



OPERATIONS AND REAL ESTATE
COMMITTEE MEETING
JANUARY 24, 2024



BOARD OF COMMISSIONERS

Gabriel Lopez
Chair

Gilbert Casillas
Vice Chair

Dalia Contreras
Commissioner

Estrellita Garcia-Diaz
Commissioner

Janet Garcia
Commissioner

Leilah Powell
Commissioner

Vincent Robinson
Commissioner

PRESIDENT & CEO

Ed Hinojosa, Jr.

OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING

1:00 p.m. | Wednesday | January 24, 2024

If this meeting becomes a Special Board Meeting, at least four Commissioners will be physically present at this location 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.

CITIZENS TO BE HEARD

2. **Citizens to be Heard** at approximately 1:00 p.m. (may be heard after this time) Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster prior to 12:45 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English translator will be available to citizens needing translation.

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

INDIVIDUAL ITEM

3. Consideration and appropriate action regarding Resolution 6500, authorizing the award of a contract for Victoria Plaza Roof Replacement to Garland/DBS, Inc. through Omnia Partners, Public Sector for an amount not to exceed \$4,455,642 (Muriel Rhoder, Chief Administrative Officer; Hector Martinez, Director of Construction Services and Sustainability)

DISCUSSION ITEMS

4. Update and discussion regarding the 2023 Media Summary (Michael Reyes, Public Affairs Officer)
5. Update and discussion regarding Opportunity Home legislative update and priorities (Michael Reyes, Public Affairs Officer)
6. Update and discussion regarding Residents Feel Safe Outcomes, Security, and Security Measures (Richard Milk, Planning Officer; Brandee Perez, Chief Operating Officer)

7. Update and discussion regarding the camera and intrusion protection project for mid and high rise communities (Jo Ana Alvarado, Director of Innovative Technology; Domingo Ibarra, Director of Security)

CLOSED SESSION

8. Closed Session

Personnel/Consultation with Attorney

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

- Discussion and consultation with attorney regarding Board roles and responsibilities

Security Measures/Devices Update/Consultation with Attorney

Deliberate regarding security matters and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney) and Texas Government Code Sec. 551.076 (deliberation regarding security devices and security audits)

- Discussion regarding security issues and measures and consultation with attorney regarding security

Personnel/Consultation with Attorney

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

- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2023-2024 and Contract

REPORT

- Procurement Activity Report

RESOURCE

- Schedule of Units Under Development

9. Adjournment

Posted on: 1/19/2024 01:00 PM

*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.

These committee meetings may become special board meetings if a quorum of the Board attends. No final action is contemplated at these meetings.

"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."

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

**RESOLUTION 6500, AUTHORIZING THE AWARD OF A CONTRACT FOR VICTORIA PLAZA
ROOF REPLACEMENT TO GARLAND/DBS, INC. THROUGH OMNIA PARTNERS, PUBLIC
SECTOR FOR AN AMOUNT NOT TO EXCEED \$4,455,642**

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

DocuSigned by:
Muriel Rhoder
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Muriel Rhoder
Chief Administrative
Officer

DocuSigned by:
Hector Martinez
ABBB9B06757A4D5...
Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6500, authorizing the award of a contract for Victoria Plaza Roof Replacement to Garland/DBS, Inc. through Omnia Partners, Public Sector for an amount not to exceed \$4,455,642.

SUMMARY:

Victoria Plaza was built in 1959 and is a senior/disabled Public Housing community located across the street from HemisView Plaza in downtown San Antonio, in City Council District 1. This development consists of a single nine-story, high-rise brick building comprised of a total of 184 units, including 16 efficiency units, 152 one-bedroom units, 16 two-bedroom units, and one three-bedroom unit that was recently converted to a Center for Health Care Services clinic.

In April 2023, Opportunity Home San Antonio was awarded, in response to the 2022 San Antonio Housing Bond Rental Housing Acquisition, Rehabilitation, and Preservation RFP, \$2.5 million dollars for affordable housing preservation and improvements for the Victoria Plaza Roof Replacement Project. This project includes the following scopes of work: comprehensive roof replacement with a new, insulated, highly-reflective roof system; a new roof-mounted photovoltaic solar panel system; new gutters and downspouts throughout; select structural concrete crack repairs; bird deterrent hardware; power washing of the entire structure; and the installation of two, ten-thousand gallon rainwater cisterns.

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

Procurement has issued three solicitations for this service:

OPPORTUNITY HOME SAN ANTONIO**January 24, 2024**

June 15, 2023, Opportunity Home issued an Invitation for Bids (IFB) #2306-5412 (Cooperative) for Victoria Plaza Roof Replacement, which closed on August 7, 2023. Staff directly solicited the IFB to five cooperative vendors that have been awarded contracts through Omnia Partners, Public Sector. Two responses were received in response to this solicitation from Garland/DBS, Inc. and Structural Concrete Systems. Both responses were deemed non responsive: one did not include the bid bond as required in the solicitation and the other did not have an awarded roofing contract through a cooperative purchasing program.

August 18, 2023, Opportunity Home issued an Invitation for Bids (IFB) #2306-5412 (Public) for Victoria Plaza Roof Replacement that closed on September 8, 2023. The IFB was published on the Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 352 vendors. Three responses were received to this solicitation from Geofill Construction, Gerloff Company, Inc., and Henock Construction, LLC. After a full and complete review of the responses by staff and the architect of record for this project, it was determined that it was in the best interest of the organization to re-advertise this project.

On October 23, 2023, Opportunity Home issued CO-OP Quote #2310-5441 for Victoria Plaza Roof Replacement, which closed on November 27, 2023. Staff directly solicited nine vendors that have been awarded contracts from Omnia Partners, Public Sector. Two responses were received to this solicitation: Garland DBS, Inc. and RoofConnect Logistics, Inc. Both responses were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, including past performance, quality of the goods or services, extent to which the goods or services meet Opportunity Home's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, staff are recommending a contract award to Garland DBS, Inc. They are the lowest-cost qualified respondent.

On August 7, 2019, Racine County Wisconsin issued an Invitation for Bid # PW1925 for roofing supplies and services, waterproofing, and related products and services that closed on September 9, 2019. Two bids were received in response to the solicitation. Garland/DBS, Inc. was the lowest responsive, responsible, and qualified bidder based on the requirements issued in the IFB and was awarded a contract that was effective October 15, 2019, to October 14, 2024, with 1 additional 5-year term.

COMPANY PROFILE:

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

Garland/DBS, Inc. will serve as the General Contractor for this project and obtained two bids for the roof replacement at the Victoria Plaza. They will be utilizing Western Specialty Contractors as their subcontractor. They provided the lowest price to complete the project.

OPPORTUNITY HOME SAN ANTONIO

January 24, 2024

PRIOR AWARDS:

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

CONTRACT OVERSIGHT:

Hector Martinez, Director of Construction Services and Sustainability, will oversee this contract.

STRATEGIC OUTCOMES:

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 6500
Bid Tabulation
Slides

**Opportunity Home San Antonio
Resolution 6500**

RESOLUTION 6500, AUTHORIZING THE AWARD OF A CONTRACT FOR VICTORIA PLAZA ROOF REPLACEMENT TO GARLAND/DBS, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR FOR AN AMOUNT NOT TO EXCEED \$4,455,642

WHEREAS, in April 2023, Opportunity Home San Antonio was awarded, in response to the 2022 San Antonio Housing Bond Rental Housing Acquisition, Rehabilitation, and Preservation RFP, \$2.5 million dollars for affordable housing preservation and improvements for the Victoria Plaza Roof Replacement Project; and

WHEREAS, the U.S. Department of Housing and Urban Development encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with Opportunity Home's procurement policies; and

WHEREAS, on October 23, 2023, Opportunity Home issued CO-OP Quote #2310-5441 for Victoria Plaza Roof Replacement, which closed on November 27, 2023. Two responses were received. Staff are recommending a contract award to Garland DBS, Inc through Omnia Partners, Public Sector. They are the lowest-cost qualified respondent.

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

- 1) Approves Resolution 6500, authorizing the award of a contract for Victoria Plaza Roof Replacement to Garland/DBS, Inc. through Omnia Partners, Public Sector for an amount not to exceed \$4,455,642.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 31st day of January 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



Bid Tabulation

2310-5441 Victoria Plaza Roof Replacement

		Total Cost		Garland/DBS, Inc. \$4,050,584.00							RoofConnect Logistics \$5,392,258.00						
Items	Job	Quantity Required	Base Bid	ADD Alternate #1	ADD Alternate #2	ADD Alternate #3	ADD Alternate #4	ADD Alternate #5	Total Cost with Alternate	Base Bid	ADD Alternate #1	ADD Alternate #2	ADD Alternate #3	ADD Alternate #4	ADD Alternate #5	Total Cost with Alternate	
Opportunity Homes San Antonio - Victoria Plaza, Re-Roofing	1	1	\$3,005,227.00	\$153,336.00	\$241,006.00	\$120,323.00	\$145,127.00	\$385,565.00	\$4,050,584.00	\$5,392,258.00	0	0	0	0	0	\$5,392,258.00	

