OPERATIONS AND REAL ESTATE COMMITTEE MEETING
OR SPECIAL BOARD MEETING
1:00 p.m. | Wednesday | July 19, 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 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

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

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6363, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program (Valerie Ochoa, Assistant Director of Assisted Housing Programs)

4. Consideration and appropriate action regarding Resolution 6364, approving the updated voucher term policy and the Moderate Rehabilitation (Mod-Rehab) waitlist policy for the Assisted Housing Programs (AHP) (Kristen Carreon, Director of Operations Support; Valerie Ochoa, Assistant Director of Assisted Housing Programs)

5. Consideration and appropriate action regarding Resolution 6365, authorizing the award of contracts for architectural, engineering, and forensic consulting services to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc., not to exceed an annual cumulative amount of $1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

Page 2 of 107
6. Consideration and appropriate action regarding Resolution 6368, authorizing the award of a contract for HVAC units, accessories, and parts to Xsail Mechanical A/C & Heating (AABE, WBE) for an annual cumulative amount not to exceed $1,000,000; 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)

7. Consideration and appropriate action regarding Resolution 6369, authorizing the award of a contract for design of floor plans for Opportunity Home’s Beacon Communities and Public Housing to Imagine Design Construct (HABE) for an amount not to exceed $320,322 (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services)

8. Consideration and appropriate action regarding Resolution 6370, authorizing the expenditure of additional funds for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed $136,138 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

9. Consideration and appropriate action regarding Resolution 6371, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (“HUD”) for portions of the Alazan Apache Courts to include the Valero baseball field site and the adjacent block west within the Apache Courts; the sale of such property and any improvements located thereon; the formation of a single-member limited liability company to acquire such property; and the execution of documents and applications necessary to consummate such actions; and other matters in connection therewith (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

10. Consideration and appropriate action regarding Resolutions 6372 and 23LVPFC-07-19, authorizing the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax exempt bond financing for the Ingram Square Apartments project (Miranda Castro, Director of Asset Management)

**DISCUSSION ITEMS**

11. Update and discussion regarding the Opportunity Home Scorecard (Richard Milk, Planning Officer)

12. Update and discussion regarding westside development timing and priorities (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

13. Discussion regarding resident concerns

**CLOSED SESSION**

14. Closed Session

**Real Estate/Consultation with Attorney**

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

- Discussion with attorney regarding Beacon Communities
- Discussion with attorney regarding westside development timing and priorities

**REPORT**

- Procurement Activity Report

**RESOURCE**
*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.”
RESOLUTION 6363, AUTHORIZING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6363, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program.

SUMMARY:
Opportunity Home San Antonio (Opportunity Home) is required to conduct annual assessments of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10 percent or more. Those services/allowances include, but are not limited to, the following: electric, gas, water, sewer, and trash. Cable and telephone services are not part of the utility allowance schedule. Other considerations, such as tenant-or-landlord-provided appliances and type of heating and cooling systems in a particular unit are also included in this schedule.

Opportunity Home has implemented flat utility allowances, which are based on bedroom size only and eliminate fluctuation based on type of utilities being provided to HCV residents. However, for HCV residents who qualify for hardship and residents of special programs, the standard (non-flat) utility allowance schedule still applies.

Staff projects an annual financial impact of 1.02% ($362,504) to Housing Assistance Payments (HAP) using the Flat UA Schedule, and an increase of 2.37% ($38,024) using the Non-Flat UA Schedule for the HCV Program.

Staff request approval of the revised utility allowance schedule for HCV tenant-furnished utilities and other services to be effective September 1, 2023 for any new admissions and November 1, 2023 for reexaminations.

STRATEGIC OUTCOME:
Opportunity Home residents have access to affordable utilities
ATTACHMENTS:
Resolution 6363
Presentation
Opportunity Home San Antonio
Resolution 6363

RESOLUTION 6363, AUTHORIZING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, Opportunity Home San Antonio (Opportunity Home) is required to conduct annual assessments of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10 percent or more; and

WHEREAS, Opportunity Home has implemented flat utility allowances, which are based on bedroom size only and eliminate fluctuation based on type of utilities being provided. However, for HCV residents who qualify for hardship and residents of special programs, the standard (non-flat) utility allowance schedule still applies; and

WHEREAS, the changes to the Flat Utility Allowance (UA) Schedule used by the HCV Program results in an annual cost increase of $362,504 to Housing Assistance Payments (HAP). For the Non-Flat Utility Allowance Schedule, the annual cost increase for HAP is $38,024; and

WHEREAS, staff request approval for the revised utility allowance schedule for HCV tenant-furnished utilities and other services, to be effective September 1, 2023 for any new admissions and November 1, 2023 for reexaminations.

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

1) Approves Resolution 6363, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program.

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

Passed and approved the 2nd day of August 2023.

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

Attested and approved as to form:

--------------------------------------------------
Ed Hinojosa, Jr.
President and CEO
HCV Utility
Allowance Schedule
July 19, 2023
Utility Allowances

Opportunity Home is required to conduct annual assessments of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program.

Opportunity Home must assess tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10% or more.
Utility Allowances Update

Flat UA Schedule
Staff projects a financial impact to annual Housing Assistance Payments (HAP) of 1.02% ($362,504) for the HCV Program using Flat UA Schedule.

Non-Flat UA Schedule
Staff projects an average increase to annual HAP of 2.37% ($38,024).
**Housing Choice Voucher**

**Flat Utility Allowance (UA) Schedule**

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## Housing Choice Voucher

### Non-Flat Utility Allowance Schedule

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Questions?
BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6364, APPROVING THE UPDATED VOUCHER TERM POLICY AND THE MODERATE REHABILITATION (MOD-REHAB) WAITLIST POLICY FOR THE ASSISTED HOUSING PROGRAMS (AHP)

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6364, approving the updated voucher term policy and the Moderate Rehabilitation (Mod-Rehab) waitlist policy for the Assisted Housing Programs (AHP).

SUMMARY:
Opportunity Home is revising the voucher term policy to allow Housing Choice Voucher holders extended time to search for a home. This change will reduce the number of voucher extension requests that AHP staff must process and lower the number of phone calls and lobby visits received by the Client Services team. Section 5.2.E(1)(a) of the Administrative Plan would be updated to state an initial 120-day voucher term, which is a change from the current 60-day term.

In addition, the Mod-Rehab waitlist policy would be revised to allow Opportunity Home the flexibility to open or close the waitlist when necessary. Currently, the policy requires that the Mod-Rehab waitlist always remain open. As a result, the current waitlist has nearly 50,000 applicants. If closed, the wait list would be reviewed regularly for the number of applicants remaining on the list. When the number of applicants reaches less than 12 months worth of contacts, we will request the list be reopened. Reopening the list at that time will allow individuals to apply for assistance with the possibility of being assisted in one to two years instead of the current wait time of nine to eleven years. Opportunity Home would remove the language that requires the waitlist to remain open in Administrative Plan 19.5.A(8)(a).

STRATEGIC OUTCOME:
Opportunity Home residents have a sufficient supply of affordable housing options

ATTACHMENTS:
Resolution 6364
Presentation
Opportunity Home San Antonio
Resolution 6364

RESOLUTION 6364, APPROVING THE UPDATED VOUCHER TERM POLICY AND THE MODERATE REHABILITATION (MOD-REHAB) WAITLIST POLICY FOR THE ASSISTED HOUSING PROGRAMS (AHP)

WHEREAS, according to 24 CFR § 982.303, Opportunity Home has the ability to determine the voucher term for the Housing Choice Voucher program and therefore is revising the policy to allow voucher holders a 120-day voucher term; and

WHEREAS, this change will reduce the number of voucher extension requests that AHP staff must process and diminish the number of phone calls and lobby visits to the Client Services department; and

WHEREAS, in addition, Opportunity Home is revising the Mod-Rehab waitlist policy to allow for the flexibility to open or close the waitlist when necessary, as the current policy requires the waitlist remain open at all times and has resulted in upwards of 50,000 applicants; and

WHEREAS, Opportunity Home staff request authorization to remove language that requires the Mod-Rehab waitlist remain open at all times to alleviate administrative burden.

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

1) Approves Resolution 6364, approving the updated voucher term policy and the Moderate Rehabilitation (Mod-Rehab) waitlist policy for the Assisted Housing Programs (AHP).

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

Passed and approved the 2nd day of August 2023.

