 2023, 9:12 AM CST
2025	estimating@theholbrookcompany.com	Feb 14th 2023, 9:12 AM CST
2026	estimating@violainc.com	Feb 14th 2023, 9:12 AM CST
2027	estimating@williamcharlesconstruction.com	Feb 14th 2023, 9:12 AM CST
2028	estimatingconst@gmail.com	Feb 14th 2023, 9:12 AM CST
2029	estimatingdepartment@sealsconcrete.com	Feb 14th 2023, 9:12 AM CST
2030	estimatingtexas@reyesgroup.com	Feb 14th 2023, 9:12 AM CST
2031	estimator@clausconstruction.com	Feb 14th 2023, 9:12 AM CST
2032	estimator@tin-man.net	Feb 14th 2023, 9:12 AM CST
2033	estimator@vonanza.com	Feb 14th 2023, 9:12 AM CST
2034	estrange@excelcg.com	Feb 14th 2023, 9:12 AM CST
2035	etchmarkpme@gmail.com	Feb 14th 2023, 9:12 AM CST
2036	ethan.lux@adspipe.com	Feb 27th 2023, 8:35 AM CST
2037	etownonlinesales@gmail.com	Feb 14th 2023, 9:12 AM CST
2038	eugenepark@dhcorp.com	Feb 14th 2023, 9:12 AM CST
2039	eurias@earlyriser-maintenance.com	Feb 14th 2023, 9:12 AM CST
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2041	eurrutia@aceparking.com	Feb 14th 2023, 9:12 AM CST
2042	eva.mitchell@att.net	Feb 14th 2023, 9:12 AM CST
2043	evan@mcdonaldinc.com	Feb 14th 2023, 9:12 AM CST
2044	evan@wernert.com	Feb 14th 2023, 9:12 AM CST
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2046	evigil.agm@gmail.com	Feb 14th 2023, 9:12 AM CST
2047	ewall@patserv.com	Feb 14th 2023, 9:12 AM CST
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2049	eweitzel@harveybuilders.com	Feb 14th 2023, 9:12 AM CST
2050	Exclusively.Uniqueinfo@gmail.com	Feb 14th 2023, 9:12 AM CST
2051	exdir@hcadesa.org	Feb 6th 2023, 10:01 AM CST
2052	exhibitologyrr@mac.com	Feb 14th 2023, 9:12 AM CST
2053	exothermic_ref_ac@yahoo.com	Feb 14th 2023, 9:12 AM CST
2054	exteriordesigns@bellsouth.net	Feb 14th 2023, 9:12 AM CST
2055	ezra@ashronconstruction.com	Feb 14th 2023, 9:12 AM CST
2056	f.martinez@lexinegroup.com	Feb 14th 2023, 9:12 AM CST
2057	faarookbey@yahoo.com	Feb 14th 2023, 9:12 AM CST

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2173	gary@tslack.com	Feb 14th 2023, 9:12 AM CST
2174	gaston@premier360.net	Feb 14th 2023, 9:12 AM CST
2175	gathiel20@gmail.com	Feb 14th 2023, 9:12 AM CST
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2178	gaylew@rscommercialconstruction.com	Feb 14th 2023, 9:12 AM CST
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2181	gbenga@pacetas.com	Feb 14th 2023, 9:12 AM CST
2182	gbscleaning247@gmail.com	Feb 14th 2023, 9:12 AM CST
2183	gbunney@tnward.com	Feb 14th 2023, 9:12 AM CST
2184	gburton@merloplumbing.com	Feb 6th 2023, 10:01 AM CST
2185	gc@gcenvironmental.com	Feb 14th 2023, 9:12 AM CST
2186	gcbids@gbconstructiongroup.net	Feb 14th 2023, 9:12 AM CST

2187	gcelik@watersplashnet.com	Feb 14th 2023, 9:12 AM CST
2188	gcneenee5235@gmail.com	Feb 14th 2023, 9:12 AM CST
2189	gcooke@constructiontechnologies.biz	Feb 14th 2023, 9:12 AM CST
2190	gcsiestimate@aol.com	Feb 14th 2023, 9:12 AM CST
2191	gdalton238@gmail.com	Feb 14th 2023, 9:12 AM CST
2192	gdaniels@converseconsultants.com	Feb 14th 2023, 9:12 AM CST
2193	gdibernardo@usroofing.com	Feb 14th 2023, 9:12 AM CST
2194	gdobbins@mopac.biz	Feb 14th 2023, 9:12 AM CST
2195	gebernard@kinggeorge.us	Feb 14th 2023, 9:12 AM CST
2196	geconst.llc@gmail.com	Feb 14th 2023, 9:12 AM CST
2197	gecontractorsvcs@outlook.com	Feb 14th 2023, 9:12 AM CST
2198	geiselle@onyxblast.com	Feb 14th 2023, 9:12 AM CST
2199	Gelizondo@xtreampaving.com	Feb 14th 2023, 9:12 AM CST
2200	genavivekleanin@yahoo.com	Feb 14th 2023, 9:12 AM CST
2201	gene.leon@brightview.com	Feb 14th 2023, 9:12 AM CST
2202	GENE@ELECTRICENERGYCORP.COM	Feb 14th 2023, 9:12 AM CST
2203	general@rechtmanengineering.com	Feb 14th 2023, 9:12 AM CST
2204	genesiscarpet@gmail.com	Feb 14th 2023, 9:12 AM CST
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2207	George.LePoris@SSSRF.com	Feb 14th 2023, 9:12 AM CST
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2226	Ghale@reaganmech.com	Feb 6th 2023, 10:01 AM CST
2227	ghart@broaddususa.com	Feb 14th 2023, 9:12 AM CST
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2315	gvelez@perikin.com	Feb 14th 2023, 9:12 AM CST

2316	gwait@waitmechanical.com	Feb 14th 2023, 9:12 AM CST
2317	gwest@greystoneconstruction.com	Feb 14th 2023, 9:12 AM CST
2318	gzavaglia@ics-stl.com	Feb 14th 2023, 9:12 AM CST
2319	gzhang@cplteam.com	Feb 14th 2023, 9:12 AM CST
2320	H.curbelo@curbeloenterprises.net	Feb 14th 2023, 9:12 AM CST
2321	h.mcmullen@treenewal.com	Feb 14th 2023, 9:12 AM CST
2322	h.theye@multivista.com	Feb 14th 2023, 9:12 AM CST
2323	h1cs@sbcglobal.net	Feb 14th 2023, 9:12 AM CST
2324	HabitatLouisville1lc@gmail.com	Feb 14th 2023, 9:12 AM CST
2325	haidi.acci@gmail.com	Feb 14th 2023, 9:12 AM CST
2326	hailey@primesd.org	Feb 14th 2023, 9:12 AM CST
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2329	haley@vuckovichs.com	Feb 14th 2023, 9:12 AM CST
2330	halllynnette484@gmail.com	Feb 14th 2023, 9:12 AM CST
2331	hallmark5040@hotmail.com	Feb 14th 2023, 9:12 AM CST
2332	ham-bar@live.com	Feb 14th 2023, 9:12 AM CST
2333	hamiltonp@hamilton-csc.com	Feb 14th 2023, 9:12 AM CST
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2335	hamzogeorge@gmail.com	Feb 14th 2023, 9:12 AM CST
2336	hankademo@gmail.com	Feb 14th 2023, 9:12 AM CST
2337	hannah@gcworksfl.com	Feb 14th 2023, 9:12 AM CST
2338	Hans@ramondemolition.com	Feb 14th 2023, 9:12 AM CST
2339	hardhattransportation@gmail.com	Feb 14th 2023, 9:12 AM CST
2340	harish.krishnarao@ccgroups.info	Feb 14th 2023, 9:12 AM CST
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2344	HarrisonJamesKendall@gmail.com	Feb 14th 2023, 9:12 AM CST
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2347	hbarker@holtca.com	Feb 14th 2023, 9:12 AM CST
2348	hbbuchanan@aeon-team.com	Feb 14th 2023, 9:12 AM CST
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2350	hbushner@mbpce.com	Feb 14th 2023, 9:12 AM CST
2351	Hcahill@ernestbock.com	Feb 14th 2023, 9:12 AM CST
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2358	heardconstruction@yahoo.com	Feb 14th 2023, 9:12 AM CST

2359	heath@capkoconcretestructures.com	Feb 14th 2023, 9:12 AM CST
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2401	hj.otis@yahoo.com	Feb 6th 2023, 10:01 AM CST

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2444	hwhorton925@gmail.com	Feb 14th 2023, 9:12 AM CST

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2446	Hzpaving2929@gmail.com	Feb 14th 2023, 9:12 AM CST
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2454	iesrenovationsdfw@gmail.com	Feb 14th 2023, 9:12 AM CST
2455	igarza@cri-electric.com	Feb 14th 2023, 9:12 AM CST
2456	ihernandez@batteriesplus.com	Feb 14th 2023, 9:12 AM CST
2457	ijenwankwo@gmail.com	Feb 14th 2023, 9:12 AM CST
2458	ijwtbsaf714@gmail.com	Feb 14th 2023, 9:12 AM CST
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2486	info@ateammasonry.com	Feb 14th 2023, 9:12 AM CST
2487	Info@baereng.com	Feb 14th 2023, 9:12 AM CST

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2489	info@bbusutilities.com	Feb 14th 2023, 9:12 AM CST
2490	info@bcbmcorp.com	Feb 14th 2023, 9:12 AM CST
2491	info@bcldservicesllc.com	Feb 14th 2023, 9:12 AM CST
2492	info@bestnetworkdesign.com	Feb 14th 2023, 9:12 AM CST
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2526	info@elitecleansource.com	Feb 14th 2023, 9:12 AM CST
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2618	info@safeslides.com	Feb 14th 2023, 9:12 AM CST
2619	info@sandcastlepsych.com	Feb 14th 2023, 9:12 AM CST
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2787	jaustin@liqui-pro.com	Feb 14th 2023, 9:12 AM CST
2788	Javier.Magana@FMGeneralEngineering.com	Feb 14th 2023, 9:12 AM CST

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4403	molly@rioroofinginc.com	Feb 14th 2023, 9:12 AM CST
4404	Monica.Caruth@expressfacilitymgt.com	Feb 14th 2023, 9:12 AM CST
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4968	rcjroofingconstruction@hotmail.com	Feb 14th 2023, 9:12 AM CST
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4971	rcohen@sport-surfaces.com	Feb 14th 2023, 9:12 AM CST
4972	RCover@ABCCConstructionPA.com	Feb 14th 2023, 9:12 AM CST
4973	rcraig@americanpipelineservices.com	Feb 14th 2023, 9:12 AM CST
4974	rcrutch@crutchfieldconstruction.com	Feb 14th 2023, 9:12 AM CST
4975	rd32@ridemetro.org	Feb 14th 2023, 9:12 AM CST
4976	rdaley@cce-inc.com	Feb 14th 2023, 9:12 AM CST
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4978	rdelacruz@rdelec.biz	Feb 14th 2023, 9:12 AM CST
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4981	rdmconstructionservices@outlook.com	Feb 14th 2023, 9:12 AM CST