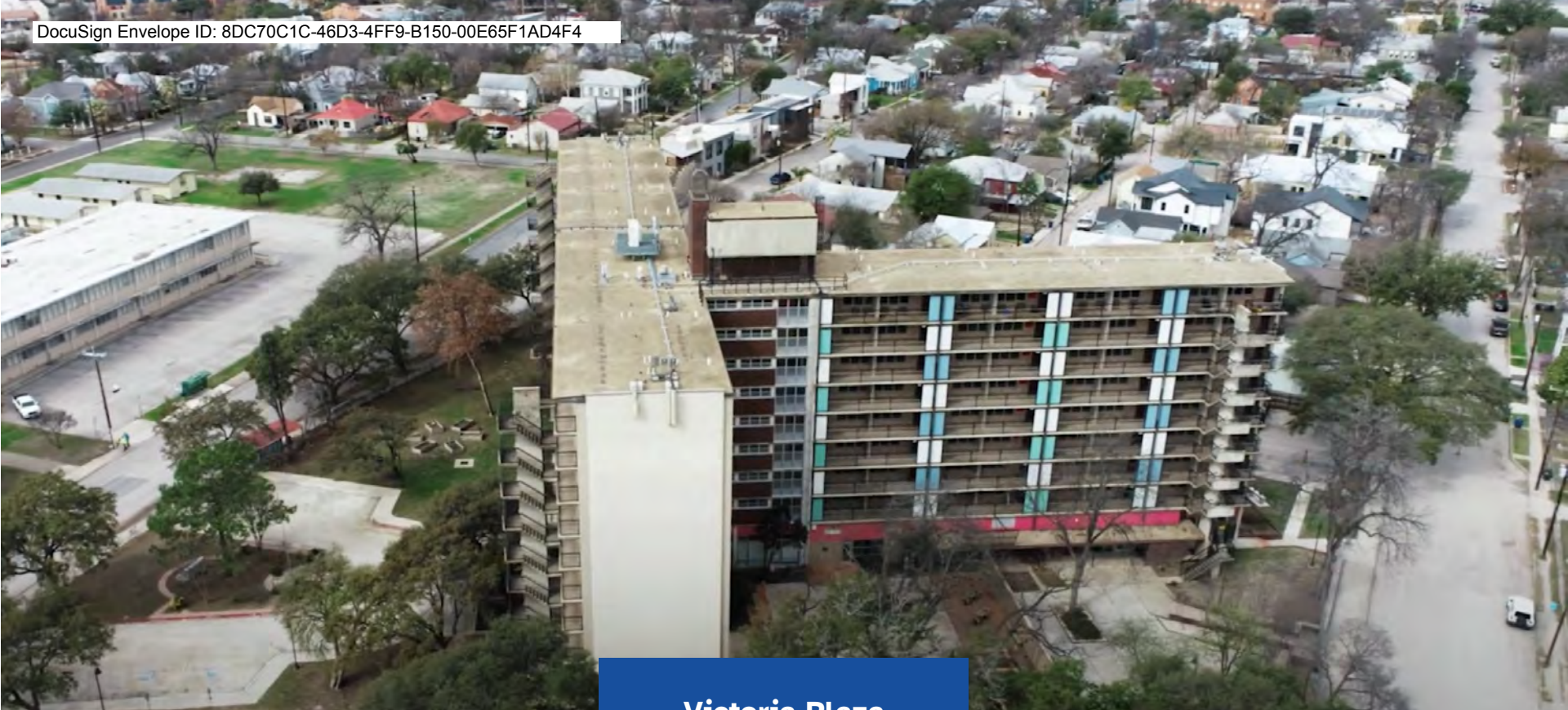
Victoria Plaza Roof Replacement



Victoria Plaza Apartments
411 Barrera St. | San Antonio, TX 78210



Victoria Plaza



Victoria Plaza



Victoria Plaza

Procurement Process

Procurement Process

Solicitation Process

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

Purchasing Cooperatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, Opportunity Home is **not required** to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

Procurement Process

Solicitation Process

On **June 15, 2023** Opportunity Home issued an **“Invitation For Bids” (IFB) #2306-5412** (Cooperative) for Victoria Plaza Roof Replacement, which closed on August 7, 2023.

Staff directly solicited the IFB to five vendors that have been awarded contracts through Omnia Partners, Public Sector.

Two responses were received and both were deemed nonresponsive:

- One **did not include a Bid Bond** as required in the solicitation, and
- The other **did not have an awarded roofing contract** through a cooperative purchasing program.

Procurement Process

Solicitation Process

On **August 18, 2023** Opportunity Home issued an **“Invitation For Bids”** (IFB) #2306-5412 (Public) for Victoria Plaza Roof Replacement, which closed on September 8, 2023.

The IFB was published on multiple websites

Directly solicited to 352 vendors

Three responses were received

Evaluation criteria included:

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

After a full and complete review of the responses by staff and the architect of record for this project, it was determined that it was in the best interest of the organization to re-advertise this project.

Procurement Process

Solicitation Process

On **October 23, 2023** Opportunity Home issued **“Co-Op Quote”** #2310-5441 for Victoria Plaza Roof Replacement, which closed on November 27, 2023.

Staff directly solicited nine vendors that have been awarded contracts from Omnia Partners, Public Sector.

Two responses were received

Evaluation criteria included:

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

Staff are recommending a contract award to **Garland/DBS, Inc.**; they are the lowest priced qualified respondent.

Procurement Process

Financial Impact

The cost for this project is not expected to exceed an amount of **\$4,455,642.**

Award includes **comprehensive roof replacement, roof-mounted solar panel system, new gutters and downspouts, structural concrete crack repairs, bird deterrent, power washing of the entire structure and installation of two, ten-thousand gallon rainwater cisterns.**

2023 Media Relations Recap

Media Coverage Overview

639

total mentions

835

million total potential
news reach

> 71%

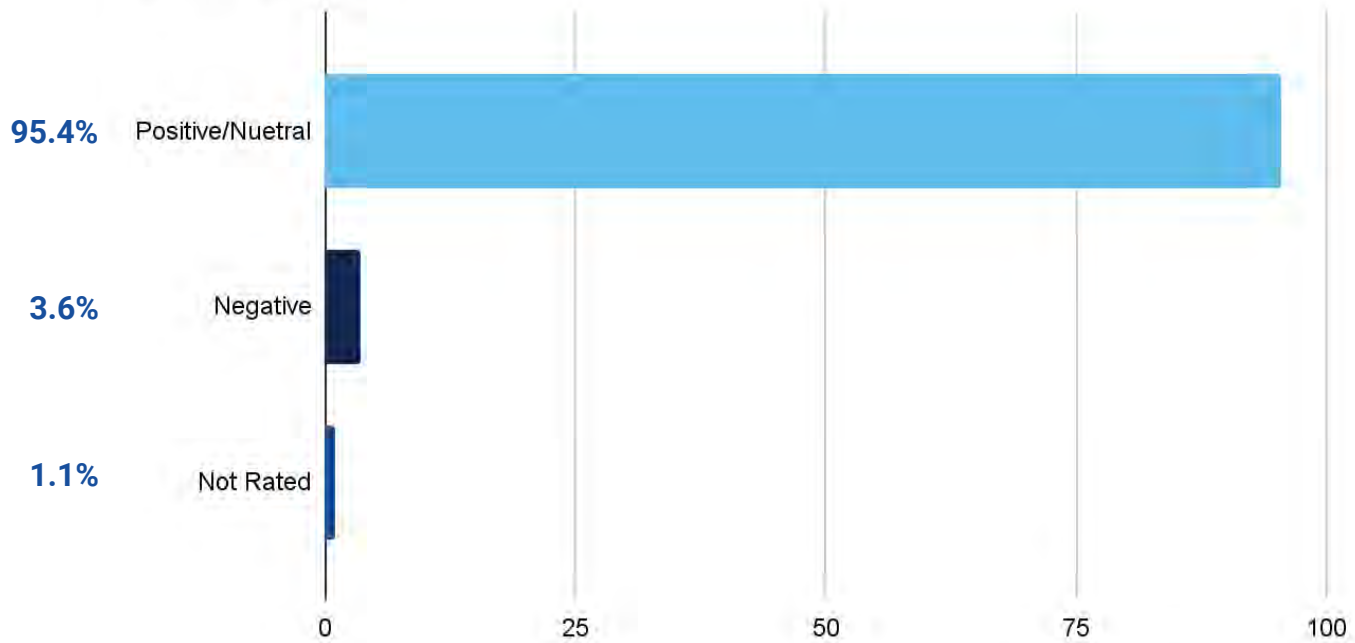
increase in positive
sentiment compared
to last period

36

stories with positive
coverage

Sentiment Share of Voice

Tonality of mentions in media



Earned Media Snapshot

Public Affairs earned media via press releases, media advisories, and pitches

36

total media relations items issued

77%

earned media coverage

19

Press Releases

17

Media Advisories

28

Items Covered by Media

8

Items Not Covered by Media

Share of Voice by Search

Percentage of mentions across broadcast and online news as measured by volume



- Opportunity Home San Antonio... 63.5%
- Opportunity Home San Antonio... 36.5%

Top News Outlet by Volume

Publications with the most mentions

Texas Public Radio 53

KSAT 34

KENS 30

San Antonio Current 26

San Antonio Express-News 22

Spectrum News 20

WOAI-AM 12

KABB (FOX) 11

Top Stories

By Volume

Texas Public Radio

Nancy Smith Hurd Foundation Grant

KSAT

HCV Waitlist Reopening

KENS

Alazan Holiday Gift Distribution

By Editorial Reach

MSN.com (Telemundo)

Opportunity Home Resident Scholarships

New York Times

Affordable Housing Woes Paint 'Bleak Picture' for Developers (Ed quoted)