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

Attested and approved as to form:

________________________________________
Ed Hinojosa, Jr.
President and CEO
Voucher Term and Mod-Rehab Waitlist Policy Updates

July 19, 2023
Assisted Housing Programs

Voucher Term Policy

Opportunity Home is revising the voucher term policy to allow Housing Choice Voucher holders extended time to search for a home.

This change will reduce the number of voucher extension requests that AHP staff must process, and lower the number of phone calls and lobby visits received by the Client Services team.
Assisted Housing Programs

Voucher Term Policy

5.2.E Voucher Term and Extensions

(1) Voucher Term [24 CFR 982.303]

The initial term of a voucher must be at least 60 calendar days. The initial term must be stated on the voucher [24 CFR 982.303(a)].

(a) The initial voucher term will be 60 120 calendar days.
Assisted Housing Programs

Mod-Rehab Waitlist Policy

Opportunity Home is revising the Moderate Rehabilitation waitlist policy to allow the flexibility to open or close the waitlist when necessary.

The current waitlist has nearly 50,000 applicants with an estimated 9 to 11 year wait time.

This flexibility will allow staff to more efficiently manage the waitlist.

HUD’s Guidebook recommends the waitlist not hold more than one to two years of applications in order to have the most up-to-date contact information available.
Mod-Rehab Waiting List Policy

19.5 Moderate Rehabilitation Program

19.5.A Moderate Rehabilitation (Mod-Rehab)

**

(a) Opportunity Home will manage a Mod-Rehab waiting list. Opportunity Home will maintain a Mod-Rehab online waiting list for housing assistance, which will remain open at all times.

(a) Mod-Rehab applicants will be placed on the waiting list in the chronological order their applications are submitted to Opportunity Home.
Questions?
OPPORTUNITY HOME SAN ANTONIO

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6365, AUTHORIZING THE AWARD OF CONTRACTS FOR ARCHITECTURAL, ENGINEERING, AND FORENSIC CONSULTING SERVICES TO ABLE CITY, LLC (DBE, HABE, MBE, SBE, WBE) AND ALAMO ARCHITECTS, INC., NOT TO EXCEED AN ANNUAL CUMULATIVE AMOUNT OF $1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6365, authorizing the award of contracts for architectural, engineering, and forensic consulting services to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc., not to exceed an annual cumulative amount of $1,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:
Opportunity Home requires professional firms to provide architectural, engineering, and forensic consulting services for various organization projects that may include: comprehensive modernization of public and affordable housing properties both single and multi-family; site improvements including driveways, sidewalks, site lighting, landscape, site security, storm water, and amenities; moderate rehabilitation of single and multi-family properties for the creation of energy efficient green communities; design work- architectural and structural upgrades to the interior and exteriors of various buildings at a variety of properties; roofing at various properties; rehabilitation of fire, water, mold, and wind damaged properties; upgrades of playgrounds; renovation of single family homes to address structural, electrical, plumbing, and other defects; property assessments and/or forensic evaluations of structural, electrical, plumbing, or other defects in commercial, single or multi-family housing structures and improvement; construction cost estimating; and contract administration and project management services for construction projects.

PROCUREMENT PROCESS:
On April 20, 2023, Opportunity Home issued a “Request For Qualifications” (RFQ) #2302-5372 for Architectural, Engineering, and Forensic Consulting Services, which closed on May 19, 2023. The RFQ was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 899 vendors. A total of 10 proposals were received in response to this solicitation, with one being deemed non-responsive: Able City, LLC (DBE, HABE, MBE, SBE, WBE); AG Associates Architects (HABE, HUB); Alamo Architects, Inc.; Durand Hollis Rupe (DBE, ESBE, HABE, MBE, SBE); Lundy Franke Engineering (SBE, WBE); KCI Technologies, Inc.; Humberto Saldana and Associates, Inc., dba Saldana Architects (DBE, ESBE, HABE, MBE, SBE); Madeline Anz Slay Architecture, LLC dba Slay Architecture (DBE, SBE, WBE); Sprinkle Co Architects, LLC
OPPORTUNITY HOME SAN ANTONIO

July 19, 2023

(ESBE, SBE); and Terracon Consultants, Inc. The proposals were evaluated on the following criteria: relevant experience, competency, project approach, financial ability, and strength of the Section 3 and SWMBE plans. Staff are recommending contract awards to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc.

COMPANY PROFILES:

Able City was founded in 2017 and is headquartered in San Antonio with field office locations in El Paso, Laredo, and McAllen, Texas. This vendor has been certified as a DBE, HABE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency. They are an architectural and urban design firm specializing in developing and designing many publicly-funded and commercial-building projects, master plans, and assessments. They have developed projects with a variety of needs such as, but not limited to, housing, educational facilities, site design, commercial/retail, mixed-use, transit developments, landscaping development, LEED design, office facilities, federal facilities, and public facilities. Able City has worked with Housing Authorities, including Brownsville Housing Authority, Laredo Housing Authority, and Mission Housing Authority.

Alamo Architects was established in 1984 and is headquartered in San Antonio, Texas. They are a multidisciplinary firm specializing in institutional, educational, multifamily, and retail architecture as well as urban planning. They have experience in a wide variety of housing project types including urban mid-rise and mixed use, garden style, high-rise retrofit, historic adaptive use, missing middle, attached townhomes, and single family detached. They have experience in rehabilitation and modernization projects and forensic analysis of historic properties as well as the requirements associated with major funding sources including historic tax credits, low income housing tax credits, HUD financing, and COSA Bond requirements. They have worked with Housing Authorities to include Beaumont Housing Authority and Fort Worth Housing Authority. Their client list includes COSA Neighborhood and Housing Services, San Antonio Housing Trust Foundation, and Franklin Development.

PRIOR AWARDS:

Able City has received a prior award from Opportunity Home for Master Planner for the Redevelopment of the Alazan Courts and performed satisfactorily under the awarded contract.

Alamo Architects has received prior awards from Opportunity Home for architecture and engineering services and architecture and related services for the Alazan Expansion. They have performed satisfactorily under the awarded contracts.

CONTRACT OVERSIGHT:

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

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.
Opportunity Home residents feel safe.
Opportunity Home residents have a sufficient supply of affordable housing options.
ATTACHMENTS:
Resolution 6365
Scoring Matrix
Procurement Process
RESOLUTION 6365, AUTHORIZING THE AWARD OF CONTRACTS FOR ARCHITECTURAL, ENGINEERING, AND FORENSIC CONSULTING SERVICES TO ABLE CITY, LLC (DBE, HABE, MBE, SBE, WBE) AND ALAMO ARCHITECTS, INC., NOT TO EXCEED AN ANNUAL CUMULATIVE AMOUNT OF $1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, on April 20, 2023, Opportunity Home issued a “Request For Qualifications” (RFQ) #2302-5372 for Architectural, Engineering and Forensic Consulting Services, which closed on May 19, 2023; and

WHEREAS, 10 proposals were received in response to this solicitation. One was deemed non responsive; and

WHEREAS, staff are recommending contract awards to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc.

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

1) Approves Resolution 6365, authorizing the award of contracts for architectural, engineering, and forensic consulting services to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc., not to exceed an annual cumulative amount of $1,000,000; 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 2nd day of August 2023.

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

Attested and approved as to form:

__________________________________________
Ed Hinojosa, Jr.
President and CEO
## Scoring Summary

### 2302-5372 - Architectural, Engineering and Forensic Consulting Services

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<th>Project Approach</th>
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<th>Strength of the Respondent’s S/W/MBE Utilization Statement</th>
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Architectural, Engineering, and Forensic Consulting Services

Procurement Process
RFQ was published on multiple websites

Directly solicited to 899 vendors

10 responses were received; one was deemed non responsive

**Evaluation criteria included:**

- Relevant experience
- Competency
- Project approach
- Financial ability
- Strength of the Section 3 and SWMBE Plans

**Staff is recommending contract awards to Able City, LLC (DBE, HABE, MBE, SBE, WBE) and Alamo Architects, Inc.**

Procurement Process

Financial Impact

The current award recommendation for Architectural, Engineering and Forensic Consulting Services is not expected to exceed an annual cumulative amount of $1,000,000.
RESOLUTION 6368, AUTHORIZING THE AWARD OF A CONTRACT FOR HVAC UNITS, ACCESSORIES, AND PARTS TO XSAIL MECHANICAL A/C & HEATING (AABE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED $1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6368, authorizing the award of a contract for HVAC units, accessories, and parts to Xsail Mechanical A/C & Heating (AABE, WBE) for an annual cumulative amount not to exceed $1,000,000; 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 a vendor to provide HVAC units, accessories, and parts to be utilized at its properties. This award will primarily be used by Beacon Communities as their HVAC units are manufactured by Goodman, and the units, parts, and accessories are available only through selected suppliers. This award will allow staff to provide for daily maintenance, repair, and replacement without maintaining a warehouse inventory.