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4983	realcleanwash@gmail.com	Feb 14th 2023, 9:12 AM CST
4984	reb.slater@absherco.com	Feb 14th 2023, 9:12 AM CST
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4988	rebekah@keepitbalanced.net	Feb 14th 2023, 9:12 AM CST
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4990	redmonkelly4@gmail.com	Feb 14th 2023, 9:12 AM CST
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5003	retreatn2omember@workmail.com	Feb 14th 2023, 9:12 AM CST
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5268	ryan.aalsma@skanska.com	Feb 14th 2023, 9:12 AM CST
5269	ryan.duffie@cushwake.com	Feb 14th 2023, 9:12 AM CST
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6147	ubedaays@gmail.com	Feb 14th 2023, 9:12 AM CST
6148	UGARCIA@UD-RENOVATIONS.COM	Feb 14th 2023, 9:12 AM CST
6149	ultimatefencingsales@gmail.com	Feb 14th 2023, 9:12 AM CST
6150	umgincsales@gmail.com	Feb 14th 2023, 9:12 AM CST
6151	unioneng@att.net	Feb 14th 2023, 9:12 AM CST
6152	uniquecreteva@gmail.com	Feb 14th 2023, 9:12 AM CST
6153	unitedblackcontractors@gmail.com	Feb 6th 2023, 10:01 AM CST
6154	Unitedelectricalteam@gmail.com	Feb 14th 2023, 9:12 AM CST
6155	universaltooling@hotmail.com	Feb 14th 2023, 9:12 AM CST
6156	Urbanhiphopdevelopment@gmail.com	Feb 14th 2023, 9:12 AM CST
6157	urbanmktg@gmail.com	Feb 14th 2023, 9:12 AM CST
6158	urbuildersinc@gmail.com	Feb 14th 2023, 9:12 AM CST
6159	uriel.apodaca@iupatdc88.com	Feb 14th 2023, 9:12 AM CST
6160	usbids@ozbild.com	Feb 14th 2023, 9:12 AM CST
6161	useyhan@chacompanies.com	Feb 14th 2023, 9:12 AM CST
6162	vabernethy@walshgroup.com	Feb 14th 2023, 9:12 AM CST
6163	val@staffbizsolutions.com	Feb 14th 2023, 9:12 AM CST
6164	valandcompany@mail.com	Feb 14th 2023, 9:12 AM CST
6165	valisa@jewelofthesouth.us	Feb 14th 2023, 9:12 AM CST
6166	vallestreeservicetx@yahoo.com	Feb 14th 2023, 9:12 AM CST
6167	valrie@5dmining.com	Feb 14th 2023, 9:12 AM CST
6168	van.dtaelectric@gmail.com	Feb 14th 2023, 9:12 AM CST
6169	vandeusen.rodney@wseinc.com	Feb 14th 2023, 9:12 AM CST
6170	vanessa@theashelyngroup.com	Feb 14th 2023, 9:12 AM CST
6171	VANESSANICHOLE77@GMAIL.COM	Feb 14th 2023, 9:12 AM CST
6172	vantagemaintenance2001@gmail.com	Feb 14th 2023, 9:12 AM CST
6173	vantagesportgroup@gmail.com	Feb 14th 2023, 9:12 AM CST
6174	varias@kilgoreind.com	Feb 6th 2023, 10:01 AM CST
6175	vatospainting@comcast.net	Feb 14th 2023, 9:12 AM CST
6176	vavila@parkwoodlandscape.com	Feb 14th 2023, 9:12 AM CST
6177	vbankston@jamailsmith.com	Feb 14th 2023, 9:12 AM CST
6178	vbarone@frontierwaste.com	Feb 14th 2023, 9:12 AM CST
6179	vborunda@banddindustries.com	Feb 14th 2023, 9:12 AM CST
6180	vbrown@dtxturf.com	Feb 14th 2023, 9:12 AM CST
6181	vbssl01@gmail.com	Feb 14th 2023, 9:12 AM CST
6182	vchilders@americastdevelopment.com	Feb 14th 2023, 9:12 AM CST
6183	vdelgado@kitchell.com	Feb 14th 2023, 9:12 AM CST
6184	vendors@ci.southlake.tx.us	Feb 14th 2023, 9:12 AM CST
6185	verdeglobalcorporation@gmail.com	Feb 14th 2023, 9:12 AM CST

6186	vernon@brc-remodeling.com	Feb 14th 2023, 9:12 AM CST
6187	vernon@greeniverse.com	Feb 14th 2023, 9:12 AM CST
6188	veronica.gutierrez@spawglass.com	Feb 14th 2023, 9:12 AM CST
6189	veronicamparrap@gmail.com	Feb 27th 2023, 8:35 AM CST
6190	veronicas@morrellmasonry.com	Feb 14th 2023, 9:12 AM CST
6191	veronicaw@constructionjournal.com	Feb 14th 2023, 9:12 AM CST
6192	verosauto@saltustraining.com	Feb 14th 2023, 9:12 AM CST
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6194	vesparza@veregy.com	Feb 14th 2023, 9:12 AM CST
6195	veteranstapping@gmail.com	Feb 14th 2023, 9:12 AM CST
6196	vg3@giordano.build	Feb 14th 2023, 9:12 AM CST
6197	vhoud@brwnclad.com	Feb 14th 2023, 9:12 AM CST
6198	vhudak@enviroexperts.net	Feb 14th 2023, 9:12 AM CST
6199	vianna.benitez2019@gmail.com	Feb 14th 2023, 9:12 AM CST
6200	vicobb@dcccd.edu	Feb 14th 2023, 9:12 AM CST
6201	victor@centex-air.com	Feb 14th 2023, 9:12 AM CST
6202	victor@dallaspropaint.com	Feb 14th 2023, 9:12 AM CST
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6207	villageclerk@wesleyhills.org	Feb 14th 2023, 9:12 AM CST
6208	villagesell@optimum.net	Feb 14th 2023, 9:12 AM CST
6209	vinay@winstarcontracting.com	Feb 14th 2023, 9:12 AM CST
6210	vince@magnuminc-gc.com	Feb 14th 2023, 9:12 AM CST
6211	vincent.martinez@vitalgrp.net	Feb 14th 2023, 9:12 AM CST
6212	vincent.p.jason@jci.com	Feb 14th 2023, 9:12 AM CST
6213	vincenth@scottrice.com	Feb 14th 2023, 9:12 AM CST
6214	vincielectric@yahoo.com	Feb 14th 2023, 9:12 AM CST
6215	virogerm@gmail.com	Feb 14th 2023, 9:12 AM CST
6216	visionscontractors@att.net	Feb 14th 2023, 9:12 AM CST
6217	vivek.khanna@woolpert.com	Feb 14th 2023, 9:12 AM CST
6218	Vivian.Holder@Facilityrx.com	Feb 6th 2023, 10:01 AM CST
6219	vivianne@dbf-metal-works.com	Feb 14th 2023, 9:12 AM CST
6220	vlainc@hotmail.com	Feb 14th 2023, 9:12 AM CST
6221	vlampkin@vcstrategic.solutions	Feb 14th 2023, 9:12 AM CST
6222	vmontoya@aogcon.com	Feb 14th 2023, 9:12 AM CST
6223	vmurphy@wwisllc.com	Feb 14th 2023, 9:12 AM CST
6224	Von@GriggsSafetyConsultants.com	Feb 14th 2023, 9:12 AM CST
6225	vosimpson@msn.com	Feb 14th 2023, 9:12 AM CST
6226	vramirez@tcsi.us	Feb 14th 2023, 9:12 AM CST
6227	vschillo@stevenssec.com	Feb 14th 2023, 9:12 AM CST
6228	vscoatings@centurylink.net	Feb 14th 2023, 9:12 AM CST

6229	vsmeltz@voasela.org	Feb 14th 2023, 9:12 AM CST
6230	vstevenson@allied-scss.com	Feb 14th 2023, 9:12 AM CST
6231	vtoledo62@yahoo.com	Feb 14th 2023, 9:12 AM CST
6232	vulcancmw@gmail.com	Feb 14th 2023, 9:12 AM CST
6233	vufranabc@outlook.com	Feb 14th 2023, 9:12 AM CST
6234	vwoods@balfourbeattyus.com	Feb 14th 2023, 9:12 AM CST
6235	W.Brown@Brazos-industries.com	Feb 14th 2023, 9:12 AM CST
6236	wade@dwirex.com	Feb 14th 2023, 9:12 AM CST
6237	wadedevelopmentgroupco@gmail.com	Feb 14th 2023, 9:12 AM CST
6238	wadeinstall.aaron@yahoo.com	Feb 14th 2023, 9:12 AM CST
6239	Wagner_Leads@wagnerequipment.com	Feb 14th 2023, 9:12 AM CST
6240	walcorn@henselphelps.com	Feb 14th 2023, 9:12 AM CST
6241	walton@fwwalton.com	Feb 6th 2023, 10:01 AM CST
6242	ward.corley@fsg.com	Feb 14th 2023, 9:12 AM CST
6243	warren@morrownm.com	Feb 14th 2023, 9:12 AM CST
6244	wavetron@protonmail.com	Feb 14th 2023, 9:12 AM CST
6245	wayfinderdesign77@gmail.com	Feb 14th 2023, 9:12 AM CST
6246	waymen@mazewalkrdd.com	Feb 14th 2023, 9:12 AM CST
6247	wayne@acumen-enterprises.com	Feb 14th 2023, 9:12 AM CST
6248	wayne@americanhermetics.com	Feb 14th 2023, 9:12 AM CST
6249	wayne@builtconcrete.com	Feb 14th 2023, 9:12 AM CST
6250	Waynealford84@yahoo.com	Feb 14th 2023, 9:12 AM CST
6251	waynefairley@p3elevation.com	Feb 14th 2023, 9:12 AM CST
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6253	wblevins@eremservices.com	Feb 14th 2023, 9:12 AM CST
6254	wbmconst@pineland.net	Feb 14th 2023, 9:12 AM CST
6255	wbonner@tweinc.com	Feb 14th 2023, 9:12 AM CST
6256	wboyle@mts-hvac.com	Feb 14th 2023, 9:12 AM CST
6257	wbrudi@mjengineers.com	Feb 14th 2023, 9:12 AM CST
6258	wbrugger@superiorarcwelding.com	Feb 14th 2023, 9:12 AM CST
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6260	wdcontracting898@outlook.com	Feb 14th 2023, 9:12 AM CST
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6262	websites@3icontracting.com	Feb 14th 2023, 9:12 AM CST
6263	welderob58@gmail.com	Feb 14th 2023, 9:12 AM CST
6264	wendell@wilsonbuildingservice.com	Feb 14th 2023, 9:12 AM CST
6265	wendy.lewis@sisautomotive.com	Feb 14th 2023, 9:12 AM CST
6266	wenflexenterprise@gmail.com	Feb 14th 2023, 9:12 AM CST
6267	wentservices2020@gmail.com	Feb 14th 2023, 9:12 AM CST
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6269	wes@jhservicesinc.com	Feb 14th 2023, 9:12 AM CST
6270	wes@sherrillconstructioncompany.com	Feb 14th 2023, 9:12 AM CST
6271	wesley.washington@gexpro.com	Feb 14th 2023, 9:12 AM CST

6272	westtexasrebarplacers@yahoo.com	Feb 14th 2023, 9:12 AM CST
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6277	whitneythurmond@gmail.com	Feb 14th 2023, 9:12 AM CST
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6279	wichitafalls@wtgc.org	Feb 14th 2023, 9:12 AM CST
6280	wildwestwoodscapes@gmail.com	Feb 14th 2023, 9:12 AM CST
6281	wiley@whjrinc.com	Feb 14th 2023, 9:12 AM CST
6282	wilicksconstruction@gmail.com	Feb 14th 2023, 9:12 AM CST
6283	will.tinsley@texasbit.com	Feb 14th 2023, 9:12 AM CST
6284	will.tubb@zachrycorp.com	Feb 14th 2023, 9:12 AM CST
6285	will@compassnm.com	Feb 14th 2023, 9:12 AM CST
6286	will@falkenbergconstruction.com	Feb 14th 2023, 9:12 AM CST
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6288	will@segelandco.com	Feb 14th 2023, 9:12 AM CST
6289	will_willpower@yahoo.com	Feb 14th 2023, 9:12 AM CST
6290	willa@abbrealty.com	Feb 14th 2023, 9:12 AM CST
6291	william.best@tgeis.com	Feb 14th 2023, 9:12 AM CST
6292	william.tucker_jr@siemens.com	Feb 14th 2023, 9:12 AM CST
6293	William_Henson@hotmail.com	Feb 14th 2023, 9:12 AM CST
6294	william_muldrow@hotmail.com	Feb 14th 2023, 9:12 AM CST
6295	williams8430@sbcglobal.net	Feb 14th 2023, 9:12 AM CST
6296	willielarryjr@icloud.com	Feb 14th 2023, 9:12 AM CST
6297	willmarkunas@golfconstruction.net	Feb 14th 2023, 9:12 AM CST
6298	winteryao@beyondet.com	Feb 14th 2023, 9:12 AM CST
6299	witologisticsllc@yahoo.com	Feb 14th 2023, 9:12 AM CST
6300	wjackson@1wintex.com	Feb 6th 2023, 10:01 AM CST
6301	wjustus@taslp.com	Feb 14th 2023, 9:12 AM CST
6302	wlandsaw@snyderenv.com	Feb 14th 2023, 9:12 AM CST
6303	wlane@360painting.com	Feb 14th 2023, 9:12 AM CST
6304	wlbowles4444@gmail.com	Feb 14th 2023, 9:12 AM CST
6305	wlrogers@constructionserviceworkers.com	Feb 14th 2023, 9:12 AM CST
6306	wmanning@manningarchitects.com	Feb 14th 2023, 9:12 AM CST
6307	wmpwilson1@gmail.com	Feb 14th 2023, 9:12 AM CST
6308	wong.david@siemens.com	Feb 14th 2023, 9:12 AM CST
6309	woodybcgi@sbcglobal.net	Feb 14th 2023, 9:12 AM CST
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6317	wright4umarketinggroup@gmail.com	Feb 14th 2023, 9:12 AM CST
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6322	Wtrabal@sparta-construction.com	Feb 14th 2023, 9:12 AM CST
6323	wturner@kinleyconstruction.com	Feb 14th 2023, 9:12 AM CST
6324	wwicenti@teledatanm.com	Feb 14th 2023, 9:12 AM CST
6325	wwalborn@highwaymaterials.com	Feb 14th 2023, 9:12 AM CST
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6327	wwenner@urbanengineers.com	Feb 14th 2023, 9:12 AM CST
6328	wwirtz@shellbackconstruction.com	Feb 14th 2023, 9:12 AM CST
6329	www.rotexpress@gmail.com	Feb 14th 2023, 9:12 AM CST
6330	xavier.servpro10093@gmail.com	Feb 14th 2023, 9:12 AM CST
6331	xellent@xellentservices.com	Feb 14th 2023, 9:12 AM CST
6332	xeniaonemarketplace@gmail.com	Feb 14th 2023, 9:12 AM CST
6333	xkleenpressurewashing@gmail.com	Feb 14th 2023, 9:12 AM CST
6334	XSAIL.MCHL@GMAIL.COM	Feb 14th 2023, 9:12 AM CST
6335	xtremecleaningworks@gmail.com	Feb 14th 2023, 9:12 AM CST
6336	xtremepressureclean1@gmail.com	Feb 14th 2023, 9:12 AM CST
6337	xtremetxmx@gmail.com	Feb 14th 2023, 9:12 AM CST
6338	Y.ABREU@PALPROBUILDERS.COM	Feb 14th 2023, 9:12 AM CST
6339	yaguilar@abrgroup.us	Feb 14th 2023, 9:12 AM CST
6340	yani.altechdoors@gmail.com	Feb 14th 2023, 9:12 AM CST
6341	yatespaintingllc@bellsouth.net	Feb 14th 2023, 9:12 AM CST
6342	ybliu@hnjengineers.com	Feb 14th 2023, 9:12 AM CST
6343	ydanso@usconstructgroup.com	Feb 14th 2023, 9:12 AM CST
6344	yesenia.lbcinc@gmail.com	Feb 14th 2023, 9:12 AM CST
6345	ygarcia@robinsongc.com	Feb 6th 2023, 10:01 AM CST
6346	yhuerta@carrcopainting.com	Feb 14th 2023, 9:12 AM CST
6347	yianni@protonconstruction.com	Feb 14th 2023, 9:12 AM CST
6348	ylongmc@yahoo.com	Feb 14th 2023, 9:12 AM CST
6349	ymolamusa@heuerandcompany.com	Feb 14th 2023, 9:12 AM CST
6350	yokoexcavatingllc@gmail.com	Feb 14th 2023, 9:12 AM CST
6351	yolanda@yolandagates.com	Feb 14th 2023, 9:12 AM CST
6352	yomi.jackson@ship-lmc.com	Feb 14th 2023, 9:12 AM CST
6353	yosephmotola@gmail.com	Feb 14th 2023, 9:12 AM CST
6354	Youngsonenterprise@gmail.com	Feb 14th 2023, 9:12 AM CST
6355	yrahman@atikconsulting.com	Feb 14th 2023, 9:12 AM CST
6356	yvonne@breinholtinc.com	Feb 14th 2023, 9:12 AM CST
6357	Z.O.A.T.LLC@GMAIL.COM	Feb 14th 2023, 9:12 AM CST