San Antonio Business Journal

Page 26 of 89
Look back: SABJ's events and honorees

2023 Social Media Overview



Overview: Across Networks

16K

Fans & followers
8% increase

1.2K

New fans & followers

539

Posts
280% increase

423K

Users - page & profile reach
138% increase

699K

Page & profile impressions
173% increase

5.56%

Engagement rate
11.3% decrease



Facebook | @OpportunityHomeSA

9.7K

Fans & followers
13% increase

1.1K

New fans & followers

223

Posts
156% increase

383K

Users - page & profile reach
129% increase

621K

Page & profile impressions
163% increase

5.8%

Engagement rate
11.3% decrease



LinkedIn | @OpportunityHomeSA

2.6K

Fans & followers

22K

Users - page & profile reach
192% increase

539

Posts
280% increase

8.1%

Engagement rate
25% decrease

47K

Page & profile impressions
230% increase

Page 30 of 39



Instagram | @OpportunityHomeSA

2.2K

Fans & followers
7% increase

148

New fans & followers

123

Posts
464% increase

19K

Users - page & profile reach
483% increase

31K

Page & profile impressions
431% increase

5.9%

Engagement rate
23.3% increase



X/Twitter | @OppHomeSA

1.9K

Fans & followers
2% increase

29

New fans & followers

75

Posts

3.7%

Engagement rate

21K

impressions

**Previous year comparison data
not provided by Hootsuite*

TOP POSTS

Facebook



 Top posts



In 2015, Sandra Castro moved to Alazan-Apache Courts without a car, furniture, food or family — having lost her mother, not having her father present and being homeless. Determined to create a brighter future for her family of



127 reactions



 Housing Choice Voucher Waitlist Opening Soon 
We're getting ready to accept applications again. Mark your calendars and prepare ahead of the Housing Choice Voucher, commonly known as Section 8, waitlist reopening

107 reactions



 RENTAL ASSISTANCE INFORMATION  If you are experiencing financial hardship due to the pandemic and are in need of temporary rental assistance, the Housing Assistance Program will begin accepting applications

101 reactions

TOP POSTS

LinkedIn

 Top posts



Opportunity Home Board of Commissioners elected Gabriel L. Lopez as its new chairman on Aug. 2. Lopez, a native of San Antonio and local affordable housing developer, will serve as chair for at least a two-year term

55 reactions



San Antonio is on the move and so are the people who live in it 🎉 The San Antonio Business Journal features professionals who are making an impact in the business community with their People on the Move publication.

53 reactions



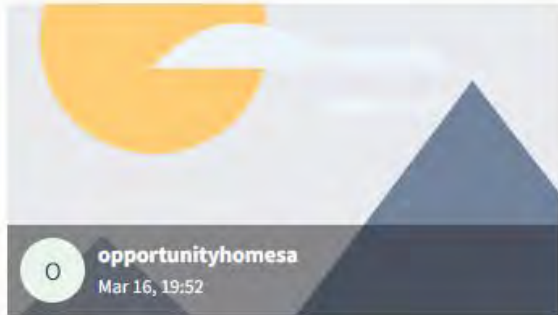
Welcome Home! 🏠 We're thrilled to have welcomed back residents to Victoria Plaza, a 185-unit public housing community serving senior and disabled residents located south of Hemisfair 🌞 The community underwent a multi-

46 reactions

TOP POSTS

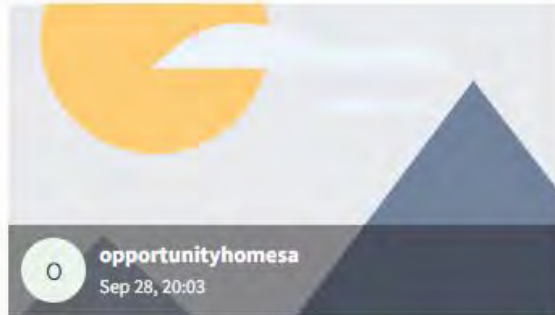
Instagram

Top posts



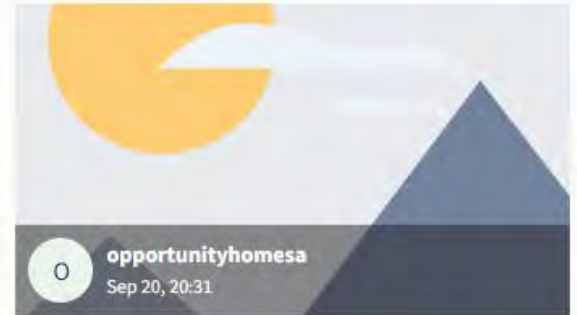
Middle and high school students who reside in our Opportunity Home communities have been spending their Spring Break in the digital arena at Computer Coding Camp hosted by the organization's ConnectHomeSA

30 likes



Welcome Home! 🏠 We're thrilled to have welcomed back residents to Victoria Plaza, a 185-unit public housing community serving senior and disabled residents located south of Hemisfair 🌆 The community underwent a multi-

29 likes




Thank you to the Avenida Guadalupe Association for allowing us to participate in the Dieciséis de Septiembre Parade this past Saturday! Opportunity Home employees and their families are always thrilled to connect with the

27 likes

TOP POSTS

X / Twitter

 Top tweets



Dr. Jeneise Briggs has dedicated herself to serving underrepresented communities. Click the link below to read more about our efforts towards equity, diversity and inclusion. <http://homesa.org/reshaping-the-housing->

12.12% engagement rate



We have some BIG news to share! 🎉 Our ConnectHomeSA program was awarded a grant from the Nancy Smith Hurd Foundation 🏡 These funds will help us narrow the digital divide in San Antonio 📄 Read more

10.34% engagement rate



We're hosting our Lease Up Fair on Sept. 14 from 10 a.m. to 3 p.m. at Second Baptist Church, 3310 E Commerce St., to connect Housing Choice Voucher (HCV) participants with available units 🏡 If you would like to attend, visit

10.3% engagement rate

Questions?

2024 Legislative and Regulatory Priorities

Opportunity Home's Funding Priorities

- Maintain federal commitment to housing assistance and community development
- Consider impacts of inflation
- Maximize existing housing preservation and increase the housing supply
- Fully fund public housing
- Equity and inclusion included in the design of new affordable housing development and community redevelopment



Opportunity Home's Regulatory Priorities

- Reduce barriers to credit histories for Section 8 residents
- Provide PHAs the ability to make informed decisions regarding tenant selection processes
- Limit regulations that decrease efficiencies of programs
- Exemptions from Build America, Buy America
- Allow HAP funding flexibility



Legislation in the 188th Congress



H.R. 307

Public Housing Emergency Act

- Provide \$70 billion to the Public Housing Capital Fund
- Status: Referred to Committee

H.R. 6318

Public Housing for the 21st Century Act

- Provide PHAs with the information and resources to develop public housing for extremely low-income households
- Status: Referred to Committee

Future Legislation

- Incentives for landlords
- Landlords repairing Section 8 units
- Prohibition of source-of-income discrimination



State Legislative Priorities

- Appropriations funding opportunities (CPF equivalent)
- Source-of-income discrimination
- Sec. 8 landlord repair regulations
- Funding for and improve the capability of housing providers to build safe, quality affordable housing communities



Next Steps

- Community Project Funding (CPF)
- Identifying funding opportunities with federal, state and Congressional offices
- Continued, unified outreach with Congress, HUD, partner organizations

Questions?

Residents Feel Safe

Operations and Real Estate Committee

Today's Topics

01 Resident survey results

**02 Strategic plan:
Residents feel safe priority outcome**

**03 Safety and security measures
at the properties**

Resident Survey Results

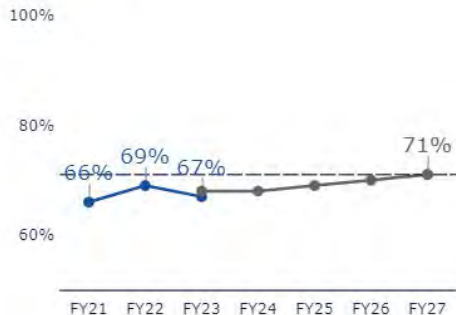
“In the last 30 days, how safe did you feel?” [mostly safe/always safe]

Residents feel safe

Latest Actual 67%	5 YR Target 71%
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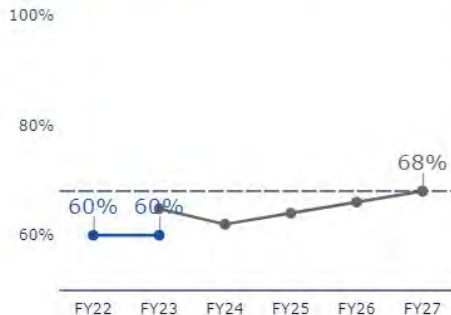
BY PORTFOLIO

OVERALL

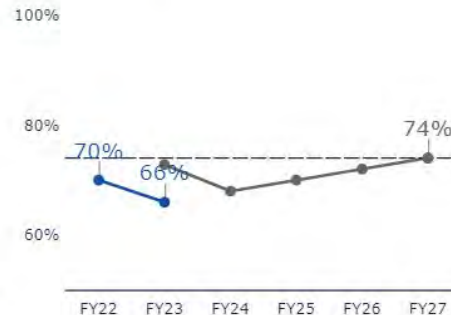


BY PORTFOLIO

PUBLIC HOUSING

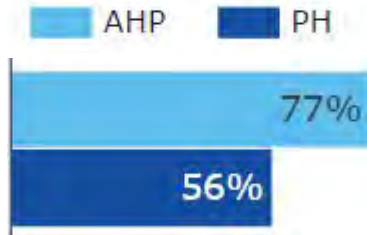


BEACON



“In the last 30 days, how safe did you feel?” by key demographics

Program



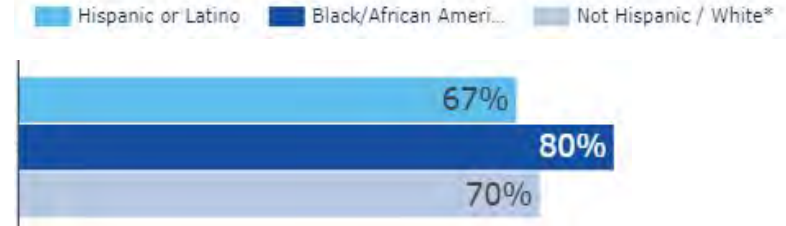
Disability Status

Householder (Head of Household)