PROCUREMENT PROCESS:
On April 19, 2023, Opportunity Home issued an “Invitation For Bids” (IFB) #2304-5380 for HVAC units, accessories, and parts which closed on May 11, 2023. The IFB was published on Opportunity Home’s E-Procurement website, the Hart Beat, and directly solicited to 12 vendors. One bid was received in response to this solicitation from Xsail Mechanical A/C & Heating. The response was evaluated on the following criteria: purchase price; the reputation of the bidder and their goods or services, including past performance; quality of the goods or services, including past performance; the extent to which the goods or services meet Opportunity Home's needs; total long term cost; and any relevant criteria contained within the solicitation document. Based on the above, staff are recommending a contract award to Xsail Mechanical A/C Heating. Their prices have been deemed both fair and reasonable.

COMPANY PROFILE:
Xsail Mechanical A/C & Heating was established in 2016 and is headquartered in Little Elm, Texas. This vendor self-certifies as AABE and WBE. They are a full-service HVAC service and contracting company providing services in the areas of HVAC installation, repair, and maintenance, heat pump services, furnace services, and emergency heating and air conditioning repair. Their client list includes the City of Denton, UT Dallas, and Burger King through the Dallas Fort Worth area.
PRIOR AWARDS:
This vendor has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:
Contract oversight will be provided by Melissa Garza, Director of Beacon Communities.

STRATEGIC OUTCOMES:
Opportunity Home residents live in quality affordable housing.
Opportunity Home residents have access to affordable utilities.

ATTACHMENTS:
Resolution 6368
Bid Tabulation
Procurement Process
Opportunity Home San Antonio
Resolution 6368

RESOLUTION 6368, AUTHORIZING THE AWARD OF A CONTRACT FOR HVAC UNITS, ACCESSORIES, AND PARTS TO XSAIL MECHANICAL A/C & HEATING (AABE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED $1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, on April 19, 2023, Opportunity Home issued a “Invitation For Bids” (IFB) #2304-5380 for HVAC Units, Accessories, and Parts, which closed on May 11, 2023; and

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

WHEREAS, staff are recommending a contract award to Xsail Mechanical A/C Heating. Their prices have been deemed both fair and reasonable.

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

1) Approves Resolution 6368, authorizing the award of a contract for HVAC units, accessories, and parts to Xsail Mechanical A/C & Heating (AABE, WBE) for an annual cumulative amount not to exceed $1,000,000; 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 on the 2nd day of August 2023.

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

Attested and approved as to form:

_______________________________
Ed Hinojosa, Jr.
President and CEO
<table>
<thead>
<tr>
<th>#</th>
<th>Items</th>
<th>Brand Name/Comment</th>
<th>UOM</th>
<th>Est. Annual Qty</th>
<th>Unit Price</th>
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<td>blue (small) wire nut</td>
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<td>4&quot; x 18&quot; vent pipe</td>
<td>none</td>
<td>EA 20</td>
<td>$26.52</td>
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<td>4&quot; x 24&quot; vent pipe</td>
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<td>4&quot; vent cap</td>
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<td>3/8&quot; liquid line dryer</td>
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<td>refrigerant recovery unit</td>
<td>EPA Requirement</td>
<td>EA 2</td>
<td>$662.51</td>
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<td>1-88</td>
<td>oxy/acetylene torch kit</td>
<td>to braze copper</td>
<td>EA 2</td>
<td>$283.94</td>
<td>$567.88</td>
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<td>1-89</td>
<td>oxygen cylinder</td>
<td>spare for torch</td>
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<td>$149.44</td>
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<td>recovery cylinder, 50 lbs.</td>
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<td>6' furnace pigtail</td>
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<td>60 amp disconnect</td>
<td>non-fused</td>
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<td>$35.40</td>
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<td>60 amp whip</td>
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<td>1/2&quot; x 36&quot; gas flex with valve</td>
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<td>30 amp disconnect</td>
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<td>Goodman</td>
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<td>$1,300.50</td>
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<td>2 ton condensing unit</td>
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<td>2 ton heat pump cond. Unit</td>
<td>Goodman</td>
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<td>$1,752.00</td>
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<td>#1-102</td>
<td>2 1/2 ton heat pump cond. Unit</td>
<td>Goodman</td>
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<td>$1,825.00</td>
<td>$5,475.00</td>
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<td>#1-103</td>
<td>3 ton condensing unit</td>
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<td>EA 1</td>
<td>$1,741.00</td>
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<td>Goodman</td>
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<td>$1,803.51</td>
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<td>#1-105</td>
<td>4 ton condensing unit</td>
<td>Goodman</td>
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<td>$1,955.12</td>
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<td>#1-106</td>
<td>5 ton condensing unit</td>
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<td>$2,039.67</td>
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<td>#1-107</td>
<td>50K BTU multiposition gas furn.</td>
<td>Goodman</td>
<td>EA 15</td>
<td>$1,468.00</td>
<td>$22,020.00</td>
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<td>#1-108</td>
<td>2 ton airhandler (multiposition)</td>
<td>Goodman</td>
<td>EA 5</td>
<td>$793.50</td>
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<td>75K BTU multiposition gas furn.</td>
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<td>4 ton airhandler (multiposition)</td>
<td>Goodman</td>
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<td>$1,283.00</td>
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<td>#1-112</td>
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<td>$1,354.00</td>
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<td>100K BTU multiposition gas furn.</td>
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<td>$1,785.00</td>
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<td>2 ton multiposition cased coil</td>
<td>Goodman</td>
<td>EA 10</td>
<td>$450</td>
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<td>$511</td>
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<td>4 ton multiposition cased coil</td>
<td>Goodman</td>
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<td>$661</td>
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<td>#1-117</td>
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<td>Goodman</td>
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<td>$743</td>
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<td>#1-118</td>
<td>hot water pressure relief, 100 psi</td>
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<td>#1-119</td>
<td>5KW strip heater assembly</td>
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<td>#1-120</td>
<td>10KW strip heater assembly</td>
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<td>#1-121</td>
<td>15KW strip heater assembly</td>
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<td>#1-122</td>
<td>5KW restring kit</td>
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<td>$54.50</td>
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<td>#1-123</td>
<td>1/2 hp 115 volt circulating pump</td>
<td>Bell &amp; Gossett</td>
<td>EA 3</td>
<td>$871.55</td>
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<td>#1-124</td>
<td>repair pump coupling</td>
<td>Bell &amp; Gossett</td>
<td>EA 10</td>
<td>$90.12</td>
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<td>250 foot thermostat wire</td>
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<td>250 foot thermostat wire</td>
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<td>fan/limit switch</td>
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<td>$147.03</td>
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<td>fan/limit switch</td>
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<td>time delay relay</td>
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<td>25 amp fuse time delay</td>
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<td>30 amp fuse time delay</td>
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<td>#1-137</td>
<td>schraeder valve core</td>
<td>EA 100</td>
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<td>$395.00</td>
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<td>#1-138</td>
<td>high pressure switch, auto reset</td>
<td>EA 10</td>
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<td>$219.40</td>
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<td>low pressure switch, auto reset</td>
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<td>$23.15</td>
<td>$231.50</td>
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<td>suction pressure limit control manual reset</td>
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<td>schraeder valve cap hex type brass</td>
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<td>15% silver solder, 1 lb package</td>
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<td>$163.15</td>
<td>$1,631.50</td>
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<td>#1-144</td>
<td>flexible fish tape 100 foot</td>
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<td>$54.50</td>
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<td>refrigerant 22 30 pound</td>
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<td>#1-149</td>
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<td>1 1/8 X 50 soft copper none</td>
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<td>#1-151</td>
<td>5/8 copper long radius 90</td>
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<td>3/4 copper long radius 90</td>
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<td>3/4 copper coupling none</td>
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<td>7/8 copper coupling</td>
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<td>1 1/8 copper long radius 90</td>
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| #2-1   | Percentage of Markup                                      | none    | 10%  | 10%   |

Page 38 of 107
HVAC Units, Accessories + Parts

Procurement Process
Procurement Process

Solicitation Process

On April 19, 2023, Opportunity Home issued an “Invitation for Bids” (IFB) #2304-5380 for HVAC Units, Accessories and Parts, which closed on May 11, 2023.