6358	zach.lewis@humbertbuildingservices.com	Feb 14th 2023, 9:12 AM CST
6359	zach.walterscheid@gmail.com	Feb 14th 2023, 9:12 AM CST
6360	zach.willoughby@specificsystems.com	Feb 14th 2023, 9:12 AM CST
6361	zach@marqueconsultants.com	Feb 14th 2023, 9:12 AM CST
6362	zachary.young@davey.com	Feb 14th 2023, 9:12 AM CST
6363	zachg@hbconstruction.com	Feb 14th 2023, 9:12 AM CST
6364	zack.theisen@sdevelop.com	Feb 14th 2023, 9:12 AM CST
6365	zack@cleaningbydm.com	Feb 14th 2023, 9:12 AM CST
6366	zackinexdesign@sbcglobal.net	Feb 14th 2023, 9:12 AM CST
6367	zahn paving@gmail.com	Feb 14th 2023, 9:12 AM CST
6368	zboutaghoul@braunintertec.com	Feb 14th 2023, 9:12 AM CST
6369	zcarroll@pullman-services.com	Feb 14th 2023, 9:12 AM CST
6370	zconaway@jfpetrogroup.com	Feb 14th 2023, 9:12 AM CST
6371	zcurry@olandliving.com	Feb 14th 2023, 9:12 AM CST
6372	zeb.young@spawglass.com	Feb 14th 2023, 9:12 AM CST
6373	Zeke@atlasuniversal.com	Feb 14th 2023, 9:12 AM CST
6374	zhadden@garlandind.com	Feb 14th 2023, 9:12 AM CST
6375	ziotano@aol.com	Feb 14th 2023, 9:12 AM CST
6376	zkhan@primapaving.com	Feb 14th 2023, 9:12 AM CST
6377	zlangston@newlci.com	Feb 14th 2023, 9:12 AM CST
6378	zm.2bhtbc@yahoo.com	Feb 14th 2023, 9:12 AM CST
6379	ZMASTERCONCRETE@GMAIL.COM	Feb 14th 2023, 9:12 AM CST
6380	zoeproductsinfo@gmail.com	Feb 14th 2023, 9:12 AM CST
6381	zoleethomas@execappr.com	Feb 14th 2023, 9:12 AM CST
6382	zquishpe@themcccloudgroup.com	Feb 14th 2023, 9:12 AM CST
6383	Zring.Kareem@lmccorp.net	Feb 14th 2023, 9:12 AM CST
6384	zrosen@res.us	Feb 14th 2023, 9:12 AM CST
6385	zsmith@universalconstruction.net	Feb 14th 2023, 9:12 AM CST
6386	ztfgroupptx@gmail.com	Feb 14th 2023, 9:12 AM CST
6387	Zwahr3434@gmail.com	Feb 14th 2023, 9:12 AM CST

# Plumbing and Related Services

Procurement Process

## Procurement Process

# Solicitation Process

On February 6, 2023 Opportunity Home issued an “Invitation for Bids” (IFB) #2301-5366 for **Plumbing and Related Services**, which closed on February 28, 2023.

IFB was published on multiple websites

Directly solicited to 6,387 vendors

Three bids were received

### Evaluation criteria included:

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

Staff is recommending contract award to **all respondents**. They were all deemed qualified to perform the services and increasing the vendor pool would **allow for quicker vendor responses** to property management's request for service.

## Procurement Process


# Financial Impact

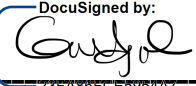
The current award recommendation for Plumbing and Related Services is not expected to exceed an annual cumulative amount of **\$3,000,000**.

**Award includes pricing for Plumbing and Related Services.**

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTION 6338, AUTHORIZING THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR SIX 2023 FORD TRUCKS, F-150 SERIES; AND TWO 2022 FORD EDGE SUVs TO MCCOMBS FORD WEST FOR AN AMOUNT OF \$371,194.06**

DocuSigned by:  
  
 D7D46F73613F4FA...  
**Ed Hinojosa, Jr.**  
 President and CEO

DocuSigned by:  
  
 23FA80FCE8984A7...  
**George M. Ayala**  
 Director of Procurement

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6338, authorizing the ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series, and two 2022 Ford Edge SUVs to McCombs Ford West for an amount of \$371,194.06.

**SUMMARY:**

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

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

Staff contacted McCombs Ford West, a local dealership in San Antonio, and they were able to provide Six 2023 Ford F150 trucks and two 2022 Ford Edge SUVs. Staff conducted online market research and were able to determine that the pricing received from McCombs Ford West was comparable to other local dealerships that provide these same vehicles. Therefore, we request your ratification of purchasing the six 2023 Ford F-150 trucks and two 2022 Ford Edge SUVs from McCombs Ford West.

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

**ATTACHMENTS:**

Resolution 6338  
 Procurement Process

**Opportunity Home San Antonio  
Resolution 6338**

**RESOLUTION 6338, AUTHORIZING THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR SIX 2023 FORD TRUCKS, F-150 SERIES; AND TWO 2022 FORD EDGE SUVS TO MCCOMBS FORD WEST FOR AN AMOUNT OF \$371,194.06**

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

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

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

**WHEREAS**, staff contacted McCombs Ford West, a local dealership in San Antonio and they were able to provide six 2023 Ford F-150 trucks and two 2022 Ford Edge SUVs to the organization. Staff conducted an online market research and were able to determine that the pricing received from McCombs Ford West was comparable to other local dealerships that provide these same vehicles; and

**WHEREAS**, staff are requesting your ratification of the purchase of the six 2023 Ford F-150 trucks and two 2022 Ford Edge SUVs from McCombs Ford West.

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

- 1) Approves Resolution 6338, authorizing the ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series, and two 2022 Ford Edge SUVs to McCombs Ford West for an amount of \$371,194.06.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved the 3rd day of April 2023.**

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**Ana M. "Cha" Guzman**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**

President and CEO

# Ratification of the Expenditure of Funds for Ford Trucks and SUVs

## Procurement Process



## Procurement Process

# Solicitation Process

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

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

IFB published on multiple websites

### **Directly solicited to 973 vendors**

We received no response to the solicitation.

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

## Procurement Process

# Financial Impact

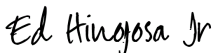
The ratification of the expenditure of funds for six 2023 Ford Trucks, F-150 series and two 2022 Ford Edge SUVs to McCombs Ford West for an amount of **\$371,194.06**.


**Award includes the cost for six 2023 Ford Trucks and two SUVs**

**OPPORTUNITY HOME SAN ANTONIO****March 15, 2023**

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTION 6633, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (ROSEMONT AT UNIVERSITY PARK) SERIES 2023A AND SERIES 2023B (THE “NOTES”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 23LVPFC-03-15 AUTHORIZING THE NOTES; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23FAC-03-15; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

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

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

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6333, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Notes (Rosemont at University Park) Series 2023A and Series 2023B (the “Notes”); (ii) the Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 23LVPFC-03-15 authorizing the Notes; and (iii) San Antonio Housing Facility Corporation to approve 23FAC-03-15; and (iv) other matters in connection therewith.

**SUMMARY:**

The request is for final approval of the issuance of the Notes for the Rosemont at University Park Apartments Project (the “Project”), a rehabilitation project proposed by Roers Companies LLC, located at 102 Emerald Ash. The Project will consist of 240 affordable units, all of which will be low income housing tax credit units serving families whose incomes average 60% or less of area median income (AMI), with 50% of the units set at 50% AMI or below. All units will have restricted rent and must accept Section 8 vouchers.

Up to \$35,000,000 of tax-exempt Notes will be issued by LVPFC and purchased by Red Stone A7 III LLC, and such amount will be issued to finance the acquiring, rehabilitating, and equipping the Project. The land and existing improvements (together, the “Premises”) are owned by Las Varas Public Facility Corporation, which will lease the Premises to the Project partnership. The San Antonio Housing Facility Corporation will not participate in the project as a general partner of the partnership.

We are targeting a closing in April 2023. Rehabilitation will be for a period of no longer than eighteen (18) months following closing. The rehabilitation will take place on approximately 30% of the units at a time to reduce tenant relocation outside the building. It is intended for all resident relocation to be internal to the building, but there is a written plan for both internal and external relocation should it be absolutely necessary for some residents to temporarily live outside the building during the course of the renovation.

**STRATEGIVC OUTCOMES:**

**OPPORTUNITY HOME SAN ANTONIO**

**March 15, 2023**

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

**ATTACHMENTS:**

Resolution 6333

Resolution 23LVPFC-03-15

Resolution 23FAC-03-15

Presentation

## **CERTIFICATE FOR RESOLUTION 6333**

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

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on April 3, 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 6333, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (ROSEMONT AT UNIVERSITY PARK) SERIES 2023 (THE "NOTES"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE "ISSUER" OR "LVPFC") TO APPROVE RESOLUTION 23LVPFC-03-15 AUTHORIZING THE NOTES; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23FAC-03-15; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

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

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

**SIGNED AND SEALED this 3rd day of April 2023.**



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

**Opportunity Home San Antonio  
Resolution 6333**

**RESOLUTION 6333, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (ROSEMONT AT UNIVERSITY PARK) SERIES 2023 (THE “NOTES”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 23LVPFC-03-15 AUTHORIZING THE NOTES; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23FAC-03-15; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Opportunity Home San Antonio of the City of San Antonio, Texas (the “Authority”) has created the Las Varas Public Facility Corporation (the “Issuer”) to finance affordable housing on its behalf; and

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

**WHEREAS**, the Issuer currently serves as the sole member of the general partner for the Project (as defined below); and

**WHEREAS**, the San Antonio Housing Facility Corporation (“SAHFC”) has been requested to serve as a substitute sole member of a new general partner entity to be substituted into the existing partnership for the Project; and

**WHEREAS**, the Issuer has been requested to issue its “Multifamily Housing Revenue Notes (Rosemont at University Park) Series 2023” in the aggregate principal amount not to exceed \$35,000,000 (the “Notes”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 240-unit apartment facility to be known as the Rosemont at University Park Apartments, located at 102 Emerald Ash, San Antonio, Bexar County, Texas 78221 (the “Project”) for Roers San Antonio Apartments Owner I LP, a Texas limited partnership (the “Borrower”); and

**WHEREAS**, the Issuer desires to issue the Notes pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) among Red Stone A7 III LLC, as funding lender (the “Funding Lender”), the Issuer, as governmental lender, and a national banking association to be appointed as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Borrower Loan Agreement (the “Borrower Loan Agreement”) between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower; and

**WHEREAS**, the loan will be evidenced by a borrower note issued under the Borrower Loan Agreement and a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “Security Instrument”) from the Issuer in favor of the Fiscal Agent; and

**WHEREAS**, a Note Purchase Agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which the Funding Lender will purchase the Notes and the Issuer will sell the Notes to the Funding Lender; and

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

**WHEREAS**, pursuant to 303.071 of the Texas Local Government Code, the Board of Commissioners of the Authority (the “Board”) must approve and authorize the issuance of the tax-exempt notes by the Issuer; and

**WHEREAS**, the Issuer has determined that issuance of the Notes is necessary to finance the costs of acquisition, rehabilitation, and equipping the Project; and

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

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

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

Section 1. The proposed development and the terms of the Notes, the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, the Security Instrument, and the Purchase Agreement are hereby authorized and approved.