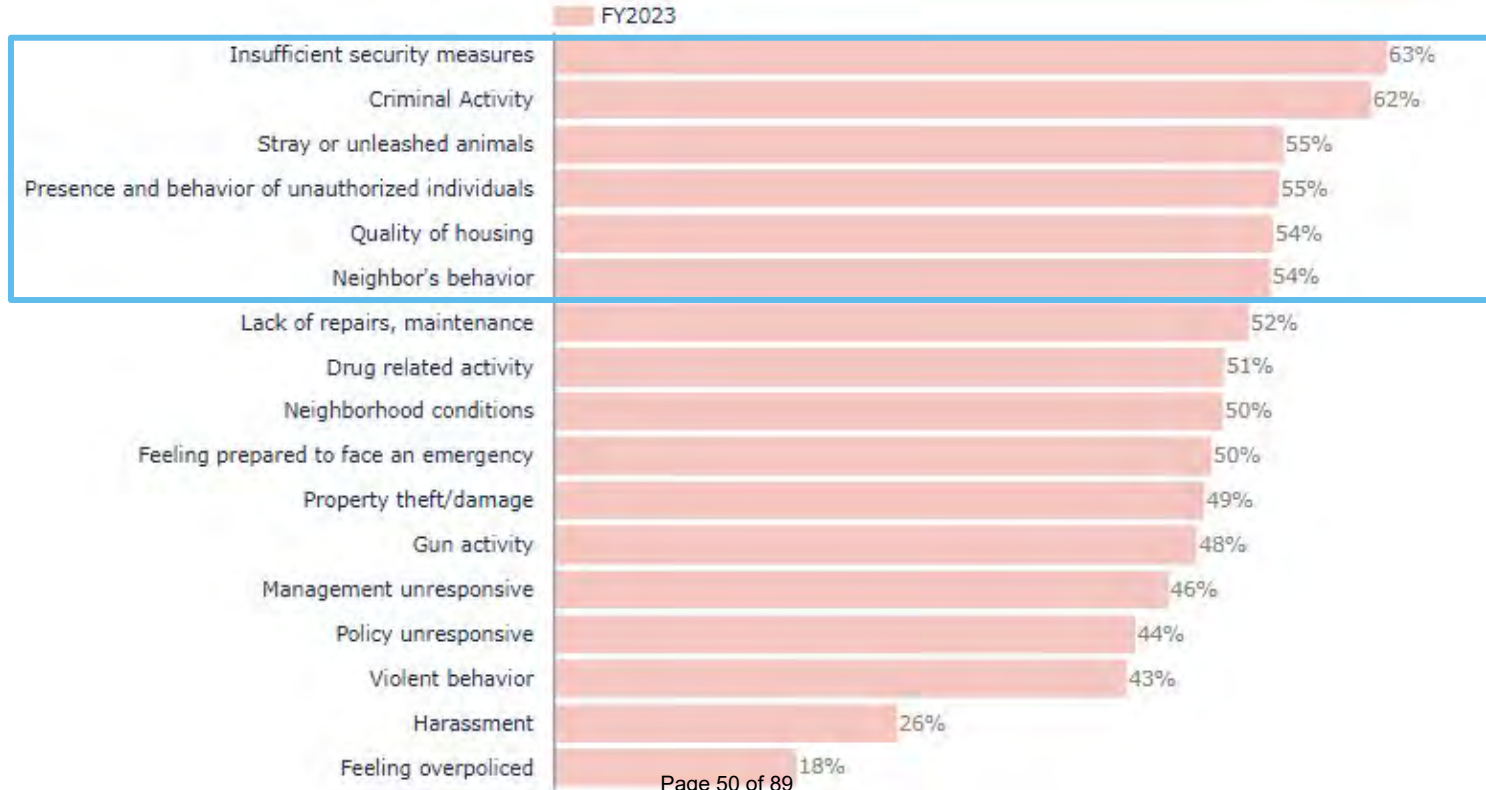
Race & Ethnicity

Householder (Head of Household)



Challenges

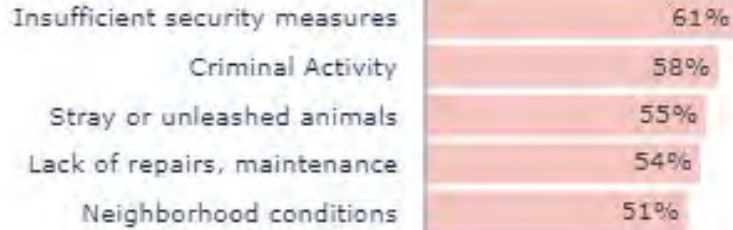
Ranked by % Negative



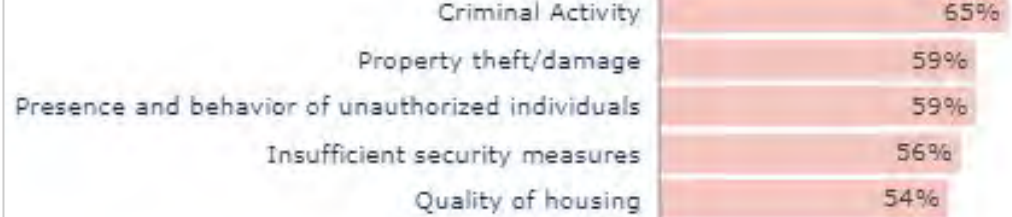
Challenges by Program

Ranked by % Negative

AHP



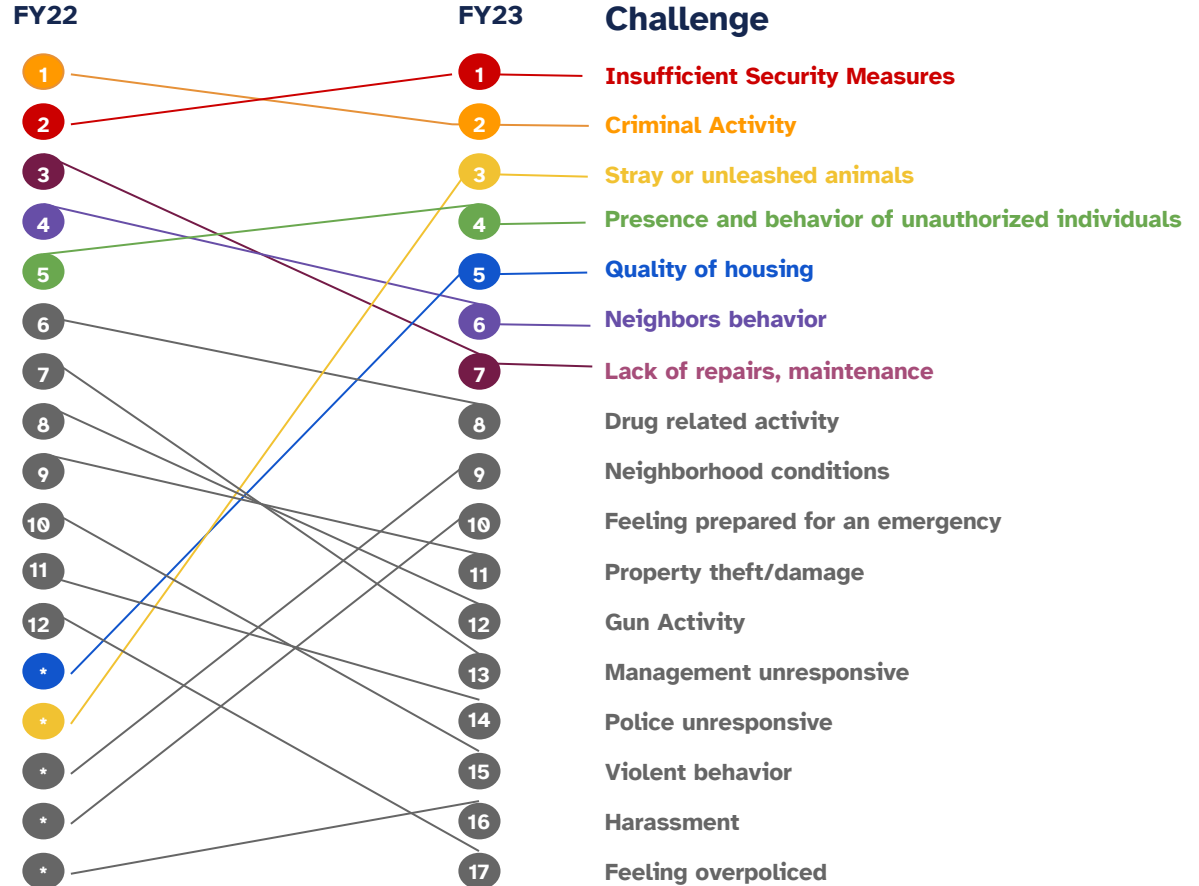
PH



If you did not select "Always safe" in the previous question, how much did each of the following items affect you or your household in the last 30 days: *'Somewhat'* or *'A great deal'*

Challenge Ranking Comparison

**indicates a challenge that was added to the survey after FY22*



Strategic Plan: Residents feel safe priority outcome

Residents Feel Safe: Priority Populations



Strategies being developed at organizational scale (Tier 1)

Social cohesion: trust and reciprocity

Centralized data management:
Employees collect, analyze, and act on safety data in the context of larger trends at program or organizational level (vs property level)

Resident and employee health and safety are not repeatedly threatened by other residents' criminal activity or serious lease violations