IFB was published on multiple websites

Directly solicited to 12 vendors

One response was 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 a contract award to Xsail Mechanical A/C & Heating. Their pricing has been deemed both fair and reasonable.
Procurement Process

Financial Impact

The current award recommendation for HVAC units, accessories, and parts is not expected to exceed an annual cumulative amount of $1,000,000.
RESOLUTION 6369, AUTHORIZING THE AWARD OF A CONTRACT FOR DESIGN OF FLOOR PLANS FOR OPPORTUNITY HOME’S BEACON COMMUNITIES AND PUBLIC HOUSING TO IMAGINE DESIGN CONSTRUCT (HABE) FOR AN AMOUNT NOT TO EXCEED $320,322

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6369, authorizing the award of a contract for the design of floor plans for Opportunity Home’s Beacon Communities and Public Housing to Imagine Design Construct (HABE) for an amount not to exceed $320,322.

SUMMARY:
Opportunity Home requires the services of a vendor to draft floor plans with digital availability for Public Housing and Beacon Communities. The floor plans will be 2-dimensional for Public Housing and include 1-3 bedrooms for 58 properties. Beacon Communities floor plans will be 3-dimensional and include 1-3 bedrooms for 27 properties. A floor plan will be drafted for each model within the developments that will identify the living room, dining room, kitchen, kitchen layout, bathrooms, bedrooms, closets, storage spaces, stairs, patios, windows, laundry room, and doors. The square footage will also be identified for each size unit. The estimated time for completion of this project is 120 days.

PROCUREMENT PROCESS:
On April 11, 2023, Opportunity Home issued an “Invitation For Bids” (IFB) #2304-5377 for Floor Plans for Opportunity Home, which closed on May 4, 2023. The IFB was published on Opportunity Home’s E-Procurement website, the Hart Beat, and directly solicited to six vendors. Two bids were received in response to this solicitation: Dyke Nelson Architecture, LLC, and Image Design Construct, LLC (HABE). Both responses were evaluated on the following criteria: purchase price; the reputation of the bidder and their goods or services, including past performance; quality of the goods or services, including past performance; the 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 a contract award to Imagine Design Construct, LLC. They are the lowest-cost qualified respondent.

COMPANY PROFILE:
Imagine Design Construct, LLC was founded in 2021 and is located in Universal City, Texas. This vendor self-certifies as a HABE. They provide drafting and design services, including as-built plans for residential and commercial projects. Their client list includes, but is not limited

PRIOR AWARDS:
This vendor has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:
Contract oversight will be provided by Melissa Garza, Director of Beacon Communities, and Joel Tabar, Director of Resident Services.

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

ATTACHMENTS:
Resolution 6369
Bid Tabulation
Procurement Process
Opportunity Home San Antonio
Resolution 6369

RESOLUTION 6369, AUTHORIZING THE AWARD OF A CONTRACT FOR DESIGN OF FLOOR PLANS FOR OPPORTUNITY HOME’S BEACON COMMUNITIES AND PUBLIC HOUSING TO IMAGINE DESIGN CONSTRUCT (HABE) FOR AN AMOUNT NOT TO EXCEED $320,322

WHEREAS, on April 11, 2023, Opportunity Home issued a “Invitation For Bids” (IFB) #2304-5377 for Floor Plans for Opportunity Home, which closed on May 4, 2023; and

WHEREAS, two responses were received in response to this solicitation; and

WHEREAS, staff are recommending a contract award to Imagine Design Construct, LLC. They are the lowest cost qualified respondent; and

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

1) Approves Resolution 6369, authorizing the award of a contract for design of floor plans for Opportunity Home’s Beacon Communities and Public Housing to Imagine Design Construct (HABE) for an amount not to exceed $320,322.

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

Passed and approved on the 2nd day of August 2023.

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

Attested and approved as to form:

__________________________________________
Ed Hinojosa, Jr.
President and CEO
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<th>DNA Workshop*</th>
<th>Unit Price</th>
<th>Unit Price</th>
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<td>Sq.Ft.</td>
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*Relevant Travel Fees, if necessary
Design of Floor Plans for Beacon Communities and Public Housing

Procurement Process
Solicitation Process

On April 11, 2023, Opportunity Home issued an “Invitation for Bids” (IFB) #2304-5377 for Floor Plans for Opportunity Home, which closed on May 4, 2023.

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 a contract award to Imagine Design Construct, LLC. They are the lowest cost qualified respondent.
Award includes 2-dimensional floor plans for Public Housing to include 58 properties and 3-dimensional floor plans for Beacon Communities that will include 27 properties.

A floor plan will be drafted for each model within the development.

The current award recommendation for design of floor plans for Beacon Communities and Public Housing is not expected to exceed an amount of $320,322.
RESOLUTION 6370, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR VILLA TRANCHESE FIRE PROTECTION IMPROVEMENTS TO RANGER BUILDERS, LLC FOR AN AMOUNT NOT TO EXCEED $136,138

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6370, authorizing the expenditure of additional funds for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed $136,138.

SUMMARY:
Villa Tranchese Apartments, built-in 1972, is a Senior/Disabled, nine-story high-rise community located near downtown San Antonio. This community comprises 201 units, including 40 efficiencies, 142 one-bedroom units, and 19 two-bedroom units.

On November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that no later than twelve (12) years (December 31, 2027) after the first effective date of this Ordinance (January 1, 2016), the building owner shall install an automatic sprinkler system in accordance with the adopted standards of the International Fire Code on all floors of the building. This Ordinance applies to high-rise buildings, defined as a building with an occupied floor located more than 75 feet (22.86 mm) above the lowest level of the Fire Department Vehicle access.

In order to meet the requirements of the City Ordinance, on June 6, 2019, Opportunity Home received Board approval (Resolution 5935) authorizing the award of a contract for Fire Protection Improvements to expand and provide a comprehensive fire sprinkler and fire alarm system, to include piping and detection devices, at Villa Tranchese Apartments. The cost for this project was expected to be, at most, the amount of $3,057,850, including a base bid of $2,659,000 and a contingency of $398,850.

The original Notice To Proceed was issued in September 2019; however, as the COVID pandemic began to spread worldwide in early 2020, Opportunity Home elected to pause the project and only proceed with construction once the pandemic conditions eased and safer work conditions returned.

In February 2022, Ranger Builders, LLC submitted a request for increased funding in order to absorb significant cost increases in labor and material that they have experienced, and which were escalating globally, due to manufacturers facing shortages in raw materials and long lead times in delivery. On June 1, 2022, Opportunity Home received Board approval (Resolution 6247)
authorizing the expenditure of those additional funds in the amount of $764,462.50. At this stage, Opportunity Home and the contractor re-engaged the project.

On March 9, 2023 and as further clarified on June 2, 2023, Ranger Builders, LLC submitted an additional request for increased funding in order to absorb further significant cost increases in labor and material that they have experienced and which have continued to escalate globally, due to manufacturers facing shortages in raw materials and long lead times in delivery.

**STRATEGIC OUTCOME/S:**
Opportunity Home residents live in quality affordable housing.
Opportunity Home residents feel safe.
Opportunity Home residents have sufficient food, drinking water, clothing, and shelter.

**ATTACHMENTS:**
Resolution 6370
Map
Picture
Procurement Process
RESOLUTION 6370, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR VILLA TRANCHESE FIRE PROTECTION IMPROVEMENTS TO RANGER BUILDERS, LLC FOR AN AMOUNT NOT TO EXCEED $136,138

WHEREAS, on November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that no later than twelve (12) years (December 31, 2027) after the first effective date of this Ordinance (January 1, 2016), the building owner shall install an automatic sprinkler system in accordance with the adopted standards of the International Fire Code on all floors of the building. This Ordinance applies to high-rise buildings defined as a building with an occupied floor located more than 75 feet (22.86 mm) above the lowest level of the Fire Department vehicle access; and

WHEREAS, on June 6, 2019, Opportunity Home received Board approval (Resolution 5935) authorizing the award of a contract for Fire Protection Improvements to expand and provide a comprehensive fire sprinkler and fire alarm system to include piping and detection devices at Villa Tranchese Apartments. The cost for this project was not expected to exceed the amount of $3,057,850, including a base bid of $2,659,000 and a contingency of $398,850; and

WHEREAS, on June 1, 2022, Opportunity Home received Board approval (Resolution 6247) authorizing the expenditure of additional funds in the amount of $764,462.50. Opportunity Home and the contractor then re-engaged for initiation of the project; and

WHEREAS, staff are requesting an additional increase in funding in the amount of $136,138.