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

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

base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

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

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

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

Section 7. The Board hereby approves Resolution 23LVPFC-03-15 and authorizes the Notes to be issued in connection with the Project.

Section 8. The Board hereby approves Resolution 23FAC-03-15 and authorizes SAHFC to serve as the sole member of the substitute general partner of the partnership.

Section 9. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Notes is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 10. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Section 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 3rd day of April 2023.**

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

**Attested and approved as to form:**

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



**CERTIFICATE FOR RESOLUTION  
RESOLUTION 23LVPFC-03-15**

The undersigned officer of the Las Varas Public Facility Corporation (the “Issuer”) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on April 3, 2023 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 23LVPFC-03-15, AUTHORIZING THE ISSUANCE OF THE LAS  
VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING  
REVENUE NOTES (ROSEMONT AT UNIVERSITY PARK) SERIES 2023A AND  
SERIES 2023B, AND OTHER MATTERS IN CONNECTION THEREWITH**

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

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

**SIGNED this 3rd day of April 2023.**

\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**Las Varas Public Facility Corporation  
Resolution 23LVPFC-03-15**

**RESOLUTION 23LVPFC-03-15, AUTHORIZING THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (ROSEMONT AT UNIVERSITY PARK) SERIES 2023A AND SERIES 2023B, AND OTHER MATTERS IN CONNECTION THEREWITH**

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

**WHEREAS**, the Issuer has been requested to issue its “Multifamily Housing Revenue Notes (Rosemont at University Park) Series 2023A and Series 2023B” in the aggregate principal amount not to exceed \$35,000,000 (the “Notes”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 240-unit apartment facility to be known as the Rosemont at University Park Apartments, located at 102 Emerald Ash, San Antonio, Bexar County, Texas (the “Project”) for Roers San Antonio Apartments Owner I LLP, a Texas limited partnership (the “Borrower”); and

**WHEREAS**, the Issuer desires to issue the Notes pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) among Red Stone A7 III LLC, as funding lender (the “Funding Lender”), the Issuer, as governmental lender, and a national banking association to be appointed as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Borrower Loan Agreement (the “Borrower Loan Agreement”) between the Issuer, as governmental lender, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower (collectively, the “Financing”); and

**WHEREAS**, the loan will be evidenced by a borrower note issued under the Borrower Loan Agreement (the “Borrower Note”) and a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “Security Instrument”) from the Issuer in favor of the Fiscal Agent; and

**WHEREAS**, the Issuer will issue the Notes in an amount not to exceed \$35,000,000 and loan all of such proceeds to the Borrower; and

**WHEREAS**, in connection with the Financing, the Borrower, San Antonio Housing Facility Corporation, as general partner (“General Partner”), and/or the Issuer will be required to enter into certain agreements, including, but not limited to, a Funding Loan Agreement, a Borrower Loan Agreement, the Notes, the Borrower Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing together with Ground Lessor Subordination and Joinder, a Ground Lease, and various

other Note documents, equity documents, ground lease documents, and subordinate debt documents (collectively, the “Transaction Documents”); and

**WHEREAS**, the developer, on behalf of the Borrower, has applied for Low Income Housing Tax Credits (“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 Borrower, General Partner, and/or the Issuer will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the “TDHCA Documents”); and

**WHEREAS**, the Borrower will contribute equity to the rehabilitation of the Project, which will be raised from the sale of tax credits (the “Equity Financing”); and

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

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

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

**WHEREAS**, the Issuer has determined that issuance of the Notes is necessary to finance the costs of acquiring, rehabilitating, and equipping the Project; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of the Las Varas Public Facility Corporation hereby:

Section 1. The terms of the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, and the Security Instrument are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory

Agreement, and the Security Instrument, the Note Documents, the Transaction Documents, the Equity Documents, the Construction Documents, the TDHCA Documents, the Lease covering the Land, all other documents relating to the Note Financing and the Equity Financing to which the Borrower, the General Partner, and the Issuer are a party, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Notes and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Notes, in the aggregate principal amount of not to exceed \$35,000,000, with an interest rate (not including applicable premium) not to exceed 6% as set forth in the Funding Loan Agreement, and with a maturity date not to exceed July 1, 2056, in substantially the form and substance set forth in the Funding Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Notes or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Notes, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Notes, if required. Authentication of the Notes upon the terms and conditions and in the manner described in the Funding Loan Agreement as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Notes shall be set forth in the final form of the Funding Loan Agreement, and the execution and delivery of the Funding Loan Agreement and any agreements relating to the purchase of the Notes by the Funding Lender by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Notes, maturity dates of the Notes, and the final redemption dates and prices for the Notes. The proceeds of the Notes are hereby authorized to be utilized as set forth herein and in the Funding Loan Agreement and the Borrower Loan Agreement.

Section 4. The Fiscal Agent shall be selected by Borrower.

Section 5. Cantu Harden Montoya LLP, as Bond Counsel, is hereby ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project, and such public hearing was validly held.

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

Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Notes shall be and the same hereby is extended,

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

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

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

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

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

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

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

**Passed and approved the 3rd day of April 2023.**

\_\_\_\_\_  
**Ana M. "Cha" Guzman**  
Chair, Board of Directors

**Attested and approved as to form:**

\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION**  
**RESOLUTION 23FAC-03-15**

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 April 3, 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-03-15, AUTHORIZING (I) ADMISSION OF SAHFC OR AN AFFILIATE THEREOF AS THE GENERAL PARTNER OF THE ROSEMONT AT UNIVERSITY PARK PROJECT PARTNERSHIP; (II) EXECUTION OF ALL DOCUMENTATION IN CONNECTION WITH THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (ROSEMONT AT UNIVERSITY PARK) SERIES 2023A AND SERIES 2023B; AND (III) OTHER MATTERS IN CONNECTION THEREWITH**

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

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

**SIGNED and SEALED this 3rd day of April 2023.**



\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**San Antonio Housing Facility Corporation  
Resolution 23FAC-03-15**

**RESOLUTION 23FAC-03-15, AUTHORIZING (I) ADMISSION OF SAHFC OR AN AFFILIATE THEREOF AS THE GENERAL PARTNER OF THE ROSEMONT AT UNIVERSITY PARK PROJECT PARTNERSHIP; (II) EXECUTION OF ALL DOCUMENTATION IN CONNECTION WITH THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (ROSEMONT AT UNIVERSITY PARK) SERIES 2023A AND SERIES 2023B; AND (III) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Opportunity Home San Antonio of the City of 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**, Roers San Antonio Apartments Owner I LP, a Texas limited partnership (the “Partnership”), was formed to acquire, rehabilitate, and equip an existing 240--unit apartment facility to be known as the Rosemont at University Park Apartments, located at 102 Emerald Ash, San Antonio, Bexar County, Texas (the “Project”); and

**WHEREAS**, at the request of the Partnership, SAHFC has agreed to enter into the Partnership as a general partner; and

**WHEREAS**, in connection with the Project, Las Varas Public Facility Corporation, as issuer (“Issuer”) has been requested to issue its “Multifamily Housing Revenue Notes (Rosemont at University Park) Series 2023A and Series 2023B” in the aggregate principal amount not to exceed \$35,000,000 (together, the “Notes”), the proceeds of which will be used to finance the Project; and

**WHEREAS**, the Issuer desires to issue the Notes pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) among Red Stone A7 III LLC, as funding lender (the “Funding Lender”), the Issuer, as governmental lender, and a national banking association to be appointed as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Partnership, as borrower (the “Borrower”) pursuant to a Borrower Loan Agreement (the “Borrower Loan Agreement”) between the Issuer, as governmental lender, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower (collectively, the “Financing”); and

**WHEREAS**, the loan will be evidenced by a borrower note issued under the Borrower Loan Agreement (the “Borrower Note”) and a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “Security Instrument”) from the Issuer in favor of the Fiscal Agent; and

**WHEREAS**, the Issuer will issue the Notes in an amount not to exceed \$35,000,000 and loan all of such proceeds to the Borrower; and

**WHEREAS**, in connection with the Financing, the Borrower, SAHFC, and/or the Issuer will be required to enter into certain agreements, including, but not limited to, a Funding Loan

Agreement, a Borrower Loan Agreement, the Notes, the Borrower Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing together with Ground Lessor Subordination and Joinder, a Ground Lease, and various other Note documents, equity documents, ground lease documents, and subordinate debt documents (collectively, the "Transaction Documents"); and

**WHEREAS**, the developer, on behalf of the Borrower, has applied for Low Income Housing Tax Credits ("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 Borrower, SAHFC, and/or the Issuer will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the "TDHCA Documents"); and

**WHEREAS**, the Borrower will contribute equity to the rehabilitation of the Project, which will be raised from the sale of tax credits (the "Equity Financing"); and

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

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

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

**WHEREAS**, the Issuer has determined that issuance of the Notes is necessary to finance the costs of acquiring, rehabilitating, and equipping the Project; and

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

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

Section 1. The admission of SAHFC or a newly created affiliate thereof as a general partner of the Partnership is hereby 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 admission.

Section 2. The terms of the Funding Loan Agreement, the Borrower Loan Agreement,



the Regulatory Agreement, and the Security Instrument are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 3. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, and the Security Instrument, the Note Documents, the Transaction Documents, the Equity Documents, the Construction Documents, the TDHCA Documents, the Lease covering the Land, all other documents relating to the Note Financing and the Equity Financing to which the Borrower, SAHFC, and the Issuer are a party, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Notes and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

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

Section 6. The Board has expressly determined and hereby confirms that its admission into the Partnership and participation in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Authority by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control,

public health, welfare, and safety and for other valid public purposes.

Section 7. The Notes and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Funding Loan Agreement to secure payment of the Notes, and under no circumstances shall the Notes be payable from any other revenues, funds, assets, or income of the Issuer.

Section 8. The Notes shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 9. After the Notes are issued, this Resolution shall be and remain irrevocable until the Notes or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Funding Loan Agreement.

Section 10. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Notes is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 11. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

**Passed and approved the 3rd day of April 2023.**

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

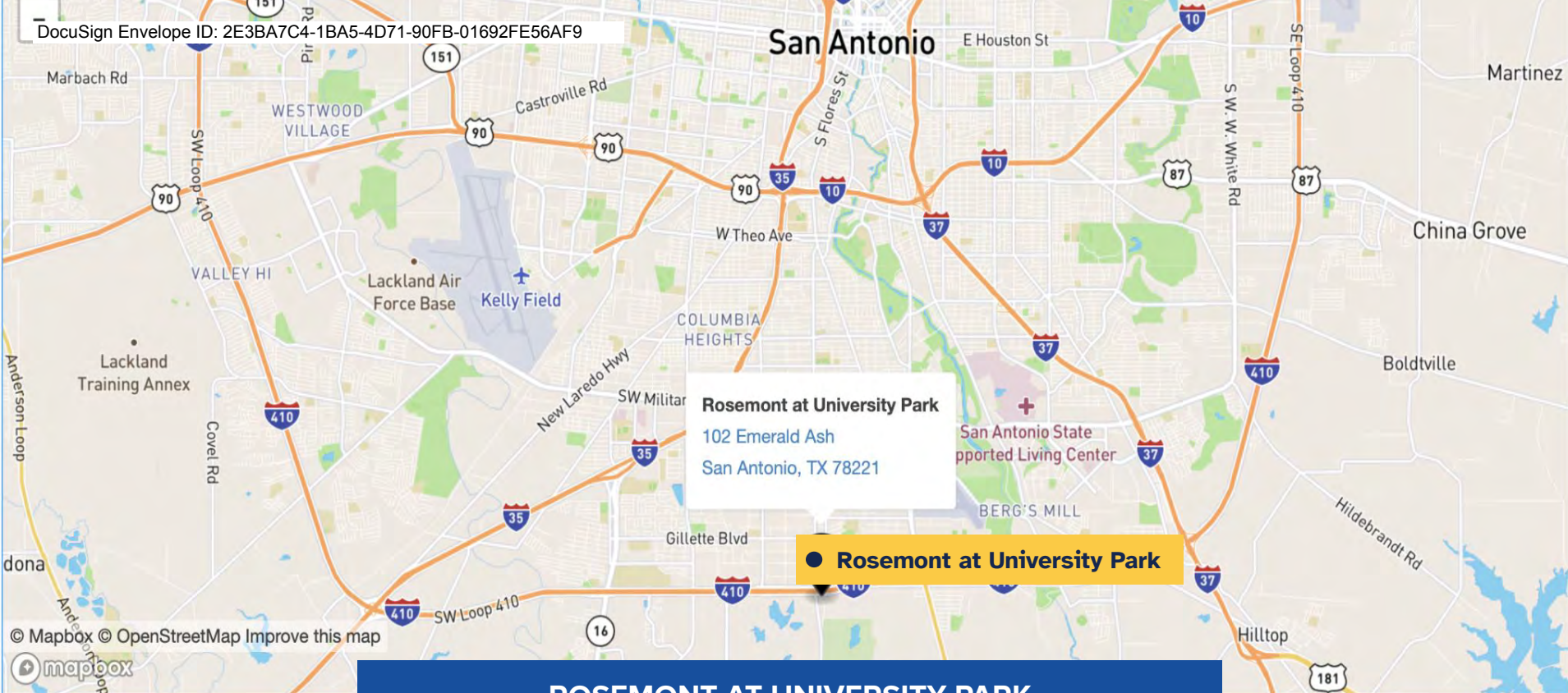
**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
Secretary/Treasurer