[Communication] Residents are aware of organization's safety-related actions

IN DEVELOPMENT

Social Cohesion

Trust, Reciprocity and Organized Altruism

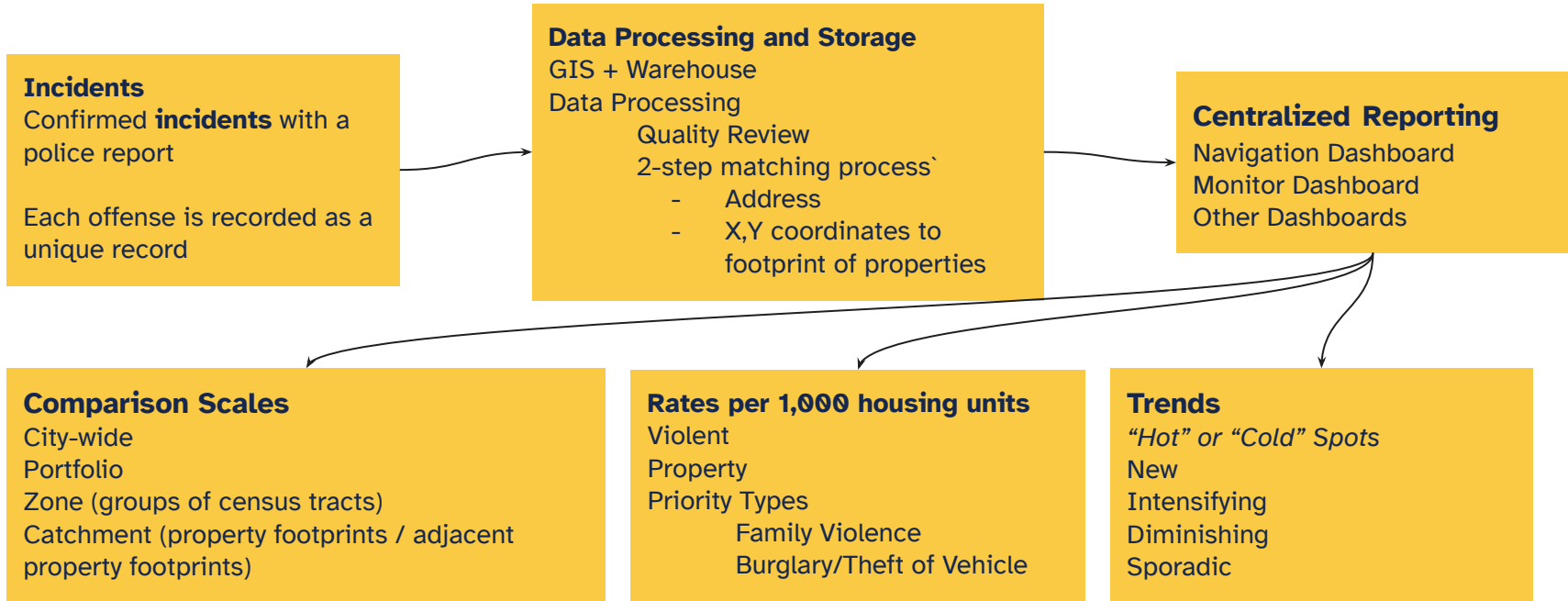
- Trust is a key indicator for social cohesion
- Trust leads to reciprocity (the willingness of individuals to help each other out or sacrifice for other members of a group)

Residents know that they've been heard.

Employees understand the specific needs of individual communities.

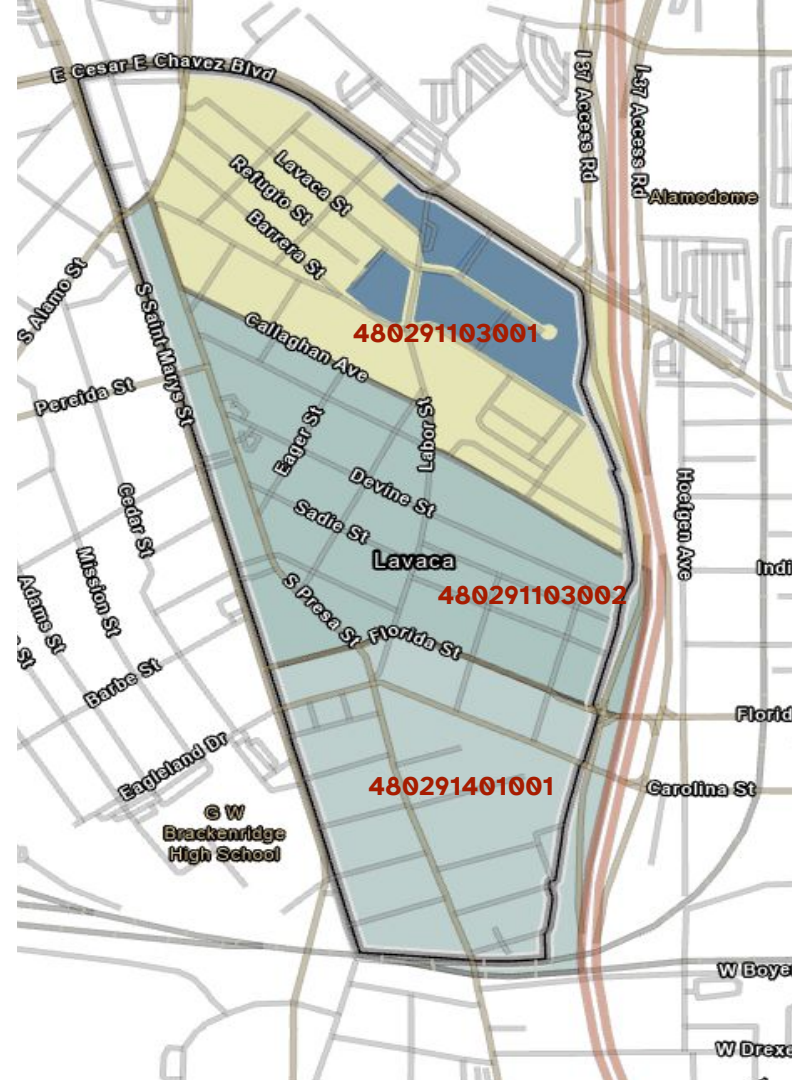
Stakeholders / partners understand employees' and residents' specific needs.

In development: Centralized Data Management



Lavaca Neighborhood Analysis

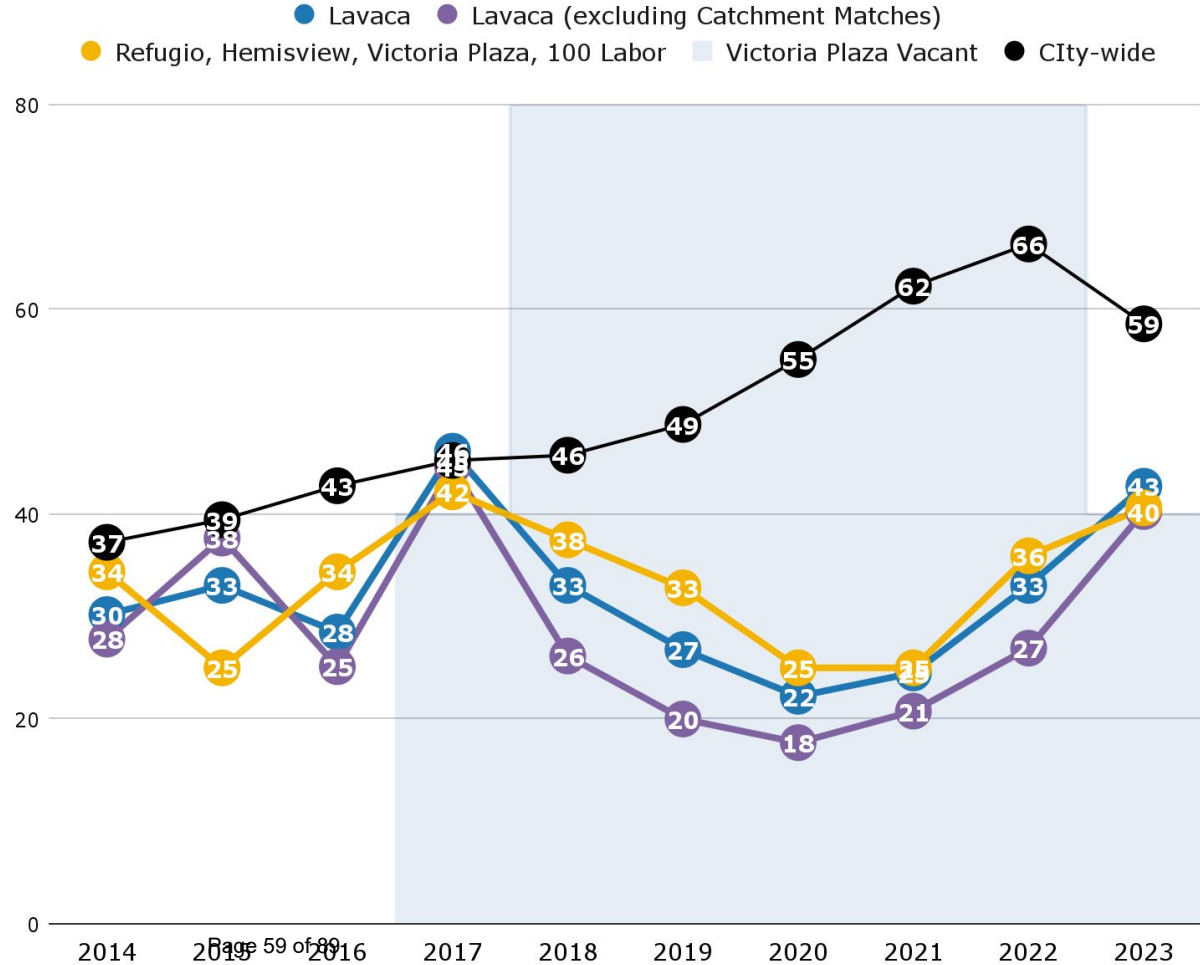
For this analysis, 3 block groups west of I-37, east of S. Saint Mary's, south of Cesar Chavez, and north of I-10