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

1) Approves Resolution 6370, authorizing the expenditure of additional funds for Villa Tranchese Fire Protection Improvements to Ranger Builders, LLC for an amount not to exceed $136,138.

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

Passed and approved on the 2nd day of August 2023.

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

_______________________________
Ed Hinojosa, Jr.
President and CEO
Villa Tranchese Fire Protection Improvements
Expenditure of Additional Funds

Procurement Process
Expenditure of Additional Funds

November 12, 2015, the City of San Antonio adopted Ordinance 2015-11-12-0946, requiring that not later than 12 years (December 31, 2027), the building owner shall install an automatic sprinkler system on all floors of high-rise buildings, defined as a building with an occupied floor located more than 75 feet above the lowest level of the Fire Department Vehicle Access.

- **June 6, 2019 (Resolution 5935)** Opportunity Home awarded a contract for comprehensive fire sprinkler and fire alarm system at Villa Tranchese Apartments for an amount not to exceed $3,057,850.

- **June 1, 2022 (Resolution 6247)** authorized the expenditure of additional funds in the amount of $764,462.50.

- Staff are requesting an additional increase in funding in the amount of $136,138.
Procurement Process

Financial Impact

The requested increase in funding for this project is $136,138.
RESOLUTION 6371, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) FOR PORTIONS OF THE ALAZAN APACHE COURTS TO INCLUDE THE VALERO BASEBALL FIELD SITE AND THE ADJACENT BLOCK WEST WITHIN THE APACHE COURTS; THE SALE OF SUCH PROPERTY AND ANY IMPROVEMENTS LOCATED THEREON; THE FORMATION OF A SINGLE-MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE SUCH PROPERTY; AND THE EXECUTION OF DOCUMENTS AND APPLICATIONS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THERewith

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 6371, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (“HUD”) for portions of the Alazan Apache Courts to include the Valero baseball field site and the adjacent block west within the Apache Courts; the sale of such property and any improvements located thereon; the formation of a single-member limited liability company to acquire such property; and the execution of documents and applications necessary to consummate such actions; and other matters in connection therewith.

SUMMARY:
The proposed project is the redevelopment of an approximately 6.2-acre property within Opportunity Home’s Alazan Apache Courts development. The Valero baseball field site currently sits between land privately owned and the Alazan Community Center on the east. The west block is surrounded by Colima St. on the north, San Jacinto St. on the east, Vera Cruz St. on the south, and Pinto St. on the west. The property will be appraised and sold to a limited liability company created and controlled by Opportunity Home, which will enable the redevelopment of the property.

The redevelopment of the property includes the development and construction of 88 public-housing-like units, known as the Alazan Expansion Project. This will be a self-development project funded by approximately $16.5 million in Moving to Work funds as well as $8,227,426 in housing bond funds awarded to Opportunity Home by the City of San Antonio. The 88 units will serve residents making 30% or less of area median income through an MTW local non-traditional affordable housing program utilizing Moving to Work funds to pay operating subsidies similar to project-based vouchers.

Opportunity Home has determined that the disposition of the property is in the best interest of the organization, its residents, and is consistent with its Moving to Work Plan. Such action requires the submission of a disposition and demolition application to HUD and approval of
such sale and use of proceeds by HUD.

**STRATEGIC OUTCOME:**
Opportunity Home residents have a sufficient supply of affordable housing options.

**ATTACHMENTS:**
Resolution 6371
Presentation
RESOLUTION 6371, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") FOR PORTIONS OF THE ALAZAN APACHE COURTS TO INCLUDE THE VALERO BASEBALL FIELD SITE AND THE ADJACENT BLOCK WEST WITHIN THE APACHE COURTS; THE SALE OF SUCH PROPERTY AND ANY IMPROVEMENTS LOCATED THEREON; THE FORMATION OF A SINGLE-MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE SUCH PROPERTY; AND THE EXECUTION OF DOCUMENTS AND APPLICATIONS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, TX a/k/a Opportunity Home San Antonio ("Opportunity Home") owns the property described on EXHIBIT A attached hereto including any improvements located thereon (the “Property”) and currently known as portions of the Alazan Apache site, including the site known as the Valero baseball field site; and

WHEREAS, in furtherance of its mission to provide affordable rental units for the families on its wait-list and to facilitate the rehabilitation of the remaining portions of the Alazan Apache project, Opportunity Home desires to construct and develop 88 new public-housing-like units on the Property using Moving to Work funds as well as funds from the City of San Antonio’s housing bond (the “Alazan Expansion Project”); and

WHEREAS, the property will be appraised and sold at fair market value to a newly-created limited liability company (the “LLC”), the sole member of which will be Opportunity Home, which will allow for the construction and development of the Alazan Expansion Project; and

WHEREAS, the proceeds received from the sale of the property will be used for the development of the Alazan Expansion Project and to further support its mission to preserve and expand affordable housing for very low-income families in San Antonio; and

WHEREAS, such actions require the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) and approval of such sale and use of proceeds by HUD; and

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

Section 1. Submission to HUD of a disposition application for the Property is hereby approved.

Section 2. The creation of the LLC, the sole member of which will be Opportunity Home and the appraisal and sale of the Property and all improvements at fair market value to the LLC, is
hereby approved, subject to HUD's approval of the disposition application and satisfaction of any HUD conditions of approval.

**Section 3.** The President and CEO is hereby authorized to negotiate and execute any and all documents and applications and take such other actions as necessary to accomplish the submission of the application to HUD and the sale of the Property as authorized by and pursuant to the terms set forth in this Resolution, including any and all amendments, changes, or modifications thereto, without the necessity of further action by the Board of Commissioners.

**Passed and approved the 2nd day of August 2023.**

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

**Attested and approved as to form:**

_____________________________
Ed Hinojosa, Jr.
President and CEO
Alazan Courts Expansion

Timothy E. Alcott
Chief Legal and Real Estate Officer

Lorraine Robles
Director of Development Services and Neighborhood Revitalization
Regional Centers

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

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

**PHASE 3 CENTERS**
- Greater Airport Area
- Fort Sam Houston
- Rolling Oaks
- Stone Oak
● Alazan Courts Expansion
Development Data

City District 5
San Antonio ISD

88 LNT Units
- < 30% AMI

MTW and City Bond Funds
- Housing Bond
  $8,227,426
- MTW Funds
  Approximately $16,454,853

Total Development Cost
Approximately $24,682,279
Questions?
RESOLUTIONS 6372 and 23LVPFC-07-19, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX EXEMPT BOND FINANCING FOR THE INGRAM SQUARE APARTMENTS PROJECT

REQUESTED ACTION:
Consideration and appropriate action regarding Resolutions 6372 and 23LVPFC-07-19, authorizing the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax exempt bond financing for the Ingram Square Apartments project.

SUMMARY:
Today we are seeking authority to file applications relating to the proposed Ingram Square Apartments 4% tax credit project. As you will recall, all 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. We will be applying for a volume cap, which may not be awarded until the end of the year or even next year, if any volume cap is available. We need to submit our application as soon as we can. Accordingly, we are asking you to authorize these actions so that we may get in line, but we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions. This will enable us to move forward, make an application for the volume cap, and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for approval.

The Ingram Square Apartments project is a 120-unit rehabilitation project proposed by The Related Companies, located at 5901 Flynn Drive. It is proposed that 50% of the units will be reserved for tenants earning 60% or less of median income, and the other 50% of the units will be reserved for tenants earning 50% or less of median income as part of the tax credit application. However, all of the units are Section 8 voucher units under a HAP project-based voucher contract, which means the units serve many families that make less than 30% of the area median income. The rehabilitation will include improvements to all of the units, including making WiFi available throughout the project. The total project cost is estimated to be approximately $25 million.

Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The attached Resolution authorizes Las Varas Public Facility Corporation to approve an inducement Resolution for the above project.
You have previously authorized the Texas Housing Foundation, a housing authority from Marble Falls, to operate in Opportunity Homes's jurisdiction to rehabilitate this project. Las Varas will issue the bonds, but no Opportunity Home affiliate will serve as the general partner in this project.