# Rosemont at University Park Resyndication

Timothy E. Alcott | Chief Legal and Real Estate Officer



## ROSEMONT AT UNIVERSITY PARK

102 Emerald Ash

# Overview



City Council District 3

Southside ISD

Total Units: **240**

## **Current**

**240** Units at 60% AMI

## **Proposed**

**8** Units at 30% AMI

**232** Units at 60% AMI

## **Section 8 Vouchers**

**37** Units at 30% AMI

## **Bond Issuance Amount**

**\$35,000,000**

Opportunity Home San Antonio

March 15, 2023

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTION 6334, AUTHORIZING A SUBORDINATE LOAN IN THE AMOUNT OF \$750,000 FOR THE COSTA MIRADA PROJECT, WHICH MAY BE FUNDED USING MOVING TO WORK FUNDS; 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 Resolution 6334, authorizing a subordinate loan in the amount of \$750,000 for the Costa Mirada Project, which may be funded using Moving to Work funds; and other matters in connection therewith.

**SUMMARY:**

The Costa Mirada Project received final approval from San Antonio Housing Finance Corporation as Issuer and Las Varas Public Facility Corporation as sole member of the general partner of the owner of the Project on September 7, 2006. The Project was constructed and consists of 212 family units, all of which are low-income housing tax credit units serving families who are at or below 60% AMI. The project is located at 9323 Somerset Road.

Opportunity Home is an MTW agency. As part of its obligations as such an agency, Opportunity Home 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 a MTW agency. For new units to be counted as affordable housing units, Opportunity Home must contribute financially towards the creation of those units. Originally, this Project had no MTW funds allocated to it. However, for Opportunity Home's benefit, Opportunity Home will contribute \$750,000 to the project as an operating deficit loan.

**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 6334  
Presentation



**Opportunity Home San Antonio  
Resolution 6334**

**RESOLUTION 6334, AUTHORIZING A SUBORDINATE LOAN IN THE AMOUNT OF \$750,000 FOR THE COSTA MIRADA PROJECT, WHICH MAY BE FUNDED BY MOVING TO WORK FUNDS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, on September 7, 2006, the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation, authorized the issuance of its Multifamily Housing Revenue Bonds (Costa Mirada Apartments Project) Series 2006 to finance the acquisition, construction and equipping of a 212-unit multifamily apartment facility known as the Costa Mirada Apartments located at 9323 Somerset Road, San Antonio, Texas (the "Project") for Costa Mirada, Ltd., a Texas limited partnership (the "Borrower"); and

**WHEREAS**, on September 7, 2006, the Las Varas Public Facility Corporation, a Texas nonprofit public facility corporation, authorized participation in the Project as the sole member of the general partner of the Borrower and the purchase and ground lease of the land for the Project; and

**WHEREAS**, the Housing Authority of the City of San Antonio a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio") is a participant in the Moving to Work demonstration program ("MTW") administered by the U.S. Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, among other obligations, Opportunity Home San Antonio is obligated to assist substantially the same total number of eligible low-income families under MTW as would have been served absent its participation in MTW (the "Obligations"); and

**WHEREAS**, in connection with the Obligations, Opportunity Home San Antonio must contribute financially toward the creation or preservation of affordable housing units to assist eligible low-income families; and

**WHEREAS**, Opportunity Home San Antonio intends to provide a subordinate loan of funds in the amount of \$750,000 to the Borrower as an operating deficit loan to the Project in order to preserve affordable housing units, which may be funded by MTW funds in furtherance of the Obligations (the "Loan"); and

**WHEREAS**, the Board of Commissioners of Opportunity Home San Antonio (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 Loan described above so that the Partnership may continue to operate the Project as an affordable housing project; and

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

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

- 1) The Loan is hereby authorized and approved.
- 2) The President and CEO, and each officer of Opportunity Home San Antonio (each an “Executing Officer”), or any of them, are authorized and directed to negotiate, execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Loan or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents..
- 3) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 4) All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.
- 5) 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.
- 6) The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.
- 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.



**Passed and approved the 3rd day of April 2023.**

---

**Ana M. "Cha" Guzman**

Chair, Board of Commissioners

**Attested and approved as to form:**

---

**Ed Hinojosa, Jr.**

President and CEO

# Costa Mirada MTW Funds Loan Approval

Timothy E. Alcott | Chief Legal and Real Estate Officer



## COSTA MIRADA

9323 Somerset Rd

# Overview



City Council District 4

South San Antonio ISD

Total Units: **212**

## **Current**

**6** Units at 50% AMI

**205** Units at 60% AMI

**1** Unit at Market Rate

## **Section 8 Vouchers**

**83** Units at 30% AMI

# Beacon Communities Overview

March 15, 2023



Page 401 of 443



**Beacon Communities**

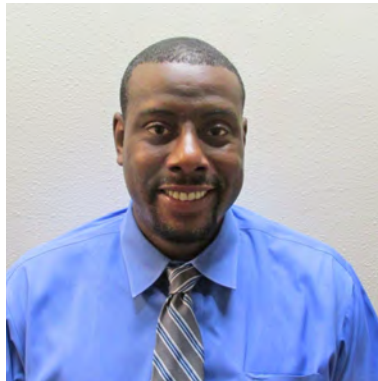
# Meet the Team

**Total of 96  
Employees**



**Melissa Garza**

Director of Beacon  
Communities



**Gary McLaurin**

Assistant Director of  
Beacon Communities



**Noermila Cardenas**

Regulatory Compliance  
Manager



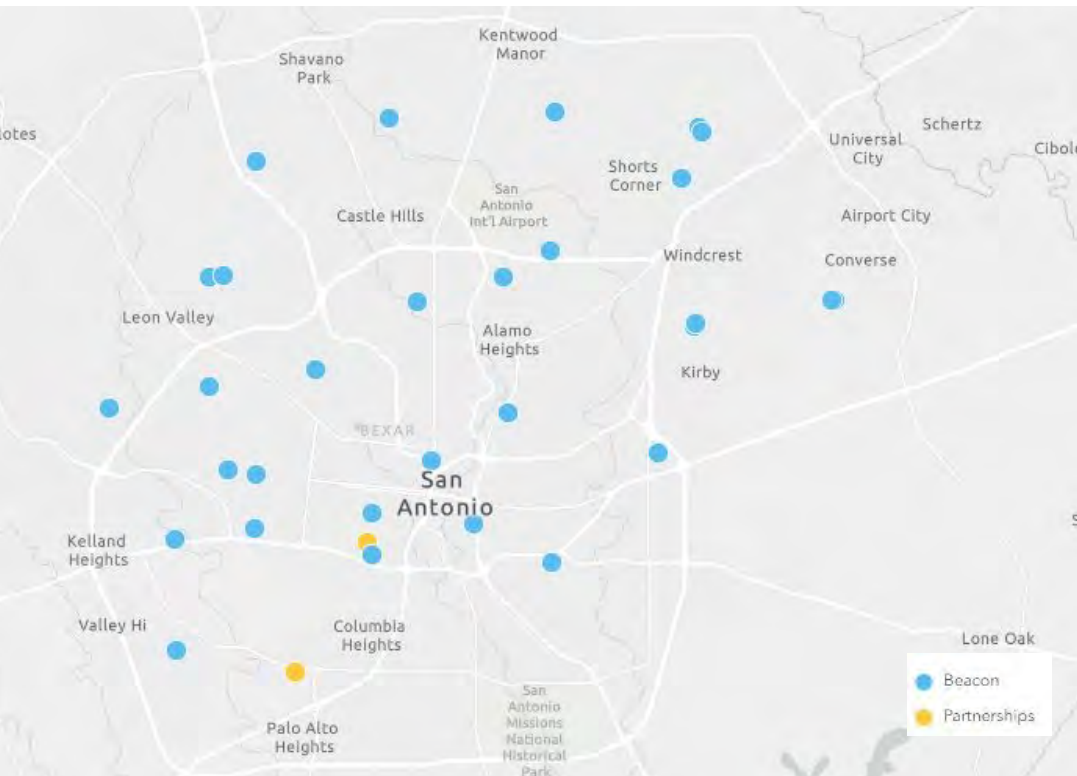


## Beacon Communities

# Who We Are

Beacon Communities is responsible for the professional management of Opportunity Home's mixed-income affordable housing portfolio. In this role, it provides comprehensive management services that include leasing, maintenance, compliance oversight, and financial management.

# Beacon Communities\*



**4,157**  
multifamily units

**33**  
communities

\*Includes two partnership communities managed by Beacon. Alhambra Apartments provides 140 units and San Juan I provides 143 units to the Beacon portfolio.

*Data Sources: Opportunity Home GIS; Beacon owned and / or managed communities in operations as of February 2023*





# What Makes Beacon Unique

## Case Study: San Juan Square II

- Complies with layered affordable programs:
  - **90** Tax Credit units
  - **48** units Tax Credit layered with PH
  - **6** units Market
- Reports to four regulatory agencies: HUD, IRS, TDHCA, and Bexar County
- 144 units at 30% Extremely Low Income, 60% Very Low Income, and 80% Low Income

# Beacon Management



Management



Leasing



Maintenance



Compliance

# Management

Beacon Communities are comprised of properties within Beacon's portfolio, or in partnership with Asset Management

## Direct Management

- Owns and manages 27 mixed-income properties
- Manages San Juan II & Alhambra, two mixed-income properties

## Oversight

- Owns and oversees the third-party management of four mixed-income properties
- Transition and Portfolio Manager, Jason Gonzales, responsible for transitioning partnership properties into Beacon portfolio at the end of the initial 15-year compliance period

# Leasing

Provides several affordable housing options in San Antonio to reach more vulnerable populations

- Leases to market-rate renters as well as populations in as many as **seven affordable housing programs**:
  - HOME Investment Partnerships Program (HOME),
  - Low-Income Housing Tax Credit Program (Tax Credit),
  - Project Based Rental Assistance Program (PBRA),
  - Public Housing (PH),
  - Affordable Housing Program (AHP),
  - Housing Choice Voucher (HCV) Program, and
  - Multifamily Bond Programs (Bond)

# Maintenance

Conducts periodic maintenance through work order requests and physical inspection

- Maintains an in-house heating, ventilation, and air conditioning (HVAC) Team
- Ensures compliance with HUD's Real Estate Assessment Center (REAC) Inspections for PH and Tax Credit units, which issues an overall score based on the physical condition of a property's buildings, common areas, and interior of units

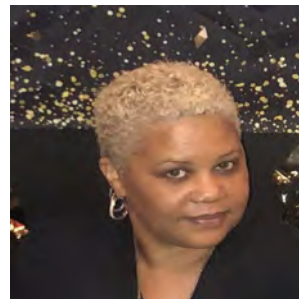
# Compliance

In-house Compliance Team adheres to regulatory requirements in all programs

- Meets lender requirements for three banks
- Reports to six regulatory agencies (HUD, IRS, FDIC, TDHCA, Bexar County, and the City of San Antonio)
- Responsible for the coordination of contract renewals and implementation of new requirements
- Conduct annual file reviews to ensure compliance with regulatory requirements



**Noermila Cardenas**  
Regulatory Compliance  
Manager



**Victoria Harris**  
Regulatory Compliance  
Coordinator



**Ashley Santos**  
Regulatory Compliance  
Analyst

# Affordable Programs

## Affordable Programs

# PH Program

- Administered by HUD
- Two separate funding streams: Operating Subsidy for each development's cost to operate, excluding utilities and taxes; and Capital Fund for development, financing, modernization, and management improvements
- PH houses **low-income families** at Beacon properties
- Calculates Total Tent Payment (TTP) for rent based on 30% of monthly adjusted income