Violent

Rates | Count per 1,000 units

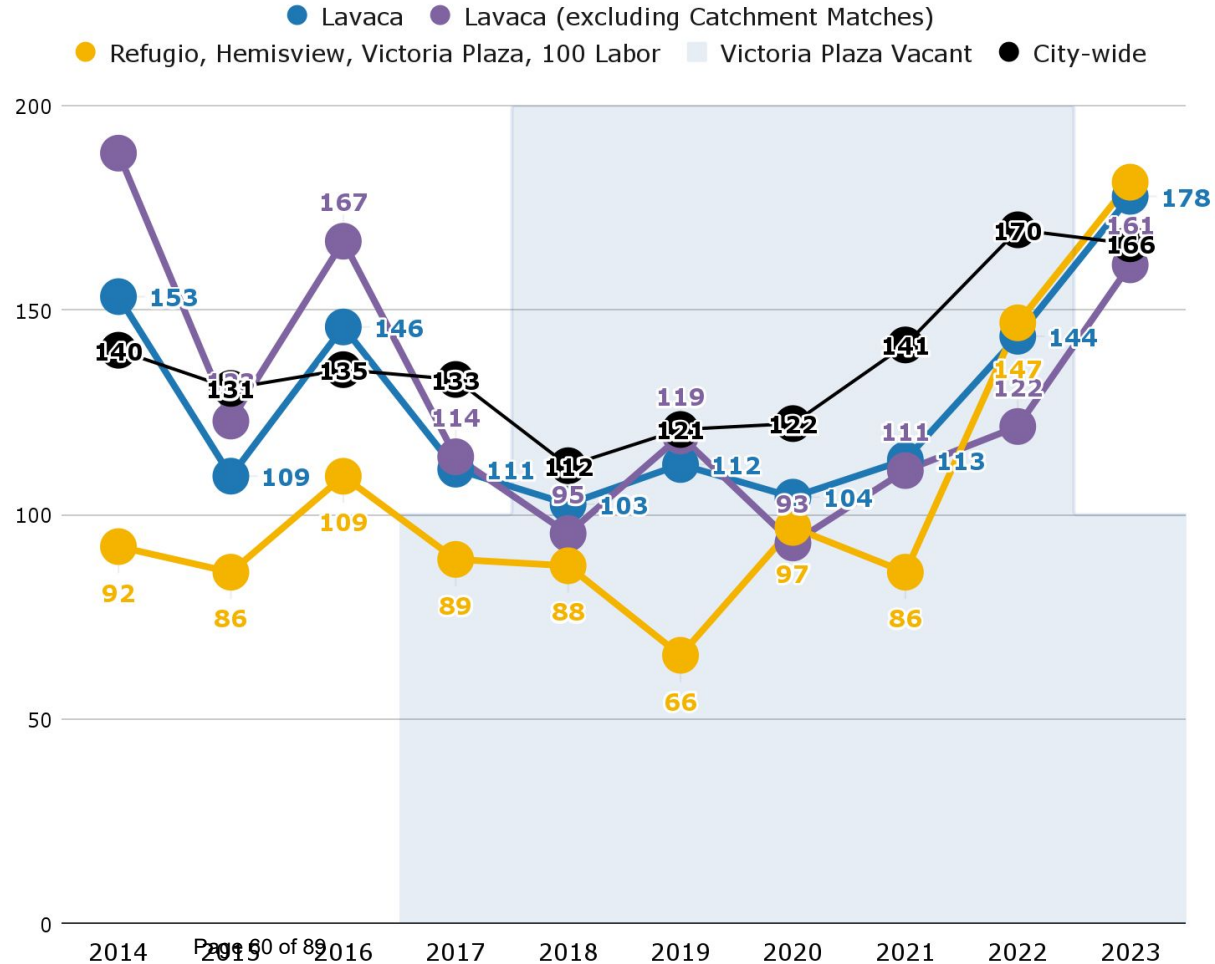
Aggravated Assault, Aggravated Family Violence, Aggravated Robbery Business, Aggravated Robbery Individual, Aggravated Sexual Assault, Assault, Deadly Conduct, Family Violence, Indecency with a Child, Injury to a Child Injury to Elderly Person, Kidnapping, Murder, Robbery Business, Robbery Individual, Sexual Assault, Threats



Property

Rates | Count per 1,000 units

Arson, Burglary Building, Burglary Habitation, Burglary Vehicle, Fraud, Graffiti, Larceny, Theft of Vehicle, Trespassing, Unauthorized Use of Motor Vehicle, Vandalism



Strategies being implemented at program scale

(Tier 2)

Beacon residents feel safe

Beacon Residents have a good relationship and communication with staff

Beacon Residents acknowledge and benefit from improved safety measures

Beacon Residents are knowledgeable about how to protect themselves and their property

Public housing residents feel safe

PH Residents are represented by Resident Councils

PH Residents report instances of bullying to community manager

PH Residents are knowledgeable about how to protect themselves and their property

PH Residents feel safe walking near their property [Nathan St.]

PH Residents: Residents feel less vulnerable [to crime] at night

Safety and Security measures at the properties

Initiatives

Collaboration, Feedback and Upgrades

- Assessments
- Partnerships
- Property Improvements
- Safety Models

Lighting

Security Cameras

Entry Control

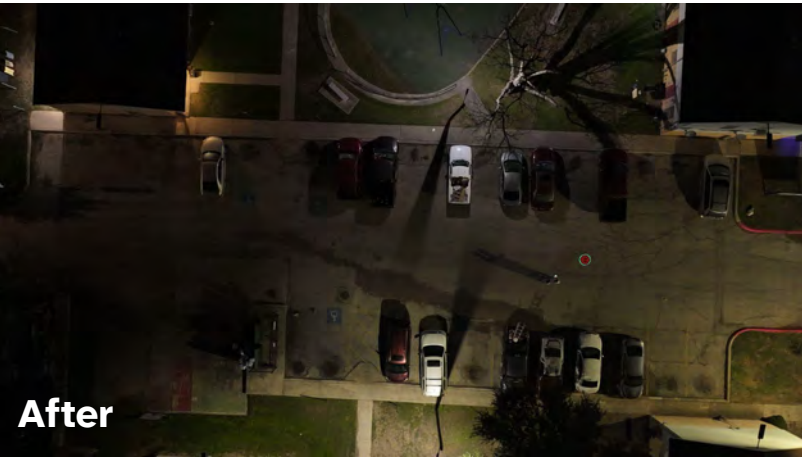
Resident and Partner Meetings

Rapid Response Team

Resource Allocation

Property Improvements

Before



After

Safety and Security Measures	Count
Lighting Upgrades	37
Cameras	25
Entry Control (Keycards, Keypads)	16
Fencing/Gates	8
Pending Gate Entry Panel Upgrade	3
Pending Camera Install	3
Diamond metal plate added to screen doors	4
Metal Plates for Vacant units	4
Pending Fire Safety Panel Upgrade	1

Engagement

- Residents
- Community
- Partners
- Staff

Neighborhood Association

Property Management and
Resident Safety meetings

Donuts with the Director

City of SA meetings

UTSA-SAPD Violent Crime
Reduction

Questions?

Public Housing Camera and Intrusion Protection Update

Overview

- Completed Properties
- Scope of Work
- Equipment
- Platforms
- Properties

Our goal is to implement safety and security systems that will:

- Keep residents safe
- Keep staff safe
- Protect property

We are accomplishing this with the installation of state-of-the-art camera and intrusion protection systems across **19** of our Mid- to High-rise Public Housing properties.

Completed Properties

Victoria Plaza

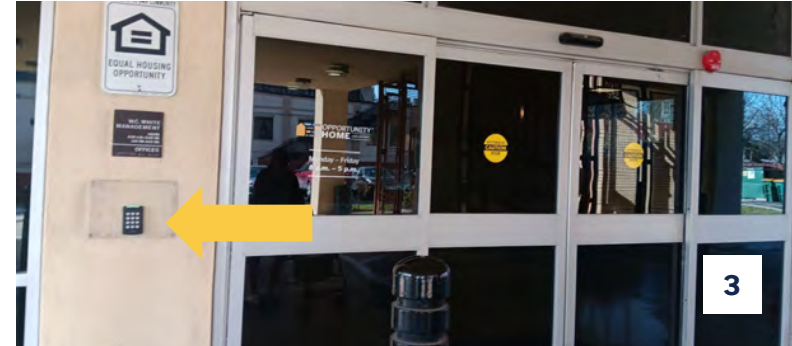
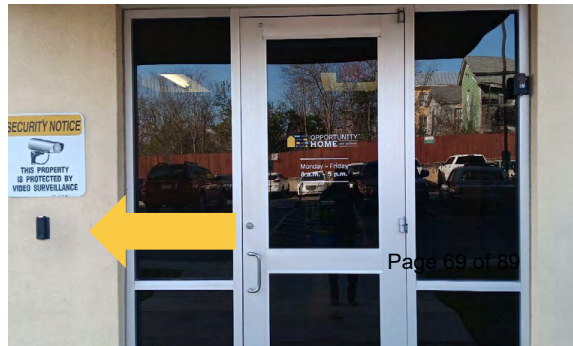
Springview

WC White

Lila Cockrell

Jewett Circle

Villa Tranchese



Scope of Work

Work Performed at Each Property

Camera

Cable Run

IP Camera Installation

Switch Installation

Configuration and Testing

Intrusion Protection

Cable Run

Automated Door Integration

Door Striker Installation

Key Fob Reader

Configuration and Testing

Staff Training

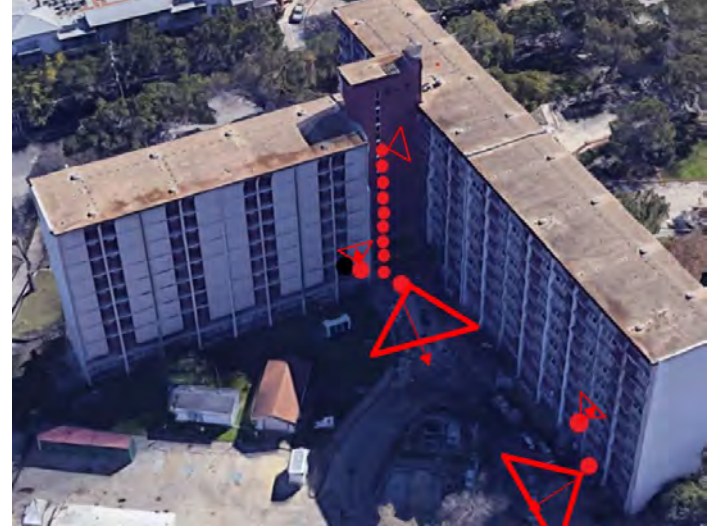
CloudVue — Camera Platform

Alarm - Badge Access Platform

Camera Placements

Example: Victoria Plaza

- Outside every elevator entrance
- At every external entry doors
- Community Rooms
- Main Office door