**STRATEGIC OUTCOME:**
Opportunity Home residents have a sufficient supply of affordable housing options.

**ATTACHMENTS:**
Resolution 6372
Resolution 23LVPFC-07-19
Presentation
RESOLUTION 6372, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX EXEMPT BOND FINANCING FOR THE INGRAM SQUARE APARTMENTS PROJECT

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

WHEREAS, a principal financing mechanism for new affordable housing is the 4% low income housing tax credit; and

WHEREAS, it is necessary to obtain volume cap allocations for tax-exempt bonds and applications for tax credits for the Ingram Square Apartments project (the “Project”); and

WHEREAS, it is proposed that Las Varas Public Facility Corporation ("LVPFC") apply for volume cap allocation for the Project; and

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

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

1. Approves Resolutions 6372 and 23LVPFC-07-19, authorizing the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax exempt bond financing for the Ingram Square Apartments project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

2. Authorizes the President and CEO, or designee, to execute all necessary documents associated therewith.

Passed and approved the 2nd day of August 2023.

Attested and approved as to form:

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

Ed Hinojosa, Jr.
President and CEO
CERTIFICATE FOR RESOLUTION  
RESOLUTION 23LVPFC-07-19

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 August 2, 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-07-19, CONCERNING THE APPLICATION OF THE RELATED COMPANIES, L.P. OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $17,000,000 OF THE COSTS OF THE ACQUISITION, REHABILITATION, AND EQUIPPING OF THE INGRAM SQUARE APARTMENTS, LOCATED AT APPROXIMATELY 5901 FLYNN DRIVE, SAN ANTONIO, TEXAS; 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 2nd day of August 2023.

______________________________
Ed Hinojosa, Jr.
Secretary/Treasurer
Las Varas Public Facility Corporation
Resolution 23LVPFC-07-19

RESOLUTION 23LVPFC-07-19, CONCERNING THE APPLICATION OF THE RELATED COMPANIES, L.P. OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $17,000,000 OF THE COSTS OF THE ACQUISITION, REHABILITATION, AND EQUIPPING OF THE INGRAM SQUARE APARTMENTS, LOCATED AT APPROXIMATELY 5901 FLYNN DRIVE, SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio (the “City”) by the issuance of housing revenue bonds; and

WHEREAS, The Related Companies, L.P. or an affiliate thereof (the “User”), has filed an Application (the “Application”), requesting that (i) the Issuer finance the acquisition, rehabilitation, and equipping of an existing 120-unit multifamily housing facility located at approximately 5901 Flynn Drive and to be known as the Ingram Square Apartments (the “Project”); and (ii) the Issuer file a 2023 and/or 2024 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, rehabilitation, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors of the Issuer (the “Board”) to issue housing revenue bonds pursuant to the Act (the “Bonds”) to finance and pay any Development Costs (as defined in the Act) for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, rehabilitation, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds or other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project will be made available to finance the Project; and
WHEREAS, this Resolution shall constitute the Issuer’s commitment, subject to the terms hereof, to issue Bonds or other obligations pursuant to the Act in an amount prescribed by the User now contemplated not to exceed $17,000,000 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, rehabilitation, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are “private activity bonds” as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the “Allocation Act”), and various provisions of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an “Application for Allocation of Private Activity Bonds” or a “Application for Carryforward for Private Activity Bonds” (the “Allocation Application”) to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the acquisition, rehabilitation, equipping, and improvement of the Project (the “Expenditures”) and expects to reimburse the Expenditures with proceeds of the Bonds; and
WHEREAS, in order to allocate under Treasury Regulation Section 1.150-2 (the “Regulation”) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

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

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed $17,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action, authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the “Contracts”), providing, among other things, for payment of the principal of, interest on, redemption premiums on, and paying agents’ and trustee’s fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); acquisition, rehabilitation, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, rehabilitation, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the future issuance of additional bonds from time to time on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, rehabilitation, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and
take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (the “State”), Opportunity Home San Antonio, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

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

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer, under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents’ and trustee’s fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys’ fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, rehabilitation, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or Opportunity Home San Antonio) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to
the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any “related person” as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) any entity approved by the Issuer, provided that suitable guarantees necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User’s proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2023 and/or 2024 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer’s Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of $5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board, and to submit any additional information or make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.
Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Issuer’s bond counsel. The hearing shall be held by the Issuer’s bond counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed $17,000,000. This Resolution shall constitute a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary, Treasurer, or any Assistant Secretary of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 15. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.
Passed and approved the 2nd day of August 2023.

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

Attested and approved as to form:

_________________________________
Ed Hinojosa, Jr.
Secretary/Treasurer
Regional Centers

PHASE 1 CENTERS
Downtown
Medical Center
UTSA
Midtown
Brooks

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

PHASE 3 CENTERS
Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak
City District 7

Northside ISD

120 Units (100% Voucher)
60 Units < 50% AMI
60 Units < 60% AMI

Tax Exempt Bonds
$17,000,000

Total Development Cost
$25,000,000
Questions?
Opportunity Home Scorecard

2023 Update + 2024 Next Steps
Background
Goals

- Strategic Plan Implementation
- Strategy Management
- Internal Alignment
- Feedback And Communication

- Communicate Opportunity Home priorities
- Support alignment of organizational functions with new Identity, Vision, Mission and Values
- Provide a framework to translate strategic plan into action plans with measurable goals and appropriate controls
- Periodically measure and report resident satisfaction and resident engagement
- Track new and modified indicators for Department and Employee performance
Timeline

Exploratory Planning
March 2022

Framework
July 2022

Content Phase 1
Jan. 2023

Content Phase 2
July 2023

March — April 2022 | Senior Team discussion

April — May | Researched twelve software options evaluated by cost, GSuite integration, portfolio management, and other criteria

May | Made recommendation to use existing resources (Google tools)

June | Feedback from ELT, Senior Team and Data Governance Steering Committee

July | Initial scorecard framework setup

Jan. 2023 | Updated framework to account for Equity priority and emerging targets

Feb. | Integrated FY24 budget goals

March – June | Added and confirmed department goals with department leads
Concepts

Key elements of Strategy Management framework

- Prioritization
- Organization-Wide Alignment Across Three Tiers
- Targets For Outcomes
- Measure Progress
- Provide Feedback

- Focuses on organization priorities, including values (Tier 1)
- Cascades alignment to every department (Tier 2) and position (Tier 3)
- Includes both Navigation and Monitoring Dashboard data
- Integrates with Data Governance processes to ensure valid, timely indicators
Phase-in

Why phase-in?

- Initial deployment of a new scoring system and new tools
- Organization-wide scope
- Sequential decision-making

Phase 1

- Confirm Tier 1
- Establish Tier 2

Phase 2

- Establish Tier 3
- Confirm and Establish Monitoring
Residents live in quality housing

Pest control is effective

Residents are prepared for seasonal pests

Tier 1
Organization priorities

Tier 2
Department priorities

Tier 3
Position / individual priorities

Outcome

Measure

Percent of residents who say they live in quality housing

Number of pest control-related special requests or complaints

Number of seasonal alerts communicated to residents and other employees
Organization priorities

Tier 2 Department priorities

Tier 3 Individual priorities
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<tr>
<th>Category</th>
<th>Description</th>
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<td>Resident</td>
<td>Resident race does not determine housing assistance or support service outcomes (Equity)</td>
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<tr>
<td></td>
<td>Residents feel safe</td>
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<td>Residents live in quality homes</td>
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<td>Residents have meaningful housing choice</td>
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<td>Employee</td>
<td>Employees thrive at work</td>
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<td>Employees manage data effectively</td>
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<td>Community</td>
<td>Community trusts Opportunity Home and invests in our mission</td>
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<td>Monitoring</td>
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<td>Utilization</td>
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<td>Strategy Management</td>
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<td>In Discussion or Development</td>
<td>Residents have a high quality of life</td>
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<td>Customer Experience</td>
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<td>Community's economy and health outcomes are sustained and improved for future generations</td>
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## Focus, by Department and Tier 1 Priority

### Tier 2

**Departments**

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</tbody>
</table>

### Strategies, #:

- **1**
- **2-5**
- **>5**

*OPPORTUNITY HOME San Antonio*
Next Steps

July 1, 2023 – June 30, 2024

- Phase 2: Tier 3 and Monitoring
- Monthly and Quarterly Check-ins

Check-in Agendas

- Sponsors and Department Leads
- Planning
  - Ensure scorecard captures FY24 expectations
  - Final adjustments vs budget
- Performance review
  - On-track versus targets?
  - Adjustments to strategies, if necessary
Westside Development Timing and Priorities

Timothy E. Alcott
Chief Legal and Real Estate Officer

Lorraine Robles
Director of Development Services and Neighborhood Revitalization
Location of Assessed Westside Developments

- Lincoln Heights
- Alazán-Apache Courts
- Cassiano Homes Apartments
Point Scoring Process

- **Age and physical condition**
- **School performance** | SAISD Elementary, Middle and High School
- **Neighborhood conditions** | owner occupied, rental, vacant lots/land
- **Access to amenities** | Retail, commercial, social services, transit, etc.