350  
PH Units



## Affordable Programs

# PBRA Program

- Administered by HUD
- Funded through private financing, private equity, and/or equity raised from the sale of LIHTC
- PBRA is assistance for very and extremely-low income families, which is attached to a specific property
- TTP is the greatest of either 30% of monthly adjusted income, 10% of the family's monthly income, or a minimum rent of \$25

557  
PBRA Units

## Affordable Programs

# HOME Program

- Administered by HUD
- HUD allocates federal block grants to state and local governments to create affordable housing for **low and very-low income** families by strengthening public-private partnerships
- HOME units are set at Low HOME (50% AMI and below) and High HOME (80% AMI and below)

11  
HOME Units

*Data Sources: Yardi | Waiting List report as of Feb. 27, 2023*

## Affordable Programs

# LIHTC Program

- Administered by Internal Revenue Service (IRS)
- TDHCA receives and allocates credit through the Housing Tax Credit (HTC) Program to direct private capital to develop and preserve affordable rental housing for low-income households
- LIHTC rents are set by HUD annually at 30% AMI and below, 50% AMI and below, or 60% AMI and below

1,273  
Tax Credit Units

*Data Sources: Yardi | Waiting List report as of Feb. 27, 2023*

## Affordable Programs

# Bond Program

- Administered by IRS
- Developers use the amount borrowed from investors to build affordable housing and agree to set aside a certain percentage of units for **low and very-low income** households.
  - The mortgage payments on the loans are used to repay the investors.
- Rent for Bond is calculated based on market rent, unless another program rule applies

2,685  
Bond Units

## Affordable Programs

# AHP Program

- Administered by the Federal Deposit Insurance Corporation (FDIC)
- FDIC sells properties at or above the property's net realizable market value, established by FDIC (FDIC may provide a loan at market interest rates)
- Purchasers must agree to make units available to **low and very-low income** households at affordable rent limits for a period of 50 years
- FDIC sets rent limits for AHP at 50% AMI or below and 80% AMI and below

150  
AHP Units

# Eligibility

- The family’s annual income must not exceed program income limits
  - HUD establishes income limits annually for all affordable programs
  - Income limit are based on Average Median Income (AMI) of an area and are adjusted for family size
- Successful pre-screening for criminal history, bad debts, citizenship status, residential history, employment history and current income

Income Limits	
Low Income	At or below 80% AMI
Very Low Income	At or below 50% AMI
Extremely Low Income	At or below 30% AMI
60% AMI (only applicable to LIHTC)	At or below 60% AMI

## FY 2022 Income Limits

San Antonio-New Braunfels | TX HUD Metro Area  
Median Family Income is \$85,500

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>30% Income Limit</b>	\$17,400	\$19,900	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
<b>50% Income Limits</b>	\$29,050	\$33,200	\$37,350	\$41,450	\$44,800	\$48,100	\$51,400	\$54,750
<b>60% Income Limit</b>	\$34,860	\$39,840	\$44,820	\$49,740	\$53,760	\$57,720	\$61,680	\$65,700
<b>80% Income Limit</b>	\$46,450	\$53,050	\$59,700	66,300	\$71,650	\$76,950	\$82,250	\$87,550

## Affordable Programs

# Income Eligibility

Program	Income Limit	Limits Accepted by Beacon Currently
PH	Low Income, Very Low Income, and Extremely Low Income	50% AMI and Below and 30% AMI and Below
PBRA	Low Income	80% AMI and Below
HOME	Low Income (High Home) and Very Low Income (Low Home)	80% AMI and Below and 50% AMI and Below
LIHTC	Extremely Low and At or Below 60% AMI	30% AMI and Below, and at or Below 60% AMI
Bond	None Unless Layered with Other Program(s)	80% AMI and Below
AHP	Low Income and Very Low Income	80% AMI and Below



# Questions?

# Board Update Wi-Fi Expansion Project

Jo Ana Alvarado | Director of Innovative Technology

Wi-Fi Expansion

# Budgets + Expenditures

Approved Budget | As of July 1, 2020

- \$4 Million Dollar Budget
  - \$3 Million | 52 Public Housing Properties
  - \$1 Million | 24 Beacon Properties

Approved Budget | As of Feb. 2023

- PH Infrastructure | \$2,066,994
- Beacon Infrastructure | \$860,146
  - Total Infrastructure Cost | \$2,927,140
- PH Bandwidth | \$119,482.79
- Beacon Bandwidth | \$40,985
  - Total Bandwidth Cost | \$160,467.79

## Average Monthly Bandwidth Cost

Property	Monthly Cost
Sunshine Plaza	\$950
Pecan Hill	\$990
SAHFC Monterrey Park	\$950
SAHFC Burning Tree	\$950
SAHFC Castlepoint	\$990
SAHFC Encanta Villas	\$990
SAHDC Bella Claire Apts.	\$950
Sendero I PFC (Crown Meadows)	\$950
SH/CH PFC Cottage Creek	\$950
Alazan-Apache Courts	\$990
Olive Park Apts.	\$990
Lincoln Heights	\$990
Cassiano Homes	\$990
Parkview Apts.	\$950
L.C. Rutledge Apts.	\$950
F.J. Furey Apts.	\$950
Springview	\$950
Total	\$16,430.00

## Wi-Fi Expansion

# Topology, Security + Design

## Design

- Saturate residential area for access in the home.
- Install Fiber backbone at larger properties and copper at smaller properties to manage costs.
- Implement innovative Mesh and Solar Mesh Wi-Fi technologies.

## Security

- Open Public Wi-Fi accessed by any device.
- Content Filtering for undesirable sites.
- Public Wi-Fi with no password needed for access.



# The Road to Digital Equity

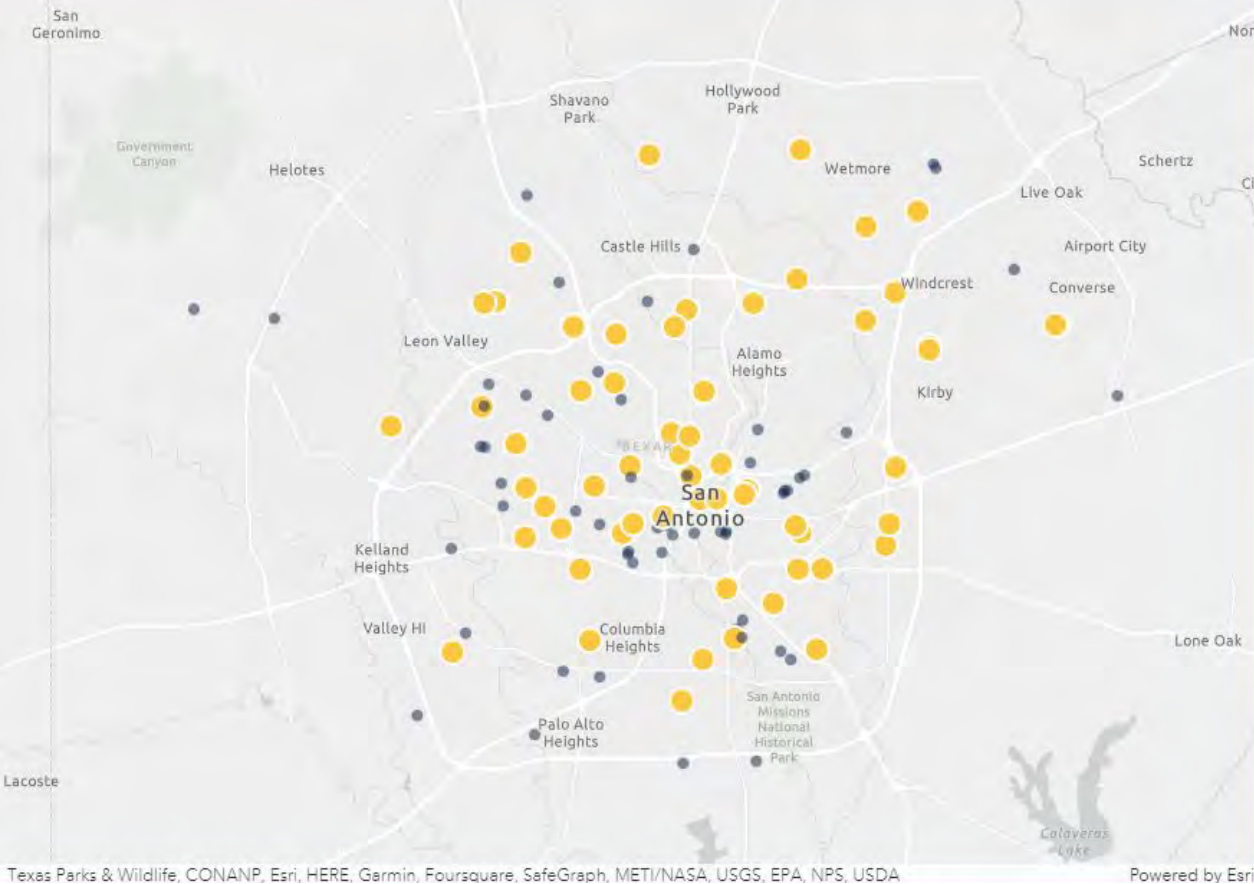
# Challenges

## Delays, Supply Shortage, and CPS Energy

- Contractors reporting shortage and back order of Wi-Fi hardware
- Keeping the Crews healthy and safe
- Electrical challenges
  - Permit delays, slow process
  - The Winter Storm of 2022
  - The heat, dogs, and more out in the field
  - New Meters needed to meet the electrical demands
  - Vandalism — lights and Wi-Fi equipment
  - Solar challenges at Cassiano Homes
- Design Challenges
  - Line of sight with tall trees
  - Bandwidth challenges, trenching, light poles, and permits
  - Strategy changes to accommodate all 4 corners of the property