Fob Reader Placements

Example: W.C. White

- Front Entrance — Keypad Reader for First Responders
- Side Entrance — Fob Reader
- Rear Entrance — Fob Reader



Challenges and Delays

Cameras

- Access to storage areas
- Electrical Issues
- Scaffolding
- Bandwidth limitations
- Staff Training

Intrusion Protection

- Homeless Trespassing
- Automatic door integration (Multiple Vendors)
- Type of door is not compatible (i.e., Dutch Doors)
- Gate fabrication for integration
- Key Fobs Distribution



Equipment

IP Cameras

Illustra flex 8MP Mini dome

- HD and 4k Resolution
- Motion Detection
- IR Illumination
- Day/Night functionality
- Built-in tamper detection
- Cloudvue Platform



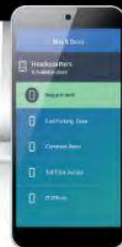
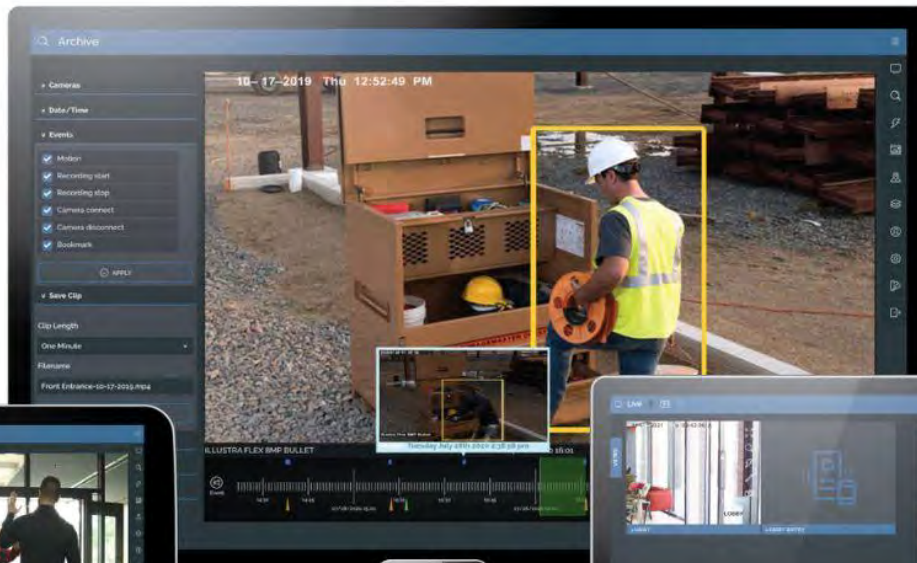
Key Fob Readers

Alarm.com ADC-AC-ET25/15

- Keypad at main entrance for first responders
- Programmable open and closed door access by schedule
- Encrypted Fob communication
- Alarm.com Platform



Platforms





Properties

Property Overview

Completed

Victoria Plaza

Springview

WC White

Lila Cockrell

Jewett Circle

Villa Tranchese

In-Progress

Lewis Chatham

Sun Park Lane

Fair Avenue

Park View

Loft at Marie McGuire

Next Steps

Pin Oaks

Blanco

Henry B. Gonzalez

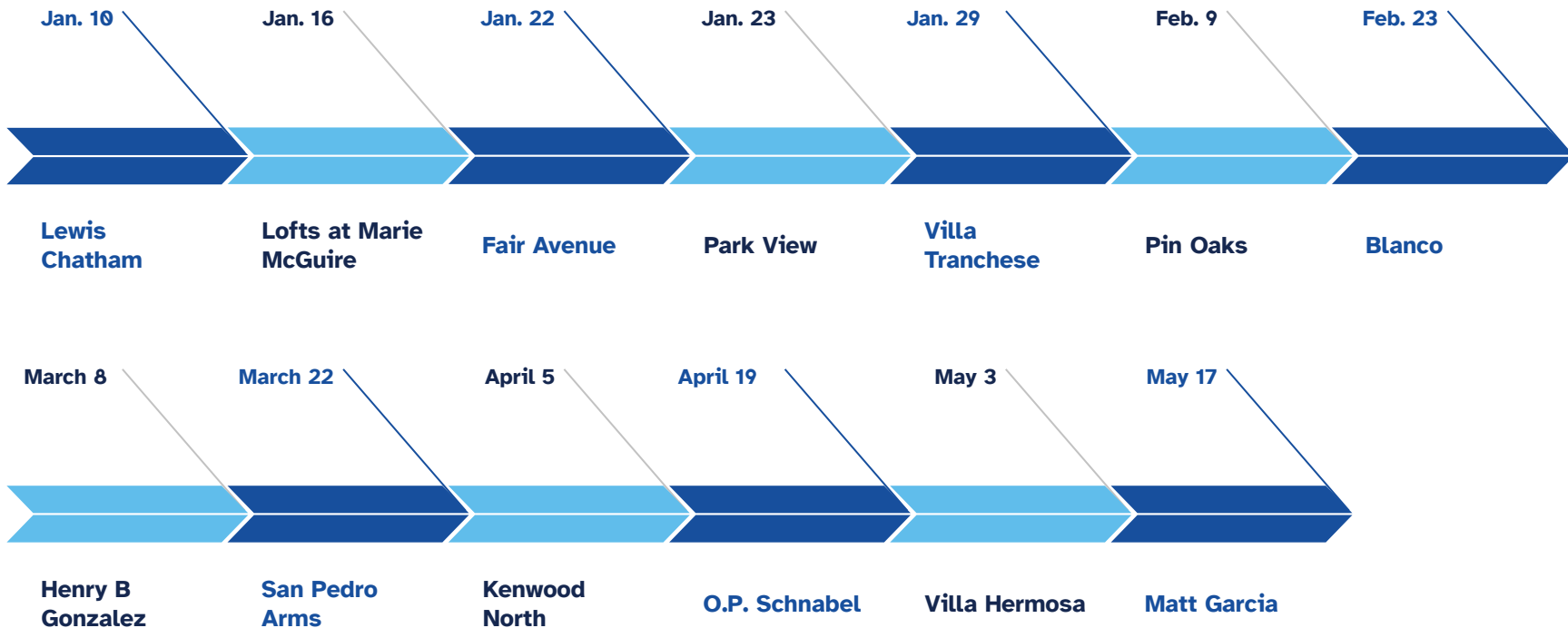
San Pedro Arms

Kenwood North

O.P. Schnabel

Villa Hermosa

Matt Garcia



Thank you to our Partners



OPPORTUNITY HOME SAN ANTONIO

January 24, 2024

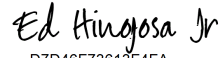
MEMORANDUM

To: Board of Commissioners

From: Ed Hinojosa Jr., President, and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report

DocuSigned by:

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CURRENT SOLICITATIONS:

There are currently two Invitation for Bids (IFB), and six Requests for Proposals (RFP) that are being advertised. The IFBs are for HVAC units installation for Cottage Creek I and safety and security exterior solar led power pole mounted light systems. The RFPs are for resident portal with mobile application, feasibility analyses consulting services, Beacon Property management services, electric vehicle charging stations for Central Office, event planning and management services, and Alazan Expansion development.

CLOSED/PENDING SOLICITATIONS:

There are four solicitations that have closed and are currently being evaluated. The solicitations are deferred compensation 457(b) plan, learning management system, foundation repair and stabilization for Monterrey Park, and temporary and contract personnel services.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several solicitations for advertisement. These include: fair market rent survey; consulting services for rental market study; office cleaning services; parcel lockers; interior/exterior signage for Snowden Apartments; development initiative consulting services; commercial property management; manager training services; urgent care, physicals, alcohol and drug testing; intrusion protection and security cameras for properties; lead hazard removal at Lincoln Heights; debt collection services; rent comparability study; irrigation services; inspection, evaluation, repair, and/or stabilization of foundations; translation services; and cabinets.