2014 Choice Neighborhood Planning Grant scoring criteria

- **Capacity of agency**
- **Need** | poverty rate, structural/design deficiencies, Part I violent crime, available affordable housing
- **Community Support** | social and financial
- **Likelihood of Implementation** | local partnerships, governmental support
- **Leverage** | governmental / philanthropic
- **Bonus points** | Preferred Sustainable Communities and/or Promise Zone Status
# Key Indicators

<table>
<thead>
<tr>
<th>PH Properties for Consideration</th>
<th>Alazan</th>
<th>Cassiano</th>
<th>Lincoln</th>
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<tbody>
<tr>
<td>Quantity of Units</td>
<td>501</td>
<td>499</td>
<td>338</td>
</tr>
<tr>
<td>Density (units per acre)</td>
<td>15.14</td>
<td>9.22</td>
<td>28.16</td>
</tr>
<tr>
<td>Year Built</td>
<td>1939</td>
<td>1950/1967</td>
<td>1940</td>
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<tr>
<td>REAC Score (max 100)</td>
<td>53</td>
<td>84</td>
<td>93</td>
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<td>Community Asset Score (max 600)</td>
<td>208</td>
<td>156</td>
<td>138</td>
</tr>
<tr>
<td>High School</td>
<td>I.R.</td>
<td>I.R.</td>
<td>I.R.</td>
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<tr>
<td>Flooding Impact 25 year storm: bldgs (units)</td>
<td>8(36)</td>
<td>1(6)</td>
<td>1(8)</td>
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<tr>
<td>Flooding Impact 100 year storm: bldgs (units)</td>
<td>30(139)</td>
<td>1(6)</td>
<td>9(54)</td>
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Prioritization of Projects

1. Alazan Courts
2. Lincoln Heights Courts
3. Cassiano Homes
# Historical Master Planning and Redevelopment Timelines

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<td>San Juan Homes</td>
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<tr>
<td>Wheatley Courts</td>
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<tr>
<td>Alazan Courts</td>
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</table>

**Master Planning takes 1-2 years of comprehensive community engagement**

- Phase 1 | Learning and listening
- Phase 2 | Visioning and Design
- Phase 3 | Evaluation and Feedback
- Phase 4 | Decision Making and Building Consensus
OPPORTUNITY HOME SAN ANTONIO

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:
The there are two Invitation for Bids, and one Request for Proposals, currently being advertised. The Invitation for Bids are for Foundation Repair and Stabilization for HB Gonzalez and Scattered Sites and Exterior and Courtyard Painting at Le Chalet. The Request for Proposals is for Federal Housing Programs Trainer.

CLOSED/PENDING SOLICITATIONS:
There are 10 solicitations that have closed and are currently being evaluated. The solicitations are for Foundation Stabilization for Alazan/Apache, Cassiano, and Park Square; Website Hosting and Maintenance; Security Cameras at Springview; Deferred Compensation 457b Plan; UAC Renovation in Central Office; Physical Needs Assessment for Beacon Communities; Exterior Painting for Westway Apartments; Swimming Pool Maintenance and Repairs; Commercial Real Estate Services; and Foundation Repair and Stabilization for Victoria Plaza.

SOLICITATIONS IN DEVELOPMENT:
Procurement is currently working on several solicitations for advertisement. These include: Fair Market Rent Survey; Consulting Services for Rental Market Study; Property Management Software for Beacon Communities; Office Cleaning Services; Bulk Waste Area for Monterey Park; Pest Control for Beacon Communities; Parcel Lockers; Interior/Exterior Signage for Snowden Apartments; Development Initiative Consulting Services; Commercial Property Management; Intrusion Protection and Security Cameras for Properties; Debt Collection Services; Towing Services; Irrigation Services; Cabinets; Inspection, Evaluation, Repair and/or Stabilization of Foundations; and Rent Comparability Study.

CHANGE ORDERS:
January - June 2023

<table>
<thead>
<tr>
<th>Date</th>
<th>Contract</th>
<th>Contractor</th>
<th>Description</th>
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<tbody>
<tr>
<td>1/9/2023</td>
<td>Foundation Stabilization at Riverside Administration Building</td>
<td>Alamo HyTech Foundation</td>
<td>Increase in contract value $3,172; unforeseen work</td>
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<tr>
<td>1/23/2023</td>
<td>Rave Alert Software</td>
<td>Lyme Computer Systems</td>
<td>No cost; addition of 10 digit long code for non-emergency SMS text communications</td>
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### OPPORTUNITY HOME SAN ANTONIO

<table>
<thead>
<tr>
<th>Date</th>
<th>Work Description</th>
<th>Vendor</th>
<th>Increase in contract value</th>
<th>Reason for Increase</th>
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<tr>
<td>3/8/2023</td>
<td>Rave Alert Software</td>
<td>Lyme Computer Systems</td>
<td>$2,750; addition of third environment for waitlist</td>
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<tr>
<td>5/25/2023</td>
<td>Decal Removal and Replacement at Properties</td>
<td>Wyrd Media Group</td>
<td>$1,225; site survey</td>
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<tr>
<td>6/15/2023</td>
<td>Foundation Stabilization at Various Locations</td>
<td>Alamo HyTech Foundation</td>
<td>$600; unforeseen work</td>
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<tr>
<td>6/16/2023</td>
<td>Foundation Stabilization at Mission Park and Alazan</td>
<td>Alamo HyTech Foundation</td>
<td>$13,950; unforeseen work</td>
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### VEHICLE PURCHASES THROUGH COOPS:

**2nd Quarter 2023**

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<tr>
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<th>Number Purchased</th>
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<td>3/9/2023</td>
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<td>2023</td>
<td>Ford Transit</td>
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<td>Caldwell County Ford</td>
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<td>6/16/2023</td>
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<td>Ford Ranger</td>
<td>$39,967</td>
<td>Chastang Enterprise Houston</td>
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### PROPOSED ACTION:

None at this time.

### STRATEGIC OUTCOMES:

Supports all strategic outcomes.

### ATTACHMENT:

Procurement Activity Report  
Business Categories
### Procurement Activity Report as of July 6, 2023

#### Solicitations Currently being Advertised

<table>
<thead>
<tr>
<th>Opportunity Home Department</th>
<th>Type</th>
<th>Solicitation Name</th>
<th>Bidders Conference</th>
<th>Closes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assisted Housing Programs</td>
<td>RFP</td>
<td>Federal Housing Programs Trainer</td>
<td>6/28/2023</td>
<td>9/7/12/2023</td>
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<tr>
<td>Public Housing</td>
<td>IFB</td>
<td>Foundation Repair and Stabilization for HB Gonzalez and Scattered Sites</td>
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<tr>
<td>Public Housing</td>
<td>IFB</td>
<td>Exterior and Courtyard Painting at Le Chalet</td>
<td>8/7/06/2023</td>
<td>8/7/21/2023</td>
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#### Board Items

<table>
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<tr>
<th>Department</th>
<th>Type</th>
<th>Solicitation Name</th>
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<tbody>
<tr>
<td>Agency Wide</td>
<td>IFB</td>
<td>Floor Plans for Opportunity Home</td>
<td>6/5/4/2023</td>
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<tr>
<td>Agency Wide</td>
<td>IFB</td>
<td>HVAC Units, Accessories, and Parts</td>
<td>6/5/11/2023</td>
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<tr>
<td>Organization Wide</td>
<td>RFQ</td>
<td>Architectural, Engineering, and Forensic Consulting Services</td>
<td>5/26/2023</td>
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#### Solicitations Under Evaluation