66

properties connected

7,359

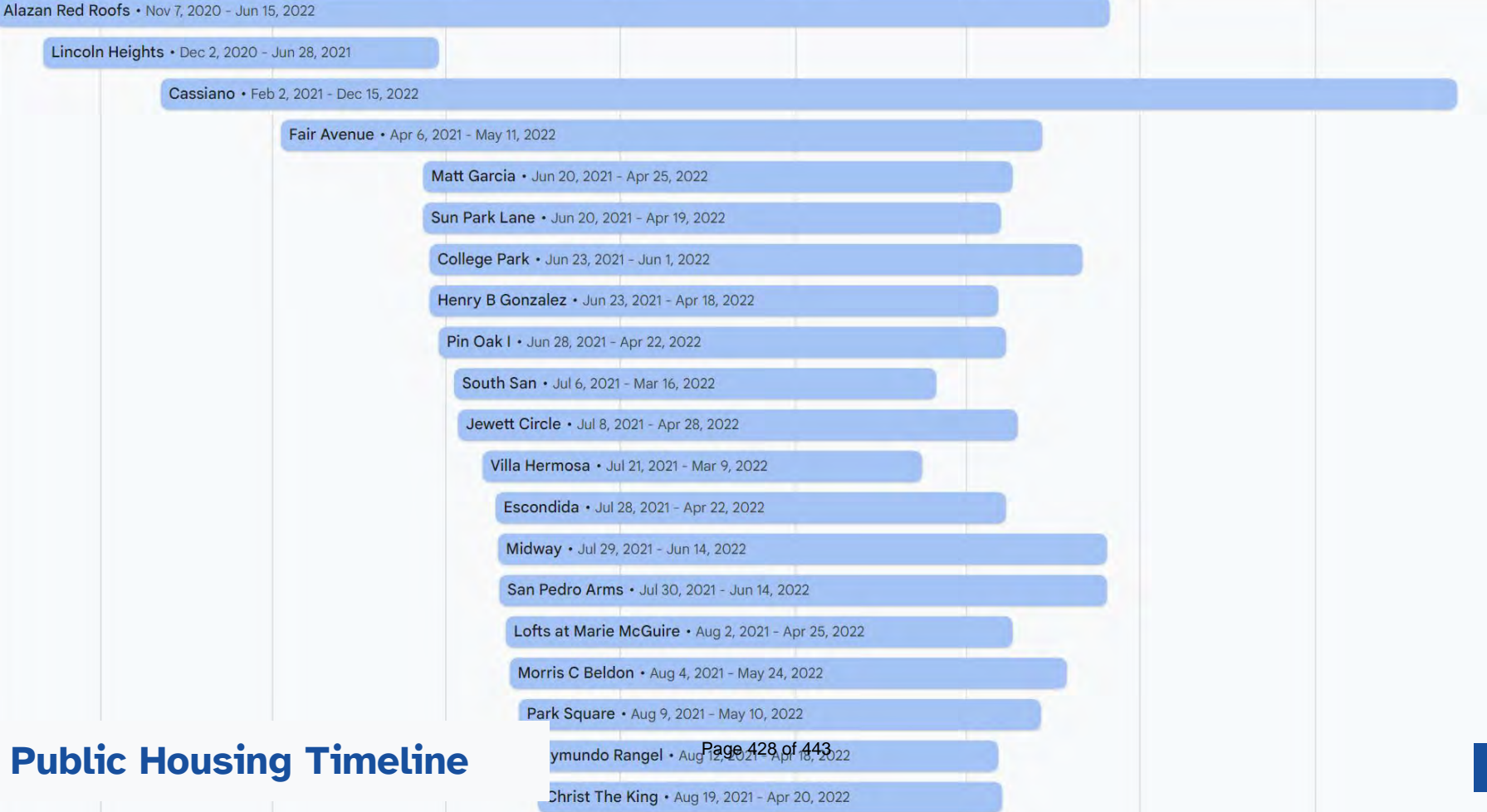
units connected

3,156

Beacon units

4,203

Public Housing units





Q1

Q2

Q3

Q4

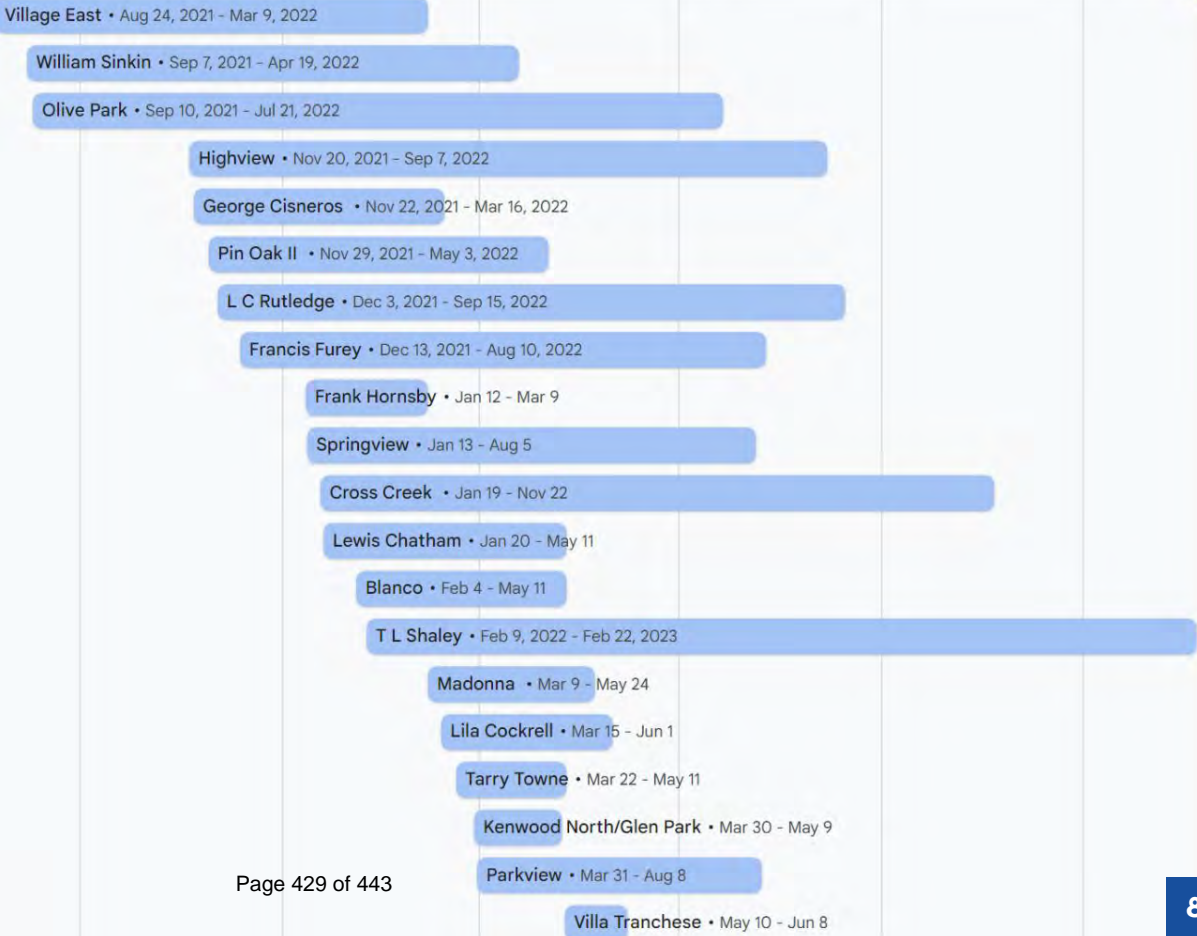
Q1

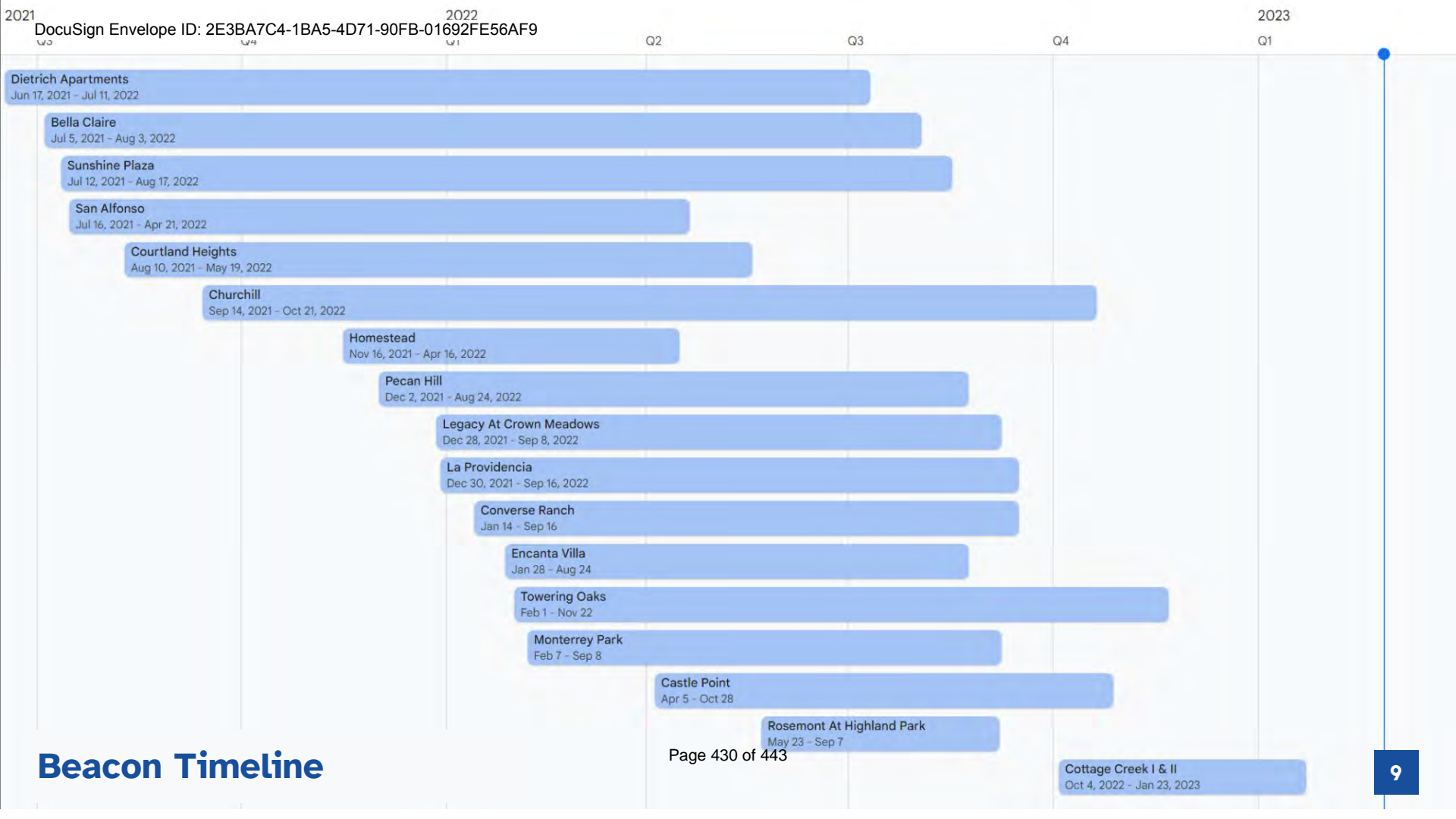
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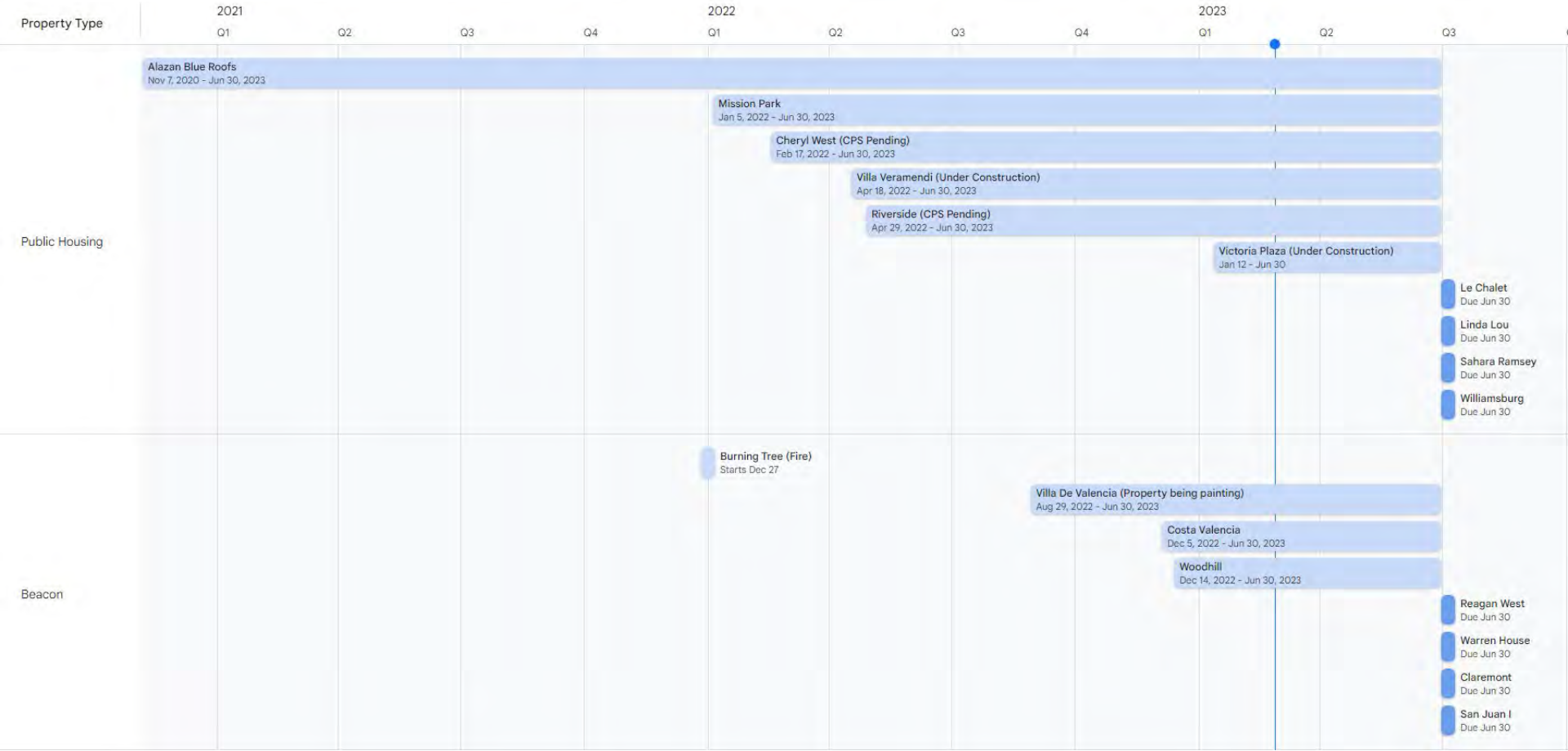
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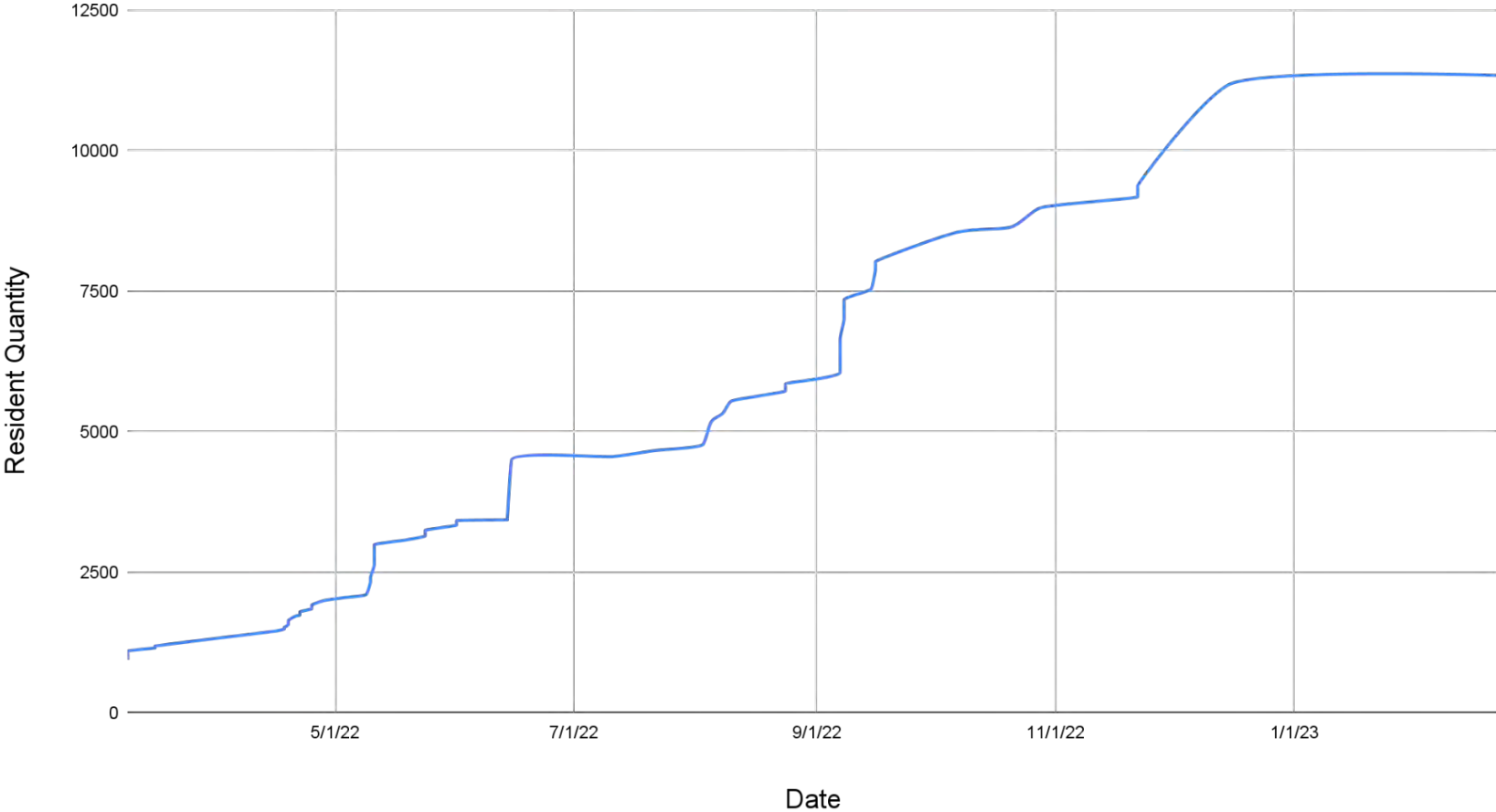
Q4