CHANGE ORDERS:

4th Qtr 2023

Date	Contract	Contractor	Description
9/20/2023	Exterior Painting at Westway Apartments	Geofill Construction	Increase \$13,441.25; unforeseen work
12/2/2023	Legal Services	Clark Hill	Increase in hourly rates
12/5/2023	Foundation Stabilization at Mission Park and Alazan	Alamo Hy-Tech Foundation	Increase \$9,163; unforeseen work

OPPORTUNITY HOME SAN ANTONIO**January 24, 2024**

12/6/2023	Translation Services	BCC Languages, LLC	Increase in hourly rates
12/8/2023	Shingle Roof Repair and Limited Replacement	BR General Contractors	Increase in rates

VEHICLE PURCHASES:

4th Qtr 2023

Date	Number Purchased	Vehicle Year	Make/Model	Amount	Vendor
12/5/2023 (1); 12/7/2023 (2)	3	2024	Ford Maverick	\$82,290 (\$27,430 each)	Chastang Enterprises - Houston LLC
12/15/2023	2	2024	Toyota Camry	\$58,742.60 (\$29,371.30 each)	Chastang Enterprises - Houston LLC

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:Procurement Activity Report
Business Categories

Procurement Activity Report as of January 8, 2024

Solicitations Currently being Advertised					
Opportunity	Home Department	Type	Solicitation Name	Bidders Conference	Closes
Innovative Technology		RFP	Resident Portal with Mobile Application	11/16/2023	01/11/2024
Beacon Communities		IFB	HVAC Units Installation for Cottage Creek I	N/A	01/12/2024
Executive		RFP	Feasibility Analyses Consulting Services	N/A	01/12/2024
Construction Services and Sustainability		IFB	Safety and Security Exterior Solar LED Power Pole Mounted Light Systems	N/A	01/17/2024
Beacon Communities		RFP	Beacon Property Management Services	N/A	01/22/2024
Central Office		RFP	Electrical Vehicle Charging Stations for Central Office	1/11/2024	01/26/2024
Communications and Public Affairs		RFP	Event Planning and Management Services	N/A	01/31/2024
Construction Services and Sustainability		RFP	Alazan Expansion Development	N/A	01/08/2024
Board Items				Date Closed	
Construction Services and Sustainability		Coop Award	Victoria Plaza Roof Replacement	11/27/2023	January 24, 2024 Operations and Real Estate Committee Meeting and January 31, 2024 Regular Board Meeting
Solicitations Under Evaluation					
				Date Closed	Procurement Negotiations, Due Diligence, and Evaluation
Human Resources		RFP	Deferred Compensation 457(b) Plan	06/06/2023	
Human Resources		RFP	Learning Management System	11/14/2023	
Beacon Communities		IFB	Foundation Repair and Stabilization for Monterrey Park	12/01/2023	
Human Resources		RFP	Temporary and Contract Personnel Services	01/09/2024	
Future Solicitations			Solicitation Name	Anticipated Month of Release	
Beacon Communities			Fair Market Rent Survey	January 2024	
			Consulting Services for Rental Market Study	January 2024	
			Office Cleaning Services	Department Hold	
DSNR			Parcel Lockers	Department Hold	
			Interior/Exterior Signage for Snowden Apartments	Department Hold	
			Development Initiative Consulting Services	Department Hold	
Executive			Commercial Property Management	January 2024	
Human Resources			Manager Training Services	January 2024	
			Urgent Care, Physicals, Alcohol and Drug Testing	January 2024	
Innovative Technology			Intrusion Protection and Security Cameras for Properties	January 2024	
Public Housing			Lead Hazard Removal at Lincoln Heights	January 2024	
Organization Wide			Debt Collection Services	January 2024	
			Rent Comparability Study	January 2024	
			Irrigation Services	February 2024	
			Inspection, Evaluation, Repair, and/or Stabilization of Foundations	February 2024	
			Translation Services	February 2024	
			Cabinets	February 2024	

Business Categories

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Public Housing	Repair Stair Treads for Westway Apartments	Geofill Construction	\$168,000.00	11/6/2023
Public Housing	Foundation Stablization for Cassiano and Park Square	Alamo HyTech Foundation	\$70,170.00	11/6/2023
Organization Wide	Automatic Door Repair, Maintenance, Installation, and Inspection	Door Control Services, a DH Pace Company	\$250,000.00	1/3/2024
Awards Under Contracting Officer Authority				
Procurement	Tracking of Vendor Certificates of Insurance	MyCOI	\$12,500.00	11/20/2023
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))				
Assisted Housing Programs	Off-site Digitization Project; Packing, Scanning, and shredding of additional participant files	Canon Solutions America, Inc.	\$131,812	12/15/2023
Assisted Housing Programs	Off-site Digitization Project; Training	Canon Solutions America, Inc.	\$332.00	12/15/2023
Assisted Housing Programs	Off-site Digitization Project; Purchase and Renewal of Laserfiche Licenses	Canon Solutions America, Inc.	\$57,548.40	12/19/2023
Public Housing	As needed purchase of Fobs	VIA Technology	\$50,000	12/19/2023

Project Name	District	Developer	Deal Type	Financing	Est Closing Date	TotalDevCost	Developer Fees	Tax Credit Equity	Tax Abatement	# Units	PH/PBV	Income Mix								Market
												20%	30%	40%	50%	60%	70%	80%		
Financing Closed (under Construction)																				
100 Labor*	D1	Franklin	Self Developed	HUD 221(d)(4)	Closed	\$52,438,321	\$3,318,932	\$0	\$1,111,692	213			27		17	0		169		
Bristol at Somerset	D4	Louis Poppoon Development Consulting	Tax Credit	4% Tax Credit & Bonds	Closed	\$63,331,807	\$7,500,000	\$25,552,709	\$1,342,634	348			0	0	0	348	0	0		
Horizon Pointe	D2	Integrated Realty Group	Tax Credit	4% Tax Credits & Bonds	Closed	\$65,639,352	\$7,498,298	\$25,025,832	\$1,391,554	312			20	35	106	0	151	0		
Josephine	D1	Lynd	PFC	Conventional Loan	Closed	\$68,463,888	\$250,000	\$0	\$1,451,434	259			0		0	26		104		
Palo Alto	D4	Streamline	Tax Credit	4% Tax Credits & Bonds	Closed	\$67,848,057	\$7,562,045	\$24,188,411	\$1,438,379	336			16	16	32	244	28			
Potranco	D4	Lynd	PFC	Conventional Loan	Closed	\$67,914,812	\$250,000	\$0	\$1,439,794	360			0		0	36		144		
Snowden Road*	D7	Opportunity Home	Self Developed/Tax Credit	9% Tax Credits	Closed	\$34,700,554	\$2,599,000	\$13,948,605	\$735,652	135	54		68		26	41				
Vista at Silver Oaks	D9	Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Closed	\$28,147,350	\$2,361,340	\$17,998,200	\$596,724	76	0		8	0	23	45	0	0		
Fiesta Trails	D8	NRP	Tax Credit	9% Tax Credits	Closed	\$20,872,241	\$1,700,000	\$13,386,161	\$442,492	60			6		24	30				
Vista at Reed	D6	Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Pending Board Consideration	\$22,000,428	\$2,420,130	\$17,998,200	\$466,409	70		2	5		19	44				
Total						\$491,356,810	\$35,459,745	\$138,098,118	\$10,416,764	2169	54	2	150	51	247	814	179	248		
Board Has Approved																				
Board Provided Final Approval																				
The Sorrento # (resyndication of tax credits)	D7	Fairfield Residential	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/21/22)	\$41,061,812	\$1,521,984	\$22,474,000	TBD	248	0		38	0	0	210	0	0		
Bethel Place # (resyndication of tax credits)	D6	Fairfield Residential	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/24/22)	\$42,812,000	\$1,824,099	\$25,787,962	TBD	250	0		38	0	0	212	0	0		
Rosemont at University Park (resyndication of tax credits)	D4	Roers Companies	Tax Credit	4% Tax Credits & Bonds	acquisition closed 7/27/22 (tax credits resyndication closed 9/1/23)	TBD	TBD	TBD	TBD	240	0		36	0	0	204	0	0		
Costa Almadena (resyndication of tax credits)	D3	DEVCO	Tax Credit	4% Tax Credits & Bonds	acquisition closed 12/2/2021 (tax credits resyndication closed 9/20/23)	TBD	TBD	TBD	TBD	176	0		27	0	0	149	0	0		
Tigoni Villas (resyndication of tax credits)	D7	DEVCO	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	N/A issuance of bonds only	TBD	N/A	140	0		22	12	22	84	0	0		
Total						\$83,873,812	\$3,346,083	\$48,261,962	\$1,778,125	1054	0		161	12	22	859	0	0		
Board Approved Bond Inducement																				
Springview*	D2	TBD	TBD	TBD	Pending	TBD	TBD	TBD	TBD	TBD	0		0	0	0	0	0	0		
Fields at Somerset	D4	Cohen Esrey	Tax Credit	4% Tax Credits & Bonds	Pending	\$92,679,102	TBD	TBD	TBD	350	0					350				
Victoria Commons - North Pond*	D1	Catellus	Tax Credit	4% Tax Credits & Bonds	Pending	\$41,550,846	TBD	TBD	TBD	110			12		0	98	0	0		
Augustine @ Palo Alto Phase 1	D4	Louis Poppoon Development Consulting	Tax Credit	4% Tax Credits & Bonds	Pending	\$81,179,517	\$2,380,305	TBD	TBD	348			52			174	122			
Augustine @ Palo Alto Phase 2	D4	Louis Poppoon Development Consulting	Tax Credit	4% Tax Credits & Bonds	Pending	\$84,260,546	\$2,546,753	TBD	TBD	372			56			186	130			
Total						\$299,670,011	\$4,927,058	\$0	\$0	1180	0	0	120	0	0	808	252	0		
Board Approved the Developer																				
Victoria Commons - South Pond*	D1	Catellus	TBD	TBD	Pending	TBD	TBD	TBD	TBD	TBD			TBD	TBD	TBD	TBD	TBD	TBD		
Victoria Commons - Townhomes*	D1	Catellus	Private Market	TBD	Pending	TBD	TBD	TBD	TBD	TBD			TBD	TBD	TBD	TBD	TBD	TBD		
Alazan Expansion	D5	Self Development	Self Development	MTW/CoSA Bonds	Pending	\$28,116,444	TBD	N/A	N/A	88	88		88							
Total						\$28,116,444	\$0	\$0	\$0	88	88	0	88	0	0	0	0	0		
Pending Board Consideration																				
Alazan Courts*	D5	TBD	Self Development	TBD	Pending Board Consideration	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0		
Total						\$0	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0		
Grand Total						\$903,017,077	\$43,732,886	\$186,360,080	\$12,194,889	4,491	142	2	519	63	269	2,481	431	248		

*Opportunity Home owned land

^ Historical Tax Credits

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