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<th>Type</th>
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<th>Closes</th>
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<tbody>
<tr>
<td>Public Housing</td>
<td>IFB</td>
<td>Foundation Stabilization for Alazan/Apache, Cassiano, and Park Square</td>
<td>6/4/19/2023</td>
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<tr>
<td>Communications and Public Affairs</td>
<td>RFP</td>
<td>Website Hosting and Maintenance</td>
<td>6/15/2023</td>
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<tr>
<td>Public Housing</td>
<td>RFP</td>
<td>Security Cameras at Springview</td>
<td>6/31/2023</td>
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<td>Human Resources</td>
<td>RFP</td>
<td>Deferred Compensation 457(b) Plan</td>
<td>6/6/6/2023</td>
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<td>General Services</td>
<td>QQ</td>
<td>UAC Renovation In Central Office</td>
<td>6/6/7/2023</td>
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<td>Beacon Communities</td>
<td>RFQ</td>
<td>Physical Needs Assessment for Beacon Communities</td>
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<td>Exterior Painting for Westway Apartments</td>
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<td>Swimming Pool Maintenance and Repairs</td>
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<td>Development Services</td>
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<td>Commercial Real Estate Services</td>
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<td>Temporary and Contract Personnel Services</td>
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<td>Foundation Repair and Stabilization for Victoria Plaza</td>
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#### Future Solicitations

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<th>Solicitation Name</th>
<th>Anticipated Month of Release</th>
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<tr>
<td>Development Initiative</td>
<td>Consulting Services for Rental Market Study</td>
<td>Interagency Agreement</td>
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<td>Property Management Software for Beacon Communities</td>
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<td>Office Cleaning Services</td>
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<td>Bulk Waste Area for Monterey Park</td>
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<td>DSNR</td>
<td>Parcel Lockers</td>
<td>September 2023</td>
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<td>Interior/Exterior Signage for Snowden Apartments</td>
<td>September 2023</td>
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<td>Development Initiative Consulting Services</td>
<td>Department Hold</td>
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<td>Executive</td>
<td>Commercial Property Management</td>
<td>August 2023</td>
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<td>Innovative Technology</td>
<td>Intrusion Protection and Security Cameras for Properties</td>
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<td>Organization Wide</td>
<td>Debt Collection Services</td>
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<td>Irrigation Services</td>
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<td>Cabinets</td>
<td>September 2023</td>
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<td></td>
<td>Inspection, Evaluation, Repair, and/or Stabilization of Foundations</td>
<td>September 2023</td>
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<td>Rent Comparability Study</td>
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# Categories of Procurements

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<th>Amount</th>
<th>Date</th>
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<tr>
<td><strong>Awards Under President and CEO Expanded Authority</strong></td>
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<tr>
<td>Communications and Public Affairs</td>
<td>Public Relations Consulting Services</td>
<td>Connective Agency and Sammis &amp; Ochoa</td>
<td>$259,999.99</td>
<td>05/02/2023</td>
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<td>Public Housing</td>
<td>Safety and Security Exterior Solar LED Power Pole Mounted Light Systems at Springview Family and Senior Manor Complexes</td>
<td>SAT Energy, Inc.</td>
<td>$78,188.99</td>
<td>05/03/2023</td>
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<td>Human Resources</td>
<td>Benefits Consulting Services</td>
<td>McGriff Insurance Services</td>
<td>$65,000.00</td>
<td>05/08/2023</td>
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<td>Human Resources</td>
<td>Pension Audit Plan</td>
<td>RSM US LLP</td>
<td>$42,350.00</td>
<td>06/16/2023</td>
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<td><strong>Awards Under Contracting Officer Authority</strong></td>
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<tr>
<td>Asset Management</td>
<td>Consultant</td>
<td>Miranda Castro</td>
<td>$16,599.89</td>
<td>05/02/2023</td>
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<td>Public Housing</td>
<td>Playground Removal at Villa Veramendi</td>
<td>DCA Contractor</td>
<td>$12,328.58</td>
<td>05/15/2023</td>
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<td>Beacon Communities</td>
<td>Fence Replacement at Pin Oak II</td>
<td>de la Garza Fence and Supply</td>
<td>$13,588.29</td>
<td>05/16/2023</td>
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<td>Community Development Initiatives</td>
<td>Father's Day Fiesta - Tents, Tables, Chairs</td>
<td>Illusions</td>
<td>$5,184.60</td>
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<td>Cross Creek Drainage Repair</td>
<td>R&amp;C Landscape</td>
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<td>Mailout Services</td>
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<td>Interplay</td>
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<td>06/22/2023</td>
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<td><strong>IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)</strong></td>
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<tr>
<td>Innovative Technology</td>
<td>Additional Google Workspace Enterprise Licenses</td>
<td>SADA</td>
<td>$115,999.99</td>
<td>06/01/2023</td>
</tr>
<tr>
<td>Innovative Technology</td>
<td>Google Workspace Enterprise Licenses (Renewal)</td>
<td>SADA</td>
<td>$148,266.99</td>
<td>06/01/2023</td>
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<td>Unified Communications as a Service (RingCentral)</td>
<td>Ring Central</td>
<td>$184,911.96</td>
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</table>
### Total development cost = acquisition closed (tax credits pending)

<table>
<thead>
<tr>
<th>Project Name</th>
<th>District</th>
<th>Developer</th>
<th>Deal Type</th>
<th>Financing</th>
<th>Date</th>
<th>TotalDevCost</th>
<th>Developer Fees</th>
<th>Tax Credit Equity</th>
<th>Tax Abatement</th>
<th># Units</th>
<th>PH/PBV</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>70%</th>
<th>80%</th>
<th>Market</th>
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<tbody>
<tr>
<td>Aspire at Tampico*</td>
<td>D5</td>
<td>Mission DG</td>
<td>Tax Credit</td>
<td>4% Tax Credits &amp; Bonds</td>
<td>Closed</td>
<td>$34,115,710</td>
<td>$4,205,090</td>
<td>$7,379,055</td>
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<tr>
<td>Collierville Crossing</td>
<td>D6</td>
<td>Lynd</td>
<td>PFC</td>
<td>HLD 2121(4)</td>
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<td>NRP</td>
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<td>Legacy at Alamon*</td>
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<td>NRP</td>
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<td>$19,105,291</td>
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<tr>
<td>100 Lakes*</td>
<td>D1</td>
<td>Franklin</td>
<td>Self Developed</td>
<td>Tax Credit</td>
<td>Closed</td>
<td>$52,436,321</td>
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<td>Watson Road (Frontiera Crossing Apartments)</td>
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<td>NRP</td>
<td>Tax Credit</td>
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<tr>
<td>Copernicus (Seven07 Lofts)</td>
<td>D2</td>
<td>NRP</td>
<td>Tax Credit</td>
<td>4% Tax Credits &amp; Bonds</td>
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<tr>
<td>Vista at Reed</td>
<td>D6</td>
<td>Atlantic Pacific Comm.</td>
<td>Tax Credit</td>
<td>9% Tax Credits</td>
<td>Closed</td>
<td>$13,055,259</td>
<td>$1,827,814</td>
<td>$13,948,605</td>
<td>$383,928</td>
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<tr>
<td>Vista at Everest</td>
<td>D1</td>
<td>Atlantic Pacific Comm.</td>
<td>Tax Credit</td>
<td>9% Tax Credits</td>
<td>Closed</td>
<td>$18,109,812</td>
<td>$1,827,814</td>
<td>$13,948,605</td>
<td>$383,928</td>
<td>64</td>
<td>7</td>
<td>16</td>
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<tr>
<td>Vista at Interlachen</td>
<td>D2</td>
<td>Integrated Realty Group</td>
<td>Tax Credit</td>
<td>4% Tax Credits &amp; Bonds</td>
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<tr>
<td>Josephine</td>
<td>D1</td>
<td>Lynd</td>
<td>PFC</td>
<td>Conventional Loan</td>
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<tr>
<td>Vista at Alamoia</td>
<td>D1</td>
<td>Atlantic Pacific Comm.</td>
<td>Tax Credit</td>
<td>4% Tax Credits</td>
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<tr>
<td>Vista at Solaris</td>
<td>D2</td>
<td>Opportunity Home</td>
<td>Self Developed/Tax Credit</td>
<td>9% Tax Credits</td>
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<tr>
<td>Vista at Silver Oaks</td>
<td>D3</td>
<td>Atlantic Pacific Comm.</td>
<td>Tax Credit</td>
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</tbody>
</table>

Grand Total: $1,013,027,336 $73,343,591 $322,509,243 $21,476,180 $8,889 0 98 256 108 511 3,229 343 448 719

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