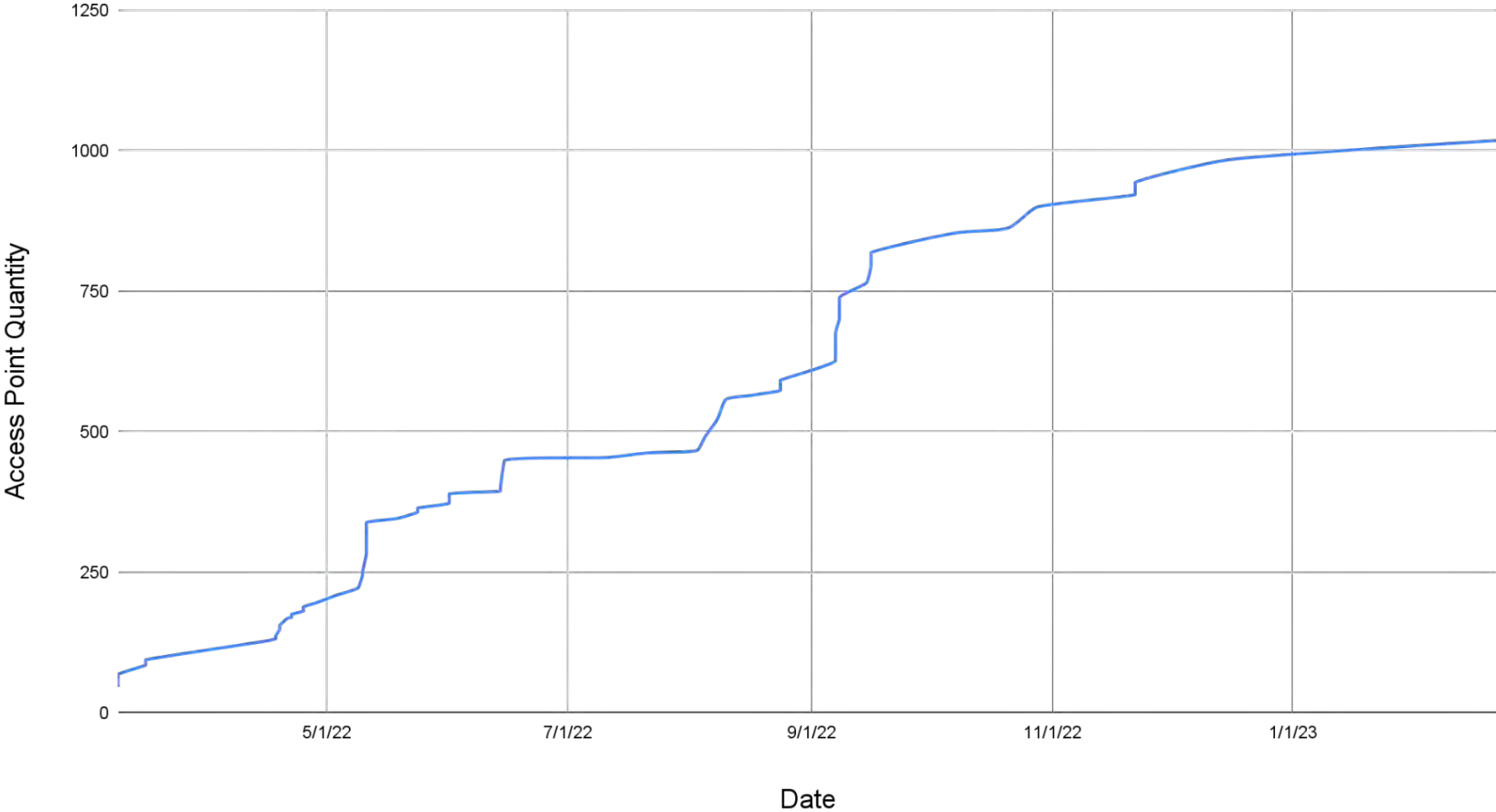
Q1











Today | Future

# Sustainability

## Today

- By the end of FY 2022-2023, we will complete all phases of the Wi-Fi expansion project, providing free public Wi-Fi to our residents.
- Sustainability in the maintenance and continued scalability will be key to continued access for our residents.

## Future Expenditures

- Half a million dollars is the approximate cost for sustaining the bandwidth
- Ongoing costs for the licensing of our Wi-Fi equipment:
  - Sonic Firewall | Annual costs: \$239K to \$490K
  - Switches/Support/Maintenance | Annual costs: \$149K
- Ongoing support maintenance and support costs
  - Wi-Fi Support Analyst | \$60K annually
  - Vendor Support | \$65 | \$125 per hour, as needed





## The Future

# Digital Equity

- Digital equity is named as a key component to equity
- Dedicated internet is the ultimate goal for our residents
- Dedicated high speed internet brings solid digital equity to all residents
- Resident Technical Support to foster equity
  - Implement fair and equitable technology for residents that support all protected classes without disparaging any class by implementing technology that support:
    - Language
    - Hearing impaired
    - Sight impaired
    - Physically challenged
  - Technical support for residents of all classes or disabilities
  - To be equitable, resident support can assist more residents at a higher number than a digital literacy program alone









Thank You  
**Charles  
Anderson**

# Questions?

## OPPORTUNITY HOME SAN ANTONIO

March 15, 2023

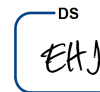
## MEMORANDUM

**To:** Board of Commissioners

**From:** Ed Hinojosa Jr., President and CEO

**Presented by:** George M. Ayala, Director of Procurement

**RE:** Procurement Activity Report


**CURRENT SOLICITATIONS:**

There is one RFP that is currently advertising. The RFP is for Public Relations Consulting Services.

**CLOSED/PENDING SOLICITATIONS:**

There are seven 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; Pension Plan Audit; Purchase and Installation of Lift Gates; Fire Safety Systems Inspections, Repairs, and Monitoring; Exterior Painting for Spring View Apartments; and, Unit Make Ready for Public Housing.

**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; 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; 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.

**CHANGE ORDERS 4TH QTR 2022:**

Date	Contract	Contractor	Description
11/14/2022	Master Planner for redevelopment of the Alazan Courts	Able City	Increase in the contract value \$50,000; community engagement
10/17/2022	Foundation Repairs for William Sinkin	Alamo HyTech Foundation	Increase in contract value \$6,730.63; unforeseen work
10/5/2022	Rehab Woodhill Apartment 2101-1	EA Contractor	Increase in contract value \$13,750

OPPORTUNITY HOME SAN ANTONIO

March 15, 2023

VEHICLE PURCHASES 4TH QTR 2022:

Date	Number Purchased	Vehicle Year	Make/Model	Amount	Vendor
12/19/2022	8	2022	Ford, F150 Trucks	\$401,501.04	McCombs Ford West

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENT:

Procurement Activity Report  
Business Categories

Procurement Activity Report as of March 6, 2023				
Solicitations Currently being Advertised				
Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
Public Affairs	RFP	Public Relations Consulting Services	N/A	03/09/2023
Board Items				
Beacon Communities	RFP	Vehicle Purchases	N/A	March 15, 2023 Operations and Real Estate Committee Meeting and April 3, 2023 Regular Board Meeting
Organization Wide	IFB	Plumbing and Related Services	2/28/2023	
Solicitations Under Evaluation				
Public Housing	RFP	Intrusion Protection and Security Cameras for Multi-Level Properties	11/03/2022	Procurement Negotiations, Due Diligence, and Evaluation
Construction Services and Sustainability	IFB	Automatic Doors for Victoria Plaza	12/07/2022	
Human Resources	RFP	Pension Plan Audit	01/13/2023	
Public Housing	QQ	Purchase and Installation of Lift Gates	02/21/2023	
Organization Wide	IFB	Fire Safety Systems Inspections, Repairs, and Monitoring	02/22/2023	
Public Housing	IFB	Exterior Painting for Spring View Apartments	02/28/2023	
Public Housing	IFB	Unit Make Ready for Public Housing	03/03/2023	
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	April 2023	
		Physical Needs Assessment	April 2023	
		Property Management Software for Beacon Communities	Coop Award	
Development Services and Neighborhood Revitalization		Parcel Lockers	Department Hold	
		Interior/Exterior Signage for Snowden Apartments	Department Hold	
		Commercial Real Estate Broker	March 2023	
		Development Initiative Consulting Services	March 2023	
Executive		Commercial Property Management	March 2023	
Human Resources		Administrator for Opportunity Home's 457(b) Plan	Organization Hold	
Innovative Technology		Cloud Unified Communication and Collaboration Solution	March 2023	
Public Affairs		Website Redesign, Hosting, Security and Maintenance	March 2023	
Organization Wide		Debt Collection Services	Organization Hold	
		Architectural and Engineering Services	March 2023	
		Resurfacing Services	March 2023	
		Inspection, Evaluation, Repair and/or Stabilization of Foundations	March 2023	
		Rent Comparability Study	March 2023	
		Floor and Building Schematics	April 2023	
		Training for Assisted Housing Programs, Beacon and Public Housing	April 2023	

## Categories of Procurements

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
<b>Awards Under President and CEO Expanded Authority</b>				
Construction Services and Sustainability	Lincoln Heights Computer Lab ADA Access Compliance and Parking Lot Renovation	DC Contractor	\$183,750.53	2/9/2023
<b>Awards Under Contracting Officer Authority</b>				
Public Affairs	Media Monitoring Services	TVeyes	\$2,400.00	02/09/2023
Public Housing	Privacy Fencing at Sun Park Lane	B&T Dependable Services	\$29,965.43	02/16/2023
Public Affairs	Fiesta Event at Rex Property	V3rtigo 80's Band	\$1,300.00	02/23/2023
General Services	Central Office Lobby Renovations	Addision Prime	\$12,620.68	02/28/2023
Construction Services and Sustainability	Fire wrapping to the PVC Piping at Victoria Plaza	All-Pro Insulation	\$43,836.00	03/03/2023
Construction Services and Sustainability	Crash Bar at Victoria Plaza	BR General Contractors	\$2,695.00	03/03/2023
<b>IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))</b>				
There were no awards under this category during the reporting period.				

				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	aquisition 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